

**Waverton Precinct Meeting
2 September 2025
MINUTES**

The meeting commenced at 7:40pm at the Waverton Uniting Community Hall.

Chair: IG

Minutes: KA

Attendance: 14

1. Welcome and Apologies

The Chair welcomed all attendees to the meeting, including guests from Euroka Precinct.

2. Previous Minutes

The August 2025 meeting Minutes were distributed to the Precinct mailing list.

An amendment to the minutes were made in respect of the Cape Don as follows:

" After the words ... 'Cape Don was read to the meeting' delete the following words and replace them with ' PK noted that at the end of the July meeting Dr CJ Manjarres-Wahlberg , the head of the Sea Heritage Foundation, had discussed in depth with the Precinct executive members the current state of the Cape Don and the upcoming repair work being planned and implemented over the next 2 years. The Chair asked PK to bring a copy of the current insurance cover to the next meeting and she declined as she does not have access to that documentation, and suggested we instead contact the Head of the Sea Heritage directly on that issue."

Moved KA, Seconded VY

"The Minutes for August 2025 be confirmed as amended"

Carried unanimously

3. NSC Response to Previous Resolutions

(i) Euroka Precinct is to be split between Waverton and Lavender Bay Precincts. Proposed changes to the boundary have been mapped and generally accepted. It is understood from the latest "Precinct News" from NSC that this recommended realignment has now received Council final approval.

(ii) Botanica site – Transport has cleaned up the site. Nothing has been advertised re further leasing.

4. Existing Business

New Park at Berry's Bay

Acciona, the tunnel constructor is also responsible for construction of the new park at Woodley's Marina in the west arm of Berry's Bay. Public comment had been sort on the final proposals by Acciona last month and Precinct has submitted comments. The Mayor was also given a copy of these comments, with a request they pursue the same issues in their talks direct with Acciona and Transport for NSW.

No response to these submissions has yet been received.

It was noted derelict piles and wharfs were currently being removed from the Bay following continued pressure from the Precinct for this work to be completed before the Park opens.

Reportedly the level of contamination in the old slipway in the Bay is currently being evaluated. The design of the plan is such that it looks to keep people out of the water in that area because of the contamination.

Woodley's Shed is to be recreated in a modified and smaller form to contain some community facility - but the suggested design is absolutely in complete dispute.

It is understood the plan is for the office building is to be demolished... but an attendee noted they appear to be fitting new windows at the moment !

NSC Financial Position

Council has not been able to have approved a large rate increase to cover the costs of delivering quality Council services into the future and paying for the pool refit. The pool cost estimates have now crossed the \$100m mark and Council has taken a significant loan to fund this.

The CEO of Council briefed the Combined Precincts meeting in mid August.

She noted the financial problem is a current and mid term problem, not a long term impediment or a permanent disaster to Council's financial position.

A briefing note has been issued as to where Council would look for additional funds and where it might cut costs. Such strategies include reviews of service levels, delaying non essential upgrades, evaluation of productivity improvements, and identifying where additional funds might be found – for example by charging for New Years Eve fireworks, introducing charges on use of open space by schools, sale of roads (e.g. part of Edward St to Shore School is currently underway).

A \$60m loan has been obtained to assist with the Olympic Pool costs and there will be a need to invest in new Council management systems and to upgrade maintenance rather than create major rebuilds of facilities.

HL presented her concerns regarding the cuts made to the budget of the Crow's Nest Centre and its impact on important services it provides. The budget had effectively been cut in half and notwithstanding the Mayor's statement that this was only for this year, the Precinct members thought the budget cuts were too severe and would impact the centre into the longer term in its ability to provide quality services.

Moved KA Seconded SS

"Council be asked to review the financial cuts made to the Crow's Nest Centre to ensure the services are not completely lost and can be fully revitalised as Council finances improve."

Carried unanimously

Stannards Marina

This working boat yard has certain environmental conditions under which it operates. One of these requirements relates to air pollution. In the past, people have been told that the responsible authority is the State's Environment Protection

Authority. It was pointed out that in fact Council is the first point of call for air quality related to the marina and requirements around fire safety.

Cape Don

A number of points were made as follows:

Repairs on the ship are continuing.

It does have insurance.

There is a high level of documentation regarding the ship and its current condition.

There is ongoing discussion with Thales about drydocking at Garden Island to do major work on the vessel's hull, hoped to be in early to mid 2026.

There is continuing negotiation with Maritime regarding repairing the dock at which the ship is moored.

5. New Business

State Significant Development (SSD) Changes

IG and KA attended the Lavender Bay Precinct last week, where an address on this issue was given by Marcelo Occhiuzzi, the Director of Planning at North Sydney Council.

State Significant Development as a term has always been around. It has in the past been applied to things like hospitals, desalinisation plants and major residential development valued at over \$30m. The term is now to be applied to large scale residential projects, in particular these are expected to be close to transport nodes such as rail stations. If designated as SSD the State takes over responsibility for its approval, completely overriding Council processes and deliberately giving no value or weight to zoning, heritage, environmental and conservation considerations. Councils can put in submissions but only have a 28 (and sometimes only a 14) day window in which to do so. They will struggle to meet these deadlines especially if Councils need to formally consider the draft reports put together by their staff.

Discussion at the meeting raised concerns about the ad hoc nature of these development proposals, which are contrary to good town planning and are likely to inevitably have detrimental impacts on the sense of community and heritage.

6. DAs

Nil

7. Other Business

- Participation by the Navy at Precinct Meetings – the Chair was asked to remind the Navy that they are welcome to attend Precinct meetings.

- Brush turkeys are destroying gardens – How might they be discouraged?

No solutions were forthcoming.

The meeting closed at 9:20pm