

**Waverton Precinct Meeting
March 2026
Minutes**

The meeting commenced 7:30pm, Waverton Uniting Church Community Hall, and was closed at approximately 10:00pm

Chair: Ian Grey

Minutes: Shelley Kirkwood

Attendance: 35 plus four special guests (ACCIONA and Transport for NSW representatives)

[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 attendees and advised that the meeting would proceed under a revised agenda, differing from the usual format. The meeting would commence with a presentation on Berrys Bay foreshore parkland, including Woodley's Shed, by Transport for NSW and ACCIONA. This would be followed by Precinct discussion of that item, with the meeting then reverting to its normal sequence.
- Apologies received from: Jeremy Dawkins, Margaret Petrycowski, and Peggy Knott.

**2. Presentation by Transport for NSW (TfNSW) and ACCIONA
[Berrys Bay foreshore parkland including new Woodley's Shed
and Western Harbour Tunnel](#)**

Speakers – Dean McAllister, TfNSW; Meagan Schlecht, ACCIONA

Also present were Claudia Wright and Deborah Metcalf from Transport for NSW

- Ian Grey and John Bohane met with Dean and Meagan and Deb last week, with tonight's presentation being the focus of that meeting. The project is at a critical stage and now may be one of Precinct's last opportunities to ask questions, followed by decision tonight of the Precinct's formal view, before the project is submitted by ACCIONA for a formal PDLP (Place, Design and Landscape Plan) review and approval by the relevant State Government authority.
- Dean McAllister provided a visual update, illustrating the current tunnel progress for the Western Harbour Tunnel (WHT). The current tunneling stage (heading excavation) is the noisiest for residents as this involves excavating the top of the tunnel and cross passages and stabilising the tunnel by installing large steel rods (rock bolts) into the rock layer and spraying concrete (shotcreting).
- Dean and Meaghan then talked through the new suggested design for the proposed building on the former Woodleys site – which is intended to become a new NSC public hall and which has been extensively redesigned over the last 6 months with major input from the Council.
- Meaghan also updated the meeting on the seawall design that is going to be built into the project

- Question time

Q/ What is the cost for the Berrys Bay parkland?

A/ The parkland redevelopment cost is a portion of the WHT total project cost, and is not segmented separately. Nor is it publicly released. nor released.

The WHT budget is paying for what North Sydney Council (Council) requests. Council will not be asked to contribute funds for this project.

Q/ Are the wharves and jetties a part of this project?

A/ The old often decaying wharves were not, but Acciona has decided to have them removed anyway, which has significantly improved the look of the Bay.

The construction of any new wharves and jetties will be under Council remit. Local groups should work with Council on what form they will take.

Ian advised that North Sydney Council are wanting to take control of the existing wharf outside of the previous quarantine boat depot, to be used perhaps for yachts and power boats to offload and pick up visitors. This existing wharf is not within the Berrys Bay project remit.

Q/ Is there a relationship between this site and the Coal Loader site?

A/ Not really, they were completely separate facilities. Physically there will be the existing simple and uninterrupted walking connection between the 2 sites.

Q/ What will be done with the existing old pylons within the Berrys Bay waterways?

A/ The pylons are all to be cut off at their base, as any mass disturbance would affect the seabed. Marine surveys showing the remaining underwater structures will be sent to Maritime, for their records..

Q/ Question raised on visitor vehicular access to the completed site

A/ It was advised that North Sydney Council are not considering parking at the site. There will be a service road to allow drop off and pick up at the new building and a wide enough walking bath to allow truck access to the Sydney Water facility already in this park area.

Q/ What considerations have been made for low light and night lighting, especially as visitors are expected to walk to and from the site.

A/ Bushland lighting which is low height and downcast position will be used. This lighting makes it safe to walk at night.

Q/ Will the power supply be renewable?

A/ They don't think so. The Council can look at carbon credits, solar panels etc, later.

Q/ At the handover stage to Council will a working kitchen, fans etc already be installed in the building.

A/ All services for the facility will be provided prior to handover. North Sydney Council is responsible for installing the kitchen, audio visual equipment, and air conditioning.

Acciona noted the building will feature Commercial grade double glazing and glass filters will be used for the glass wall areas.

It was noted by the presenters that:

No teenage amenities on the site have yet been explored or are expected to be considered.

The estimated completion date is 2027, with the Community Hall construction due to commence early 2027.

Transport for NSW and ACCIONA will return periodically to our Precinct meetings to provide updates.

