

Waverton Precinct Meeting 3 February 2026 Minutes

The meeting commenced 7:30pm, Waverton Uniting Church Community Hall, and was closed at 9:00pm

Chair: Ian Grey
Minutes: Shelley Kirkwood
Attendance: 62

Join your neighbours and make a difference to the community you live in.

North Sydney Local Government Area (LGA) has an active Precinct community. North Sydney Council's Precinct System began in 1972 and now comprises 17 Precincts within our LGA. Run by residents, the Precinct meetings provide feedback to Council in an advisory capacity. Comments from the regular Precinct meetings are reported to and considered by Council as part of its decision-making process, and so are one of the many ways that Council staff and councillors stay abreast of community opinion.

Residents can meet at their local Precinct Committee to share views on a range of topics and to help inform governments of community opinion on projects, plans and proposals. Precincts also encourage social interaction within the local community by coordinating events.

The aim of Waverton Precinct is to participate in the democratic life of our area, from the most modest DA to grassroots ideas for the district and city, to the largest proposals affecting our neighbourhoods.

1. Welcome and apologies

- Ian Grey welcomed all, and acknowledged the great attendance, perhaps contributed to by the recent letterbox drop. An attendance sheet is being sent around, with the request to add your email address, if you aren't currently on the mailing list. The mailing list receives: meeting minutes (useful if you can't attend a meeting); Precinct special submissions; announcements; and next meeting reminder with Agenda items.
- Apologies received by: Jeremy Dawkins, Elisabeth Salkeld, Denis Smith, and Dr CJ Manjarres-Wahlberg.

2. Previous meeting minutes (December 2025)

Moved by Kevin Alker, and Seconded by Vera Yee

"That the December 2025 minutes be approved"

Carried unanimously

3. North Sydney Council response to previous resolutions

- No resolutions were put forward at the December meeting; therefore, the update on existing resolutions presented at the December meeting still stands.
- North Sydney Council has not yet responded to the December minutes due to the timing of the Christmas break, which overlapped when the minutes were submitted.

4. Existing business

4.1. Western Harbour tunnel update

- Current tunnelling is approximately at the south end of Larkin Street.
- Tunnel boring machinery will be positioned here to meet up with ones that will come from the Birchgrove end under the Harbour floor.
- Has anyone experienced vibrations or noise? Ian expressed that noise he has experienced is lasting much longer than the advised week of noise—currently been three weeks.
- An invitation is extended by TfNSW to *Coffee in the Park*, 19 February 8:00am-11:00am, where questions about the Western Harbour Tunnel can be raised.
- Information on the Western Harbour Tunnel can be found [here](#), and you can register for updates.

4.2. Berrys Bay new park in the western arm

- Ian Grey and John Bohane (Precinct volunteer working with Ian on this project) were to meet with the Acciona and Transport for NSW team, who were also going to present to this meeting in February, however this has been moved by Accina to March or April.
- Waverton Precinct's view is that the current site design is over scaled and too formal.
- Waverton Precinct queried the proposed position and design for the new Woodleys building.
- Waverton Precinct recommended that a pontoon be built to enable safe disembarkation from kayaks; however, it was advised that this will not be considered by Acciona in their scope of works. (To note: there are proposed kayak racks in the plans, so it is recognised that this activity will be taking place in this space.)
 - Question raised whether the negative response was due to liability considerations. Ian Grey suggested this wasn't the case, and the negative response was due to, it's not what they want.
- North Sydney Council has advised they will request a grant for the build of a pontoon.
- Waverton Precinct also proposed a basketball hoop for this area. This suggestion was given a firm NO. Waverton Precinct is looking for alternate sites, and maybe will suggest an alternative location is Waverton Oval near the changerooms.
- A question was raised about the current disrepair of the beach, on the walkway to the quarantine area, including the derelict boats, and asked whether there is a plan to clean it up or provide a Harbour pool. It was noted there is no proposal for a harbour pool in this plan.
 - Ian noted that this water area near the old slipway has toxic waste, however the other end is more suited for swimming.

4.3. Noakes Boatyard

- In December 2025 Ian was briefed by Mary Curren, who leads the resident group urging Noakes Boatyard to improve its work practices to meet current safe-work requirements.
- In January 2026 Ian met with North Sydney Council legal team and now has a better understanding of why this situation is difficult to navigate, with the involvement of many stakeholders (Noakes, neighbouring residents, North Sydney Council, Maritime, and Environmental Protection Authority (EPA)). As well as many stakeholders, some have differing legal requirements, example, EPA has different noise restrictions to those of North Sydney Council. To add to this complication, history goes back nearly 30 years to a 1990 approved DA which is still being implemented.
- In 1990, the DA was first submitted by Noakes to North Sydney Council. The DA included: upgrade to fire control; fume control; access in and out. While compliancy requirements have changed in these near 30 years, legally Noakes are only required to comply with the 1990 requirements.
- Once approved, a DA can't be non-approved. Noakes always submit variations to this 1990 approved DA.
- North Sydney Council cannot force someone to complete a DA.

