

Waverton Precinct Meeting 5 May 2026 Minutes

The meeting commenced 7:35pm, Waverton Uniting Church Hall, and was closed at approximately 9:30pm.

Chair: Ian Grey
Minutes: Shelley Kirkwood
Attendance: 60

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 noted attendance sheets are being sent around. The purpose is two-fold: to meet a requirement of North Sydney Council; and to capture your emails addresses for mailouts.
- Apologies received from: Vera Yee

2. Previous meeting minutes (April 2026)

Moved by Kevin Alker, and Seconded by Genia McCaffery

“That the April 2026 minutes be approved”

Carried unanimously

3. North Sydney Council (NSC) response to previous resolutions

3.1 Why is NSC breeding termites at Balls Head? (March item 7.2)

- *Council response:* Bushcare Management works with Sydney Wildlife Zoo (Darling Harbour) and helps to provide them with live termites for their echidna and numbat enclosures. The plastic tubs contain slivers of hardwood that the termites infest within the mulch pile. These buckets are periodically harvested and replaced by zoo staff.
- The harvesting is carried out by volunteers, and is not a commercial activity.

3.2 Demolition of the Coal Loader wharf by TfNSW (February item 5)

- The Precinct reluctantly urged the Council to support demolition but suggested that a heritage assessment be undertaken before (rather than after) the demolition phase commences.

Council responses summarised:

19 March 2026 Request forwarded.

24 March 2026 The value of the wharf is well known. TfNSW has received approval

from the NSW Heritage Office to demolish the wharf and will “consult stakeholders as to the reuse of salvage materials in due course.”

- Ian is to meet with Mayor Baker
 - Waverton Precinct (WP) position is that unfortunately the wharf should be removed
 - The Heritage Council is of the same position to WP
 - North Sydney Council’s position is still to reconstruct the wharf.

4. Existing business

4.1 Noakes fire safety order to install a fire control system

- The Precinct has repeatedly asked the Council to enforce development approval requirements and to enforce fire safety and other standards.

Council responses summarised:

May 2025 Council issued a Fire Safety Order on 27/07/2021 to carry out twenty-eight fire safety upgrades to the existing buildings, including in respect of the fire hydrant system. The number of fire safety items has been substantially reduced. There remain some outstanding matters.

December 2025 Most major components are now in place, with installation continuing before the commissioning tests and submission of final documentation to Council for review.

19 March 2026 The fire hydrant system has been commissioned. Documentation to finalise the fire hydrant system installation and fire hose reel system is to be provided to Council. There is a clear scope of works to finalise the last remaining fire safety upgrades.

May 2026 Council has received the commissioning documentation for the fire hydrant system installation.

- Noakes has completed the installation of the fire mains and fire protection system. A test has been carried out and deemed adequate to deal with a Noakes site fire.
- There are fire hydrants on John Street, and also midway across the site.
- Council advised that the fire mains and protection system are installed and working, so as to control a site fire.

The unit block opposite, in John Street is still concerned, as are the unit blocks at the base of Munro St. Should a fire spread beyond the site to neighbouring buildings, then it is the neighbouring building’s own fire protection systems that will need to control the fire on their specific site.

4.2 Berrys Bay foreshore park

- Waverton Precinct worked with Acciona for plan modifications, submitting redesigned plans, that showed: modified pathways; softening the overall look; sliding internal walls to create smaller rooms, and altering the orientation of Woodley’s Shed to look at the Harbour Bridge instead of Noakes Shipyard, however Acciona were not prepared to make any changes to the orientation of the building.
- Waverton Precinct advocated for additional lighting on Balls Head Road, which would be turned on when there was an evening event scheduled, as people commented they would feel unsafe without this. Acciona thanked the Precinct for their input.
- Waverton Precinct reiterates the issue of limited parking available at the site, or close to the site. We remained concerned that the lack of parking will deter visitors, with the result being a non-viable commercial site.

- It was noted at the meeting that there is an existing stone wall at the site that pre-dates 1830. This is the last piece of the wall, and the last piece of history demonstrating the first European settlement at this site. A masterplan 30 years ago recommended this wall as an identified heritage item and for it to remain. At the very least this last wall piece can be combined in the cladding for the new wall.

