

## Luise Elsing's Comments on Questions for candidates

### 1. Cross Street Car Park

I VOTED AGAINST CURRENT PROPOSALS TO DEVELOP CROSS STREET CARPARK (WITH RESIDENTIAL) BECAUSE:

- The car park does **not need to be replaced** – it is not near end of life
- If it is replaced car park should deliver **MORE car public parking** – proposal with residential delivers LESS public parking
- Council should NOT invest in **residential development** and should retain control of any new carpark because:
- Council's role is only to deliver car parking - the idea that Council needs residential development to fund new car park is **WRONG** – Council can borrow funds which will be repaid through carparking fees etc (current estimate 20 years)
  - financial and reputational risks to Council in residential eg liability for any building defects + complexity of managing up to 88 residential tenants
  - not role of Council to underwrite business (may involve bias or conflict issues)
  - Residential development + cinema + car park means breaching height controls and underground development. Site can only handle new car park.
  - Cross Street site is very complex – height restrictions and difficult to go underground because of the water table. The builder attached to the indicative proposal pulled out of the proposed development because of risks/ difficulties with the site
- Council retained control over Kioara development and manages commercial tenancies only
- Council can only deliver a cinema if it retains control over the car park – feedback from current indicative proposals is that a cinema does not stack up financially

### 2. Edgecliff Centre / Edgecliff Commercial Corridor

The State Government mandated that all Councils provide a local **Housing Strategy** that sets out how each Council will meet new dwelling targets set by the Greater Sydney Commission. Targets and forecasts set for Woollahra are 2016 – 2021 (300), 2021 – 2026 (500) and 2026 – 2036 (400) totalling 1,200.

Woollahra has approved or had constructed 889 new dwellings as at October 2021 (2016 – 2021) against a target of 300. This means that Woollahra:

- has exceeded the target to 2021 by 300%
- organically increases its new dwellings at the rate of 178 per annum, and
- from 2016 - 2036 Woollahra will have **3,559**<sup>1</sup> new dwellings under existing rules, against a target of 1,200.

The Housing Strategy states that the new dwelling targets will be met by the Edgecliff Planning Proposal which facilitates up to 1,200 buildings with heights of 17 to 89 metres (4 storeys to 26 storeys) from Rushcutters Bay to Ocean Street.

Liberals voted in favour of the Housing Strategy in October 2025. Residents First voted against.

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<sup>1</sup> (889 (from 2016 – 2021)) + (178 pa x 15 years (2021 – 2036)) = 3,559

Woollahra does NOT need a **Housing Strategy** that proposes high rise for Edgecliff as a way to meet new dwelling targets that we are already exceeding and will continue to exceed under existing rules .

The **Edgecliff Planning Proposal** will be voted on by Council in March 2022.

Liberals have already endorsed the **Edgecliff Planning Proposal** by voting in favour of the **Housing Strategy**.

### **3. Local Planning Panels**

#### **Community Representative**

I put up a Notice of Motion (unanimously passed) that community representation on the Panel is ward specific. This means instead of one community representative for all of Woollahra we should have 5 community reps. Since then Cooper Ward is not individually represented and I have been agitating to correct this.

#### **Council Representative**

I have also been agitating against the Liberals having 2 Council representatives on Panel. Notwithstanding that Liberals have 8/15 (53%) on Woollahra Council. They have appointed 100% Liberals as Council representatives on the Panel (Jarvis and Zeltzer). This is not democratic.