- One area of safety concern is the lack of fire control. It's been advised that two new hydrants have been installed, with a third one due to be installed in April. Once the three hydrants are installed, the fire control measures will exceed regulation.
- The next areas where North Sydney Council will apply pressure are fume control and noise. Noakes Boatyard often works outside with spray paint activity and will often work out of usual business hours. These current situations fail to provide acceptable neighbour amenity.
- Ian Grey is yet to meet with EPA and would like someone to volunteer to be a support person on this project.

4.4. Save our Sydney Harbour campaign

- The ongoing campaign is for the removal of derelict vessels and wharf structures and is supported by the Precinct.
- An example of a success was the recent removal of the derelict piers and collapsed wharf structures in Berrys Bay.
- Current issues within Berrys Bay are more now about derelict boats and the condemned former BP wharf. The key first problem is Flanagans Afloat/Aquacube, and the South Steyne ferry. While the ferry isn't currently derelict, only time is needed to change this situation, while Flanagans Afloat is completely derelict – and the wharf was due to be removed in the 1990's but is still in place though locked off to the public as it is unsafe..
- On the other side of Waverton in the next bay is the Coal Loader wharf. (please refer to separate item under *New business*).

4.5 Former site Waverton Bowling Club

- To date neither Waverton Precinct nor North Sydney Council have had success in meeting with the **NSW Aboriginal Land Council (ALC)** who own this land. Planned meetings have been cancelled at the last minute.
- ALC has been successful in these types of acquisitions, and so with many projects on their books, they may not yet have considered development suggestions for the site.
- The site is not being maintained and Precinct was asked to check if there is a door permanently open on the back deck (and if so, get it closed).
- ALC was awarded compensation for the Western Harbour Tunnel running underneath this site. While the compensation payment was substantial, it was likely cheaper for TfNSW to pay compensation, compared with redirecting the tunnel course.
- Waverton Precinct suggests that at some point there will be a rezoning request for this site.
- If there is a volunteer interested in this project, and who is familiar with planning, we would be great to hear from you. When this project does start, it is likely to 'explode'.
- Note: A 4 February SMH article ***The slice of Sydney Harbour front land that carries an unexpected burden*** provides insight on the legal complexities of this land site ownership

4.6 Rail noise

- This campaign has been running for 10 years.
- It was suggested to TfNSW to trial a track lubricant from Slovenia, with the outcome to reduce the squeaking. This squeaking is due to the train speed, and the curved route. Meeting timetables means speeds won't be reduced, and there is no way to change the current rail track course.
- An initial trial using the lubricant has been successful, and a full trial is due to start this year.
- NSC is requested to check If the full trial is a success, is there funding to complete works.

4.7 North Sydney Council proposed rate increase

- To request a rate increase above the regulated yearly increase, Council must provide a

justification submission to Independent Pricing and Regulatory Tribunal (IPART). This submission is due 2 February 2026.

- North Sydney Council has advised it has a serious mid-term financial problem
- It was noted that Councils often do not have the systems, processes and personnel to manage high-cost projects such as North Sydney Olympic Pool. The cost for the pool has substantially over run—the initial suggested budget at \$22M increasing to current actual costs advised as approximately \$120M, and there are further variations to be factored in.
- Waverton Precinct's view is to advocate for services to run efficiently and services levels not to be lowered as a result of the council's financial situation.
- North Sydney LGA rate payers will have the opportunity to submit to IPART. IPART will run a public consultation process where community members can provide feedback directly. For more information on how to have your say, visit ipart.nsw.gov.au

5. New business

5.1 Proposal by TfNSW to dismantle the Coal Loader wharf

- TfNSW has submitted a discussion paper to have the Coal Loader wharf demolished.
- Waverton Precinct over the last 10 years has attempted to have the wharf repurposed, however now it is unsafe with waste (usual timber decking) routinely falling into the water.
- The TfNSW submission recommends site works be managed in two stages.

Stage 1: demolish / make safe the existing wharf

Stage 2: conduct a heritage assessment

- Waverton Precinct suggests the above stages be done in reverse order; by conducting a heritage assessment to determine:

- how the site will be used
- whether there is potential for existing materials to be repurposed

and then demolish the site to 'comply' with the approved heritage assessment. It is expected that a Heritage Assessment would take 6-12 months, a timing that substantiates reverse order.

- Q/ How has TfNSW decided that the wharf is now beyond saving?

A/

- The steel pylons won't fall in, however the timber will collapse into the water, and be a shipping hazard.
- A cost estimate obtained by Waverton Precinct eight years ago was \$10M
- There is no functional use, as no-one wants to build on the wharf
- The wharf height is non-compliant as it's too high

- Motion proposed:

"Waverton Precinct expresses its disappointment that the Coal Loader wharf has degenerated to a point where it should be totally dismantled and removed.

