

WAVERTON PRECINCT MEETING

7 March 2023

MINUTES

The meeting commenced at 7.32pm at the Waverton Uniting Church Community Hall.

Chair: IG

Minutes: DL

Attendance: 22

WELCOME AND APOLOGY

The Chair welcomed attendees to the meeting, and also welcomed Alan and Gary from the Sydney Harbour Fleet who will address attendees.

Apologies received from GW, MY, JD and MM.

CONFIRMATION OF PREVIOUS MINUTES

The confirmation of previous minutes was moved by KA and seconded by VY.

“That the February 2023 Minutes be accepted”.

Carried unanimously.

EXISTING BUSINESS

Berrys Bay

Representatives from Western Harbour Tunnel project were due to attend and address the meeting - but due to standard pre election protocol they cannot attend within 3 weeks of a State election. We look forward to having them next month.

North Sydney Council and the Western Harbour Link team have both been notified following our last meeting that the toxicity of Berrys Bay and especially along the line of the former Woodley’s slipway is a significant concern to the community. It was pointed out to both that remediation of this toxic waste is not mentioned anywhere in the Western Harbour Tunnel plans, or in the new ‘Berrys Bay Masterplan’.

The Premier has announced that a new Parkland will open on these sites in mid 2024 but there is still no mention of fixing the decaying wharves and former marina piles, transferring the marine leases to the Council, or for any remediation of the known problem sites.

Coles Supermarket Toilets

It was raised at the last meeting that the toilets at Coles Supermarket, Crows Nest, are locked to the public, causing significant inconvenience to residents when they shop there. The issue has also been raised by our Chair with the Wollstonecraft Precinct group. A joint letter to the Manager of the Coles Supermarket will be written and the two Chairs will present it to the Coles Manager, and discuss in person to find out what can be done.

Remediation of Berrys Bay

Dr Bill Ryall, who spoke to our last meeting, is an expert in sediments and dangerous chemicals. Mr Ryall has excellent expertise in this area, and has been a specialist witness. Mr Ryall also assisted the community of Waverton 8 years ago as his expertise was valuable in contesting the proposed marina. Mr Ryall's estimation following last month's discussion about the former slipway at Woodley's is that a clean up operation will likely cost approximately \$5m. This has been raised with Western Harbour Tunnel representatives, for them to build it into the budget for a 'whole of Bay clean up' goal. We see this should coincide with the creation of the new Park on the adjacent land.

SYDNEY HERITAGE FLEET (SHF)

Alan Edenborough and Gary Inberg were invited to address the meeting on a proposed re-use of Woodley's Shed and Office building to create a new business in Berry's Bay.

SHF first addressed the Waverton Precinct group in 2020, so the proposal to move a segment of the operation of SHF to Berrys Bay dates from then. The proposal involves the conversion of Woodley's Shed to house small historically significant craft, have a place to put them on display, a woodworking workshop for historical boat restoration and invite people to work on small craft.

The office building would be repurposed as a small museum and a place to buy tickets to do a ferry tour to look at significant boats and sites around the harbour.

Their heavy rebuilding activity will remain in the SHF's current base in Rozelle Bay. Diagrams have been drawn up. The debacle over the Cammeray trees has ignited issues around open space, with the government now panicking to deliver ideas on open space. This is an appropriate juncture for this proposal for the Bay and Woodley's Shed to be looked at again.

SHF said that the Minister of Transport was very much in favour of the SHF's proposal. They have had notional support from Transport NSW, North Sydney Council and many in the community. Under the draft Masterplan the current Woodleys site has an amphitheater to the front but SHF argued that they are intending to create a more useful and varied community site - not to privatise the land and the water. A submission has been made by them to amend the draft Masterplan but SHF have heard nothing as yet.

Attendees wanted to confirm that it is public land and that the Council has only made a resolution as to the use of Woodleys Shed. It was noted by one attendee that other Councils have been approached by SHF with the same concept but never taken it up.

SHF confirmed that the Wollstonecraft Precinct had been approached in the past.

The SHF said that they are happy to adapt their plan to fit into the Masterplan. Their plan has 80-90% of visitors arriving by water, and have the means to ferry visitors back to main Sydney areas such as Circular Quay, Darling Harbour etc by boat, thereby minimising traffic impacts. Woodleys Shed would contain a museum, meeting facilities and bathroom facilities. External would be a small marina for a selection of historical boats, and kayak facilities. The Museum, and the kayak facilities, would also house public bathroom facilities. Further details and artists impressions can be found at www.museumofsydneyharbour.org.

In terms of community access and activities at this site, the SHF said that there will be a range of activities that the community can access regardless of interest in maritime matters. It was asked how the operation will be funded - the SHF responded that the idea is that the facility would be financially sustainable and income will derive from boat trips, museum entry, a small marina (26 berth) with preference to classic boat owners and local boat owners and with a limit of 15m maximum boat length.

After discussion on the merits or otherwise of the SHF proposal, the Chairman reminded attendees that this was one idea on what to do with Woodleys Shed and that the SHF proposal did receive Community support when it was first proposed 3 years ago.

The recent Waverton peninsular working group was looking into the condition of Woodleys Shed condition. However, a dilapidation report has not been shown. We do not know the overall condition of this structure.

- It was agreed that for discussions to move forward, the community will need time to review the proposal in more detail.
- It was agreed that more detailed material will be circulated with the March meeting Minutes, which will facilitate further discussion. This will be a future Agenda item, around others presentations by Western Harbour Tunnel representation that may occur in April and an address by the new General Manager of North Sydney Council in May.

FORMER BOWLING CLUB SITE

The Chairman sent email to Mayor after last meeting. However, he did not receive a reply as yet. He will chase this up with the view of having further information to report at the next meeting.

OTHER BUSINESS

Flyers were made available to attendees for a 'Meet the Candidates' event organised by the Milsons Precinct. Open to all in the seat. It will be held on 16th March 6.30 - 8.30pm. at Loretto Kirribilli Primary hall. Tickets are free but a booking is necessary to enter the event.

DAs

- 1 Carr st Waverton have submitted a proposal to install a fence and a car space.
- 20 Larkin St, are modifying approved development, which involves changes to the front elevation, and window sizes.

COMMUNITY ACTIVITIES

None announced.

OTHER MATTERS

A petition has commenced regarding the Cycleway at Milsons Point – Transport NSW has not taken up the Council's proposal to work this through with the Heritage Council. Instead Transport NSW's plan has the cycleway coming across Milsons Point Station and continuing up to the north end of Bradfield Park, then emptying cyclists into the road. The local community and the North Sydney Council proposal – which is also the favoured position of both the Lavender

Bay and Milsons Point Precincts – has instead proposed an exit point back towards Fitzroy St. The council has agreed to transfer the site of the former Kirribilli Bowling Club over to Transport for NSW for this ramp/ exit point.

Waverton community members can find the petition here:

<https://www.change.org/p/save-our-sydney-harbour-bridge-heritage>

The meeting finished at 9:45pm

OTHER BUSINESS:

- MEETING CLOSED AT 9.10pm.

The next meeting will be held at the Bay Road Uniting Church Community Hall, 7.30pm on Tuesday 7th March 2023.

NEXT MEETING

7.30pm Tuesday 4th April.