- After the presentation, Ian provided the following information:
 - John and Ian acknowledged that the revised building design represents a significant improvement on the initial submission; however, their assessment is less favourable than that of ACCIONA.
 - This is the Precinct's last opportunity to comment, as there is pressure from ACCIONA to proceed to their next stage, that of design submissions to PDLP.
- Ian read the draft resolution and asked for comments. Comments are noted below.
 - Raise the issue of lighting into the evening
 - Raise the issue of visitor access, as currently there is no plan to

- provide parking close by.
- Due to the non-parking element will this site become a white elephant; not being used to its full potential
- The Council did look at parking however it was only for 10 to 15 spots. Council is not supportive of parking.
- Could the facility be used for youth for example, with the provision of an indoor basketball court?
- Can the roof design incorporate solar power?

Moved by Tim Wilson, and Seconded by Vera Yee

“With respect to the proposed community hall facility in the new Park in the western arm of Berrys Bay, we note:

- We recognise and welcome that the new proposed hall building is not as ‘gimmicky’ as the original proposal and we are more comfortable with its design.

- We are not aware of any precedent that, when you demolish a heritage building then it is rebuilt in a way that mimics the old building in a jumbled form – and so do not understand why this feature is deemed essential to the look of the building.

The proposed large pitched roof with flat roofs on the side mimics the old roof in shape size and location, but does not relate to the location of the community hall underneath and so seems both ‘non sensible’ and also is not needed.

We find this approach to the heritage of the site superficial and confusing.

- We would like to see the proposed single large room, which will be excellent for large events and celebrations to also be capable of becoming a smaller room to be used for community activities like painting classes, yoga sessions, martial arts lessons, and similar community activities which will always have smaller numbers.

- We remain disappointed that there still are no “physical activity for teenagers” built into the new Park and do not understand why a preference has been given to a play area for smaller children (not that we oppose that activity at all).

Youth has consistently been identified as lacking opportunities in the local area and the area behind the bund wall was originally identified and supported as a likely active physical space for them. It was also at one point considered as a car parking area. We have no idea why this area has now been changed to a place to locate activities for young children – they already have new facilities in the nearby Merriots Playground and in other nearby areas, like Brennan Park.

- We do not support the proposed closing off of the area between the back of the building and the escarpment wall and we would prefer to see this space serve as a semi protected outdoor area for possible community, maritime-related, or other uses. It could be designed to be accessed from the inside of the building and be a complementary outside overflow area.

This space is highly visible from the pathway above and we do not want it to appear as ill maintained or considered as only a ‘back of house’ storage/garbage area.

- We are very concerned that the building may not be used for large events like weddings - not because of its design but because of a lack of nearby parking and the low evening/nighttime visibility . We note the nearby Coal Loader meeting rooms are virtually never used in the evenings. We therefore suggest that when an evening event is scheduled, extra lights which are like the waist high style typically found in a resort be turned on - and so these will need to be installed in the last 200m section of Balls Head Rd and the first 200m of Balls Head Drive.

- We remain highly frustrated that there are no active areas for teenagers built into this new Park. We therefore would like Acciona to see if the new building being suggested could be set up to be an indoor sport facility as one of its many potential uses – for example to become a basketball court, or perhaps a netball or a pickleball court as well in what is already a multi uses design .

As currently designed, it already could function as a temporary clubhouse for kayaking or even small dinghy sailing activities by local schools or social groups/clubs.

We see this type of functionality may be attractive to the numerous high schools in the North Sydney Council area , which would be another source of income to NSC from this new facility.”

Carried unanimously

3. Previous meeting minutes (February 2026)

Moved by Kevin Alker, and Seconded by Vera Yee

“That the February 2026 minutes be approved”

Carried unanimously

4. North Sydney Council response to previous resolutions

- There is no response from North Sydney Council to previous resolutions from the November 2025 meeting, and the February 2026 meeting.

5. Existing business

5.1. Western Harbour Tunnel update

- An update was provided within the guest presentation.
- A question was raised about sinkholes, and the answer provided – confident this won't be an issue as the bedding is solid rock.

5.2. Proposal to dismantle the Coal Loader wharf update

- At the February meeting, the Precinct provided an incorrect interpretation of what is being proposed for Stage 1. It is NOT proposed to demolish the wharf for this first stage. Stage 1 is stabilisation and safety = remove debris that is falling/has fallen into the water. To note, this was to be actioned by Council five years ago, and as yet hasn't been done.
Stage 2 is a heritage review, to determine whether any parts of the wharf can be retained.
- Ian Grey is to meet with Mayor Baker as Waverton Precinct views for

the site differ from those of the Council. The Council still wants to rebuild the wharf. Why... because it is a heritage item. About seven years ago Waverton Precinct obtained quotes for the wharf rebuild, and the estimate then was \$8M.