We urge Council to support this initiative, now being suggested by Transport for NSW after decades of neglect by them.

However, we do not understand why a heritage assessment is being proposed for after the wharf is dismantled—and suggest this be done before the demolition phase physically commences."

Motion carried unanimously, with no objections

5.1.1 Cape Don update

- Peggy Knott provided an update on Cape Don. Peggy is a volunteer who works with the group restoring Cape Don.
- Email from Dr. CJ Manjarres-Wahlberg
 - 1. *External hull repairs to the bow are now complete*

2. Dry dock planning is ongoing with Thales. I am currently discussing the finer details of the work orders to remove all paint from the hull, perform hull plate corrosion repairs, and repaint the hull, decks, and superstructure while in the dock. I will have a report for the next meeting, which I hope to deliver in person.

- Once the Cape Don has finished repairs in dry dock it will be returned to its current site at the Coal Loader.
- Currently there are TAFE sea-career training programs for indigenous youth, using Cape Don as the training facility. A recent graduate was accepted for an Antarctic expedition.

5.2. Volunteer opportunities

- In 2025 many of our long-standing volunteers retired from their service to the Precinct.
- Waverton Precinct is asking for people to assist with projects.
- Peggy Knott and Lisa Middle have volunteered to help with fundraising, thank you.
 - North Sydney Council provides a yearly grant, currently \$1500, and provides the hall rental at no charge.
 - Waverton Precinct has a secondary fund, for example used for submissions requiring legal advice.
 - Previous fundraising activities included: a car boot sale; artwork commissions; community picnic.
 - Fundraising activity isn't an ongoing activity, rather it is seen as topping up existing funds to a desired total; and then revisit once the funds need another top up.
 -

6. Attendee comments and questions

6.1 Bus shelter disrepair

- Q/ What is happening with the state of the bus shelters?
Q/ Is the state of disrepair due to lack of funding?
Q/ Is it the Council's responsibility to repair the bus shelters?
A/ North Sydney Council has noted financial difficulty.
A/ The bus shelters are Council responsibility as they were built by Council prior to bus privatisation

6.2 Clean Up Australia Day

- First Sunday in March is Clean Up Australia Day. Kevin Hayes organises a local community meet up in Waverton Oval. **Details will be provided** to the Precinct

6.3 Pocket parks

- Pocket parks such as the one at Woolcott and Euroka Street are full of debris; branches etc. A Suggestion is for the Precinct to contact Council, with the request for increased management of the pocket parks. There seems to be an imbalance of resources with Larkin Street greenspace, as an example, receiving a lot of attention, whereas other greenspaces are almost totally neglected.

6.4. Water leaks

- Kevin Hayes has contacted Sydney Water about water leaks. Suggested individuals who notice something to also contact Council - as they will then liaise with Sydney Water.

6.5. Roundabout at Carr Street and Bay Road

- A palm that was at this roundabout originally was removed by Council. Will it be replaced? Nobody at the meeting had any knowledge on this item, so the Chair will check. He thought it very unlikely that any tree would be placed in this space.

6.6 Coal Loader Markets 1 March 2026

- Reminder the Coal Loader Markets are on Sunday 1 March 2026

6.7 Coal Loader cafe update

- Q/ Is there an update on the cafe lease
A/ The Council has sent out expressions of interest. Will request an update.

6.8 State Significant Developments (SSD)

- The NSW State Government is looking to increase housing density, namely in the proximity of transport hubs (rail and bus).
- Waverton is ripe for such developments, both TOD (Transport Oriented Developments) and SSD.
- These developments suspend Council zoning as well as other usual Council compliancy.
- One member noted Cammeraygal School, which is currently closed for new student applications. Where will the new resident children go to school? This also brings in the questions of whether the current infrastructure (water, sewerage, roads, public transport, supermarkets etc) can handle population increase.

• 07. Thank you, Kevin Alker

- Kevin has been a Waverton Precinct member for nearly 40 years, during which time he has held all executive positions; Chair, Secretary, and Treasurer.
- One project Kevin has noted with enthusiasm was the bi-centenary celebration, involving a steam train, many Waverton locals, and a picnic. Ian presented Kevin with a memento poster from this event.
- The meeting closed at 9:20 pm

We look forward to seeing you at the next Precinct meeting.

The Waverton Precinct March 2026 meeting is:
Tuesday 3 March, 7:30pm
The Uniting Church Hall, 75 Bay Road, Waverton

**Waverton is unceded land of the Cammeraygal people of the Eora nation — always was and always will be.
In keeping with truly ancient protocols, we acknowledge Cammeray himself,
and Cammeraygal leaders past, present and future.**