Moved by Bruce Donald, Seconded by Kevin Alker

“THAT Waverton Precinct calls for the urgent retention of the remnant stone wall, the last remaining part of the first stone structure ever built in Berrys Bay at the original wharf on the waterfront (north of Woodleys Shed), or, at the very least that the stones be used as cladding on the replacement wall.”

Carried unanimously

4.3 May trivia night fundraiser

- Q/ Why hold a fundraiser?
A/ The Precinct often has a need to seek legal or technical advice on issues. While this advice is often at no cost, ‘donated’ by a resident, there are times when there is a charge. One recent example is the issue at Noakes and non-compliance with safety.
- Lisa Middleton, the trivia night organiser, provided an update:
 - please join us on Tuesday 19 May, at 7:00pm, North Sydney Hotel, Miller Street
 - the formula is one that is well-proven and run by a company that runs these events
 - North Sydney Hotel are donating prizes
 - the questions will be age appropriate
 - a ‘table’ will be 8 people.

4.4 Western Harbour Tunnel

nswroads.work/whportal

- Tunnelling is through to the end at this side of the Harbour.
- Now the road building and tunnel fit out works are happening under the ground.
- We have been advised works are to schedule.

4.5 New foreshore walk from Milsons Point to Wollstonecraft Station

- North Sydney Council is focused on fixing bits and pieces along the foreshore, without apparent joining them together.
- The Precinct is suggesting an integrated walk, starting from Milsons Point extending around the foreshore to Wollstonecraft Station (could extend to Greenwich), and are asking for volunteers to form a small group to map out a walking route, and possible variations of the core walk; where to get food or a coffee, where are the public toilets etc.. Look at the walks at Mosman and Chowder Bay for example, as inspiration.
- The Precinct would take this draft to North Sydney Council for discussion.
- It was noted that Graham Spindler has written books on walking the north shore, and these can be used as reference material.

4.6 Lack of teenage sport facilities

- Currently within Waverton Precinct there is a lack of sport facilities for teenagers.
- Various ideas were submitted by the Precinct to Acciona for the Berrys Bay site, however all were refused. Examples; basketball hoop, climbing wall.
- The Precinct is asking for volunteers to propose: activities and location, keeping in mind legal requirements, and safety.

4.7 Former Waverton Bowling Club site

- Discussion
What are the options for the former Waverton Bowling Club site?
- It is clear that the landowners, the Metropolitan Local Aboriginal Land Council (MLALC) are not yet clear on what they want to do with this land.

- Michael Stevens presented the following:
 - Met with Mayor Baker who advised she has made nine approaches to MLALC with response to meet on two occasions. On both occasions the MLALC didn't turn up for the scheduled meetings.
 - North Sydney's Mayor Zoë Baker has publicly called on the NSW Government to buy the site at market value so it can remain public open space and be returned to Council management.
 - Speculation is that the MLALC will seek to have the zoning changed. The Minister of Planning or delegate must approve the rezoning and then provide a customary 28 days or more for public exhibition.
 - At risk is a site less than 400m from a train station, with marketable views—a valuable piece of land.
 - Council doesn't believe that the MLALC will accept an exchange of land on Balls Head, as there is no future remuneration from that exchange.
 - Michael suggests proposals for interim use will fall on deaf ears, both with the Council and with MLALC.
 - The site has been cleaned up within the past two weeks. North Sydney Compliance team has been talking with MLALC.
- Bruce Donald provided a legal outline of the site acquisition process by the MLALC.
 - The Precinct should treat the MLALC as any other developer.
- Jeremy Dawkins noted:
 - The site size is approx 5000sqm
 - This site is a high-value one due to its size and location. One estimation valued the undeveloped site at a total of \$68M (\$13,700/sq m)
 - Currently the site is zoned as public open space / recreation, but it is feasible that it could be rezoned, and therefore redeveloped for any purpose.
 - Currently the Precinct is flat footed. We need to have collective thinking to document a range of options that could eventuate, from multi-storey apartments to incorporation within Waverton Park.
 - We need to document argument / negotiation / action for each of the feasible scenarios and move from a 'wait and see' approach to advocating for a specific preferred outcome and know what has to be done to achieve that result.
- Genia McCaffery noted:
 - If the Precinct is treating MLALC as the developer, we would be storming the Council. This parcel of land is within a park. The MLALC claim of land was on a site that is zoned as parkland.
 - Balls Head and the Coal Loader are State Significant open space sites and are protected. She suggests this site is also worthy of this protection.
 - Suggests partnering with the Council to lobby the government, and to meet together with other stakeholders.
- Need to make people aware of potential for rezoning.
- Make noise and engage with the press to assist.
- With increased density, it is important to retain public open space. North Sydney LGA is currently one of the most densely populated within NSW.

