

WAVERTON PRECINCT MEETING
2 December 2025
MINUTES

The meeting commenced at 7:35 pm at the Waverton Uniting Church Community Hall.

Chair: Ian Grey

Minutes: Jeremy Dawkins

Attendance: 30 including guest Mayor Zoe Baker

1. Welcome and apologies

The Chair welcomed attendees to the meeting.

Apologies were received from Mark Bayly, Kevin Heys, Bavara Hush, Susan Prescott, Libby Salkeld and Caroline Thornton.

2. Previous Minutes - November 2025

MOVED KA, seconded VY:

That the minutes be adopted.

CARRIED.

3. NSC response to previous resolutions

NSC has asked for a photo and an address in Ross St for the water leak raised at the November meeting. The Chair will provide these to Council

The October motion on the Crows Nest Community Centre, in which Precinct strongly urged the Council to maintain funding and services, has had a positive reaction. IG reported that the Council has decided to maintain the funding of the centre.

Also in October we asked the Council about the poor vegetation in the southern most section of Larkin St and a meeting has been set up with Council on site in mid December. The Precinct asked the Council to meet with representatives to discuss ways to improve the area. Council advise they will also discuss the Edward St/ Shore basketball court suggestion with us at that meeting.

4. Existing business

Progress on the Western Harbour Tunnel (update)

IG reported on the timing of works at Ernest Street, Alfred Street and Berrys Bay. The twin tunnels of the Western Harbour Tunnel are continuing southwards under Waverton, reaching Berrys Bay by mid-December.

Members were advised to find out now if they live over the route of the tunnel, and if so to ensure that a condition report is obtained *before* the tunnel reaches them.

Noakes

IG will receive an update on outstanding regulatory issues tomorrow, 3 December 2025, from the person who has been running that campaign, Mary Curran.

5. New business

New Year's Eve

IG reported on the Council's plans for managing ticketed and non-ticketed viewing areas.

Development applications

- 20 Larkin Street, DA 88/2012/6- now 424/2025/1

The Chair and Treasurer will prepare an objection on behalf of the Precinct.

- 68 Bank Street, DA 440/2025

SK spoke about the proposed works next to her house and how they may create negative impacts. (As an aside, Zoe Baker mentioned that this was the house she had been born in.)

MOVED KA, seconded PK:

That the Precinct will work with SK to include the key points in a submission to the Council.

CARRIED

North Sydney Council update

The meeting welcomed the Mayor, Cr Zoe Baker. Zoe said that there have been so many issues in 2025, on most of which she has been writing to and holding meetings with officials. Zoe spoke in some detail about the following.

Unsustainable finances

Zoe referred to ten years of poor financial management, the cost of the pool being now \$122 M, debt of \$60 M, and an asset renewal backlog of \$157 M.

Zoe explained the three options before the Council and encouraged everyone to complete the survey on the Council website, which will inform a Council meeting on 19 January 2026. IPART will conduct community consultations in March 2026.

Traffic data

The Council is pressing Transport for NSW for all traffic projections for the Western Harbour Tunnel, so that everything can be done to avoid another Rozelle Interchange mess. TfNSW has advised the Council that a high proportion of the promised two-for-one trees to replace losses in Cammeray will be planted elsewhere in the municipality.

Residential development approvals

The NSW Government has taken drastic measures to provide quick approvals. The comment period for state significant development (SSD) goes from 28 to 14 days. Applications to the Housing Delivery Authority (HDA) can include planning proposals (LEP amendments). Targeted Assessment (TA) by the Minister, the Department Secretary and the HDA focuses on compliance with strategy, and assumes that suitability, environmental effects and the public interest have all been met. Of greatest concern is that all 'low and midrise' development may be approved on the TA pathway.

Residential targets

Despite North Sydney having some of the highest density areas in the state and a deficit of open space, and being only 579 dwelling units short of its five-year target of 5900 units, there are 27 SSD projects in the municipality, massive proposals in Blue Street, and the prospect of 'midrise' apartment blocks up to eight storeys near public transport nodes, all overriding Council processes and controls. This is being imposed without regard to the resulting increases in demand for greenspace, infrastructure and services.

Two major strategic challenges

Of great concern to the Council is the prospect of losing the municipality's workforce – residential development is replacing offices in the city centre – and the anomaly of new build-for-rent residential towers avoiding a fair share of rates, such as the 390-unit tower approved by the Independent Planning Commission in Arthur Street, which will pay only a single rate, as for a commercial building.

Progress on the pool

Litigation continues. Icon is now the new manager and has over 120 people on site. Handover, for final preparations, is likely to be in March. Zoe hopes that there will be a period of free use once the pool opens.

6. Community updates

There were no updates.

7. Other items

There were no other items.

Next meeting

The next meeting will be held at the Uniting Church Community Hall on 3 February 2026.