

# **WAVERTON PRECINCT MEETING**

## **1 July 2025**

### **MINUTES**

The meeting commenced at 7.30pm at the Waverton Uniting Church Community Hall.

Chair: Ian Grey

Minutes: Jeremy Dawkins

Attendance: 17

#### **Welcome and apologies**

The Chair welcomed attendees to the meeting.

Apologies were received from BM, RM, JS and Dr CJ M-W.

**Guests:** S K, G M and K R

#### **Previous minutes**

The meeting resolved to approve the minutes of the meeting of 3 June 2025.

#### **NSC reply to previous resolutions**

Perhaps because it's the first day of the month, we have not received a response from NSC.

#### **Possible expansion of Waverton Precinct**

The Chair welcomed special guests, respectively co-secretary and co-chairs of Euroka Precinct. Our guests explained that Euroka Precinct, having been unsuccessful since the February 2025 AGM in recruiting a management committee, is now actively looking to merge with one or both neighbouring precincts, Waverton and Lavender Bay. Since Euroka was formed from the merger of Edward Street and Union Street Precincts, one way to do this would be for the previous two halves to respectively join Waverton and Lavender Bay.

At its meeting on 26 June, Lavender Bay was open to the proposal, subject to considering the definition of the boundary after Waverton had been consulted. The Waverton meeting generally agreed that a logical boundary, reflecting the perceived transition from Waverton to McMahons Point, would follow Banks Street and Dumbarton Street, and that the western section of Euroka was generally perceived to relate to Waverton: see appendix ONE, below.

Our guests subsequently provided a map showing the suggested boundary: see appendix TWO, below.

It was MOVED T F, seconded K A:

**THAT Waverton Precinct welcomes the proposal for the western section of Euroka to join Waverton Precinct. Following (i) receipt from Euroka of a map of the proposed boundary, (ii) a favourable response from those on the Waverton Precinct mailing list, and (iii) agreement between the three precincts, Waverton Precinct will support Euroka's approach to the Council's Precinct Coordinator. CARRIED.**

#### **Existing business**

##### **Update on the Botanica Cafe site**

TAHE, the Transport Asset Holding Authority, is no longer a freewheeling commercial entity, having been reeled in as the Transport Asset Team in Transport for NSW. This team is investigating the repair and subsequent letting of the Botanica Cafe site. Ian advised that as a result we now have a direct contact in the Transport Asset Team, Lachlan Mercer.

##### **Update on the new park at Berrys Bay**

Following negative feedback, TfNSW is working on revised plans for the new park at Berrys Bay. We (and Council) are keenly awaiting further developments, but it seems likely some public amenity might be built roughly where the Woodleys Shed is. It was noted the next section of pathway, near the former Quarantine Boat Depot houses, is already built but not yet open.

##### **Update on Cape Don**

Peggy Knott passed on the apologies of Dr CJ Manjarres-Wahlberg, Chairman & Co-Director of the Sydney Heritage Foundation. Peggy said that a detailed rebuttal of a recent article in the Sydney Morning Herald had been prepared: they maintain there is no risk of the ship sinking, and assured the meeting that comprehensive maintenance will be carried once it has a new slot confirmed on the dry dock at Garden Island and the cost is negotiated.

The Chair tabled both the Herald article and the reply from the SHF for attendees to look at if they had missed this interchange.

### **Update NSC rates increase**

The meeting continued its discussion of the implications of the refusal of the Council's application for a special rate variation. The Precinct's submissions on the matter would have informed the Council's deliberations at its meeting last night. No information is available yet about the decisions made at that meeting. This matter will be on the agenda for the next meeting of the Precinct on 5 August.

### **New State Government incentives for higher residential densities near transport nodes**

The policies are explained at [Low and Mid-Rise Housing Policy](#).

The Council's explanation (for all of North Sydney) has been made available as a [video presentation](#), which was circulated to our mailing list the weekend before this meeting.

The new policy applies within 800 m walking distance on Waverton Station. This area is shown on the map in Appendix THREE.

The existing zoning near Waverton Station is shown on the map in Appendix FOUR.