- **Moved** by Jeremy Dawkins
Seconded by Bruce Donald
“THAT Waverton Precinct calls on North Sydney Council to work with the Waverton community to retain the current Public Open Space / Recreation zoning of the former Waverton Bowling Club site, and to protect the land for current and future community use.
“THAT Waverton Precinct forms a committee with skills appropriate to the issue, to progress and implement the above resolution.”
In favour 59
Abstain 1
Against 0

5. New business

5.1 NSC proposal on new approach to Fees for Commercial Use of Open Spaces.

- The Have Your Say can be found here, closing 17 May 2026
<https://yoursay.northsydney.nsw.gov.au/fees-charges-open-space>
- **It’s noted that a use of parkland is by non-government educational institutions. Currently, there is regular use of St Leonards Park by these school communities, and who do not pay rates. Waverton Precinct supports this initiative to charge for such use. The meeting agreed we should formally support this Council initiative.**

6. Development Applications

6.1 68 Banks Street, North Sydney RD440/2025/2

- The *Review of Determination* does not satisfactorily address the issues identified by Council. In particular, it fails to adequately respond to Conditions C30, C1, C29 and C24, especially in relation to encroachment, stormwater management, excavation, landscaping, visual impact, and impacts on neighbouring properties. The Applicant has not provided adequate justification to warrant any alteration to the original consent conditions. The changes proposed do not resolve the underlying concerns and, in some respects, increase the risk of adverse impacts on surrounding properties and the Ancrum Street environment.

Moved by Jeremy Dawkins
Seconded by Shelley Kirkwood

“THAT Waverton Precinct requests North Sydney Council to rescind the NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION, dated 6 March 2026.

Carried unanimously

6.2 16 Larkin Street, Waverton 160/2026/1

- The Chair noted our DA advisor, Margaret Petrykowski, had advised there are several non compliances in the DA, around height and set back from side fences and so we would raise these with Council
- Kevin Carter spoke to the meeting. Kevin is a resident at 14 Larkin Street, to the south of the development proposal. He noted there are Issues of non-compliance for front set back, side set back, height, solar access. He also has concerns of the proposed mass, size and form, not being in line with the existing architecture in this street.
- The owners of 16 Larkin Street addressed the meeting. They noted that their architect advised that the design did comply with North Sydney guidelines. They want to understand the views of their neighbours, and to build a home they are proud of, and which is also respectful to their neighbours. The Precinct thanked them for their attendance and comments.

Moved by Kevin Carter

Seconded by Inderjit Singh

“THAT Waverton Precinct requests North Sydney Council to review this Development Application in light of concerns regarding non-compliance with planning controls relating to front setback, side setback, building height and solar access, and the resulting adverse impacts on neighbouring properties.”

Carried unanimously

6.3 10 McKye Street, Waverton 27/2026

- Advised the proposed works are for remedial work, part demolition and reconstruction of the masonry rear (north) wall of an existing garage structure.
No further comment.

7. Community activities

7.1 Volunteers

- We are asking for volunteers for the below projects. Can you provide your details at the meeting end:
 - Foreshore walking route
 - Former Waverton Bowling Club site
 - Teenage sport facilities
 - Letterbox drop people

7.2 North Sydney Pool

- Question raised on the current pool stage—when is it opening?
A/ Heard that tours will be open in 8 weeks.
- Updates can be found here
<https://www.northsydney.nsw.gov.au/projects-works/north-sydney-olympic-pool-redevelopment>

The meeting closed at approximately 9:30pm.

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

The Waverton Precinct **June 2026 meeting** is:

Tuesday 2 June, 7:30pm

The Uniting Church Hall, 75 Bay Road, Waverton

waverton.org.au | precinctw@gmail.com