- A practical constraint for rebuilding is that the wharf is very high, and because of this, the mooring of boats is not feasible.
- Waverton Precinct would like to see something done to show the heritage. Repurpose of existing materials, and plaques illustrating the history are some examples.
- If the wharf was to be replaced with similar, the questions and comments to Council are:
 - What would the wharf be used for?
 - Due to its location and the winds, it isn't a safe mooring area, therefore would the wharf be used?
 - The wharf height is very tall, and therefore access from watercraft to the wharf would be difficult.
 - As a walkway it would require a hand rail.
 - Would the funds required for a rebuild be more appropriately spent on other projects.
- A suggestion from Waverton Precinct is to replace the wharf with a smaller jetty, to be used by smaller watercraft, however its location and the wind would still be an issue.
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5.3. North Sydney Olympic Pool

- Due to open late 2026.
- Discussion on the proposed fees to be charged, which do not include a discount for residents.
- Have your Say, North Sydney Olympic Pool - Draft Fees and Charges Schedule 2025-26

closes 10 March 2026

<https://yoursay.northsydney.nsw.gov.au/nsop-draft-fees-and-charges>

5.4 Private schools property expansion and their increasing use of public space

- "North Sydney LGA has the highest known concentration of schools relative to its resident population in Australia, and is widely recognised as Australia's densest education precinct." AI source
- Monte Sant'Angelo Mercy College has recently purchased property in Miller Street, North Sydney (article in the Mosman Daily <https://mosmancollective.com/property/monte-st-angelo-snaps-up-north-sydney-offices-in-20m-plus-expansion-deal/>)
- In St Leonards Park, it is evident that the local schools use this public parkland for recreation. It is understood that Council do not charge the schools to use the parkland nor are the schools volunteering a fee to use.
- Schools, both public and private are not required to pay rates.
- The above points illustrate:
 - The current public and private schools within North Sydney LGA are holders of large parcels of land, which would otherwise

- generate rates if used for commercial or residential purposes.
- The acquisition of additional property for school use will reduce the Council's potential revenue base, as the land would otherwise generate rates if developed or used for commercial or residential purposes.
- There is a cost to the Council for the upkeep of parkland.
- Waverton Precinct intends to formally request that Council advocate for schools to contribute through rates, with a draft resolution available at the April meeting.
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6. New business

6.1 Fundraising activities (Lisa Middlebrook)

- Lisa Middlebrook and Peggy Knott have offered to assist Waverton Precinct with fundraising activities.
- Suggested for the inaugural 2026 activity is a trivia night, with a fee for attendance
- Aiming to have 50-100 attendees
- Draft date is Tuesday 19 May
- Asking for feedback, and this can be sent to:
Lisa Middlebrook lisamiddle@hotmail.com and 0425 383 327
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6.2 NSC annual fund allocation

- North Sydney Council allocates \$1500 each to the local precincts. Waverton Precinct will send a submission requesting funding for 2026 calendar year.
- These funds are for the purpose of running the precinct, for example flyer printing, or meeting venue booking.
- The funds raised through fundraising campaigns will be allocated to WP 'private' account. Funds in this account are used for local issues, for example, seeking resources to substantiate submissions or legal advice on campaigns.

7. Other items

7.1 Foreshore walk

- Waverton Precinct would like to explore a foreshore walk, that would extend from Milsons Pt to Berrys Bay to the Coal Loader and then connect with the bush track to Greenwich (portions of this have existing walking paths)
- Currently there are discussions within the precincts on varying foreshore projects; Bradfield Park south; Blues Pt; 1 Henry Lawson Drive; Berrys Bay; and the Coal Loader. Maybe there are synergies to be gained by viewing these projects together, and ultimately 'joining' them via a walk, which would take in perfect harbour views and bushland.

7.2 Termite mounds at Balls Head

- Waverton Precinct to ask Council to explain what they are for. It is thought they are used by Taronga Zoo.

7.3 Clear up of Flanagans Afloat and derelict wharf

- With the progression of Berrys Bay beautification, it is timely to revisit this topic. Mary Curran encouraged the Precinct to look at Flanagans Afloat, South Steyne ferry, and the derelict wharf – to advocate to have these items removed prior to the opening of the new Berrys Bay area.
- Mary noted that the owner of the South Steyne does want to take the vessel back to Darling Harbour.
- Waverton Precinct has long supported the removal of derelict wharves and vessels from our local waterways and is agreeable to again making this a priority topic.

7.4 Clean up Australia Day

- Sunday 1 March was *Clean up Australia* Day. Kevin Hays noted that he had a working party at Waverton Park, and there was one at Balls Head as well.
- There was a noticeable difference after the rubbish was collected.

The meeting closed at approximately 10:00pm.

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

The Waverton Precinct April 2026 meeting is:

Tuesday 7 April, 7:30pm

The Uniting Church Hall, 75 Bay Road, Waverton