Kevin outlined the main provisions of the policy. He said that although the policy outcome is intended to well planned, vibrant, attractive communities, it is a one-size-fits-all set of blanket rules not based on local conditions. The meeting agreed that the outcome is likely to be minimal in Waverton, due to the economics of redevelopment, but also likely to have ad hoc out-of-character developments where specific circumstances favour amalgamation and redevelopment.

The Precinct needs to learn more about likely local impacts and respond when it can.

### **New business**

#### **Trial of e-bike parking stations**

Like Waverley Council, North Sydney Council has begun a trial response to e-bikes being introduced to the district in large numbers. Lime will install e-bike parking stations in Crows Nest, Kirribilli and Milsons Point. It is hoped that, like in cities overseas, the incentive to use the parking stations will be that clicking a bike into a rack turns off charges to the credit card. The Precinct expressed the hope that the trial will bring some order to a currently very unsatisfactory situation.

### **DAs**

- [DA 61/2025, 18 Larkin Street, Waverton](#)

Application refused by the Council.

- [DA 410/2024, 1 Henry Lawson Avenue, McMahon's Point](#)

This one is off interest to the Precinct: The Council has applied for planning approval for works including retention of existing hardstand, sandstone walls, slipway and some historic movable objects, new hard and soft landscape works, public toilets, pavement, footpath, pedestrian boardwalk, public viewing platform and kayak storage cradles.

The renovation and repurposing of the site is welcomed - though the meeting questioned the need for a toilet block when there already is one only 200m away.

### **General business**

Kevin noted that the end of Larkin Street had become a favourite meeting place for people with noisy vehicles and to take photos of their vehicles. The Precinct will suggest to the local police that they include the area on their nightly travels around the district especially around 10 to 11 pm.

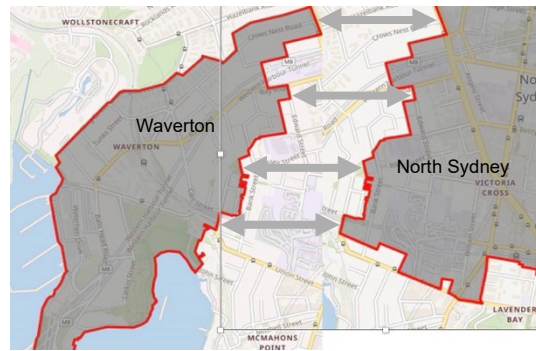
### **Next meeting**

The August meeting will be held on 5 August at 7:30 pm in the Uniting Church Community Hall.

The meeting closed at 9:20 pm.

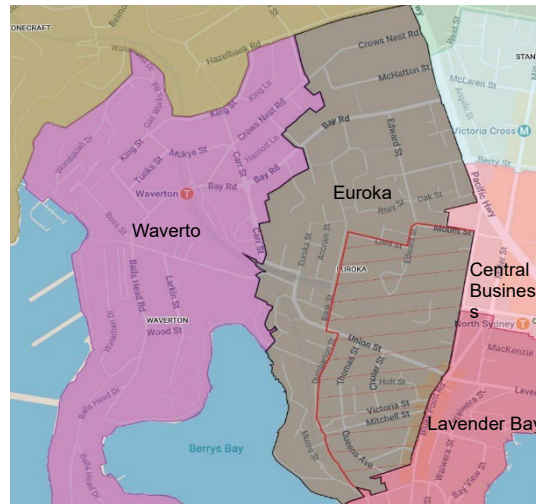
## APPENDIX ONE

Just for reference, a composite map showing the boundary of Waverton locality, and the adjoining North Sydney locality.



## APPENDIX TWO

Map drawn by the Co-Chairs of Euroka Precinct to show how a Waverton-oriented part of the precinct could join Waverton Precinct, with the boundary following Mount, Lord, Bank and Dumbarton Streets, and then the railway boundary of Sawmillers Reserve.



## APPENDIX THREE

The areas near Waverton and Wollstonecraft stations where the Low and Mid-Rise Housing Policy applies.

## APPENDIX FOUR

The rules of the Low and Mid-Rise Housing Policy vary with the relevant zoning: R2 (eg flats to 3 storeys and FSR of 0.8 on lots of 500 m<sup>2</sup>), R3 (eg 6 storeys within 400 m of station, 4 storeys if 400-800 m) and C2 (does not apply).

