

Minutes of Waverton Precinct Meeting

Tuesday 4th October 2022

The meeting commenced at 7:35pm at Uniting Church Hall, Waverton

Chair: IG

Minutes: KA

Attendance:14

1. Welcome

The Chair welcomed attendees to the meeting, including Councillor Mutton who had come along in response to the invitation sent to Cammeraygal Ward Councillors to participate in the discussion about Capital Works priorities.

Councillors Beregi and Welch were apologies due to other commitments on the night.

Apologies

SF

1. Minutes of previous meeting

It was moved IB, seconded KA

The Minutes of the September meeting be adopted.

Carried

2. Response from NSC on matters previously raised

This was tabled and used in the discussion on the Capital Works priorities.

3. Existing business

a. Capital Works Program

Councillor Ian Mutton addressed the meeting. He advised that Council had limited funds for new works, especially given the overruns on the Olympic Pool rebuild. If there were matters the Precinct thought had high priority for funding and could be well argued, he undertook to present these matters to Council and appropriate Department heads.

The Chair noted Councillor Beregi had said much the same thing, as did Councillor Welch.

A wide-ranging discussion then took place, and several priorities were identified as follows.

- We were pleased to see NSC was progressing with the upgrade of the Quarantine Station, prior to reopening that area to the public.
- It was seen as critical to get the Woodleys shed out of the reach of the WHT project as soon as possible and to rejuvenate the shed as a community facility. Aside from

obvious things like improving kayak and dinghy storage, or the longstanding invitation to the Wooden Boatbuilders to move there, this facility was seen as potentially the best place in Waverton for an area for general community use for art classes, yoga, birthday parties and so forth, as well as being the boating centre.

- In the context of the above comment, a fall back is to repurpose the Waverton Bowling Club to serve these purposes and become a social hub. It was noted Council intend to demolish the building but may be open to build some other building there. In any case, there was a preference to retain the lawn bowl greens area for small childrens' activities as an extension of the Merretts Playground area, with no dog access and gates into the adjacent park to the west. Construction of a path from Merretts Playground gate to the green toilet block was seen as a good idea.
- Although the Precinct has long asked for the "Stage 2" of the Coal Loader Platform Park to be completed – being shaded areas, benches and tables, and toilets –there was concern about the cost of the proposed toilet block for the Coal Loader Platform. It was suggested the shade and the benches are the priority and (given the Park is adjacent to the Sustainability Centre) that consideration be given to instead installing compost toilets for the platform area.
- The meeting could not understand the latest proposal from the WHT to use the bund area at the base of Balls Head Rd for a ropes area – not that this is a poor idea in itself, but should be constructed on the top of a car park in that space as a part of coping with the crowds at all the nearby parks, walking trails and other facilities.
- The Precinct is prepared to leave the Dolphin Wharf in place but wants the vessels gone completely and to turn it into what is in the agreed Masterplan, probably as a (salmon farm like) swimming pool. That is, not accessed from the shore.

b. Floating Dry Dock

The community campaign to stop the floating dry dock being used in Berry's Bay was successful. To celebrate a community gathering is proposed for Saturday 29 October at 2pm in Carradah Park in the large circular area at the northern end of the park adjacent to Waverton Park.

c. Berry's Bay Draft Masterplan

Transport for NSW has issued a Draft Masterplan for the land area at the head of the west arm of Berry's Bay around the former Woodley's Marina. It will be on exhibition until Sunday 23 October to allow for public comment.

Information is available at:

- nswroads.work/bbportal
- Mess Hall, The Coal Loader Sustainability Centre; 4-7pm Thursday 13 October and 11am-2pm Monday 17 October

- Precinct members are encouraged to attend and reinforce with Transport what we want to see happen with this space long term.

Transport for NSW has been invited to present at the Precinct November 1st meeting.

A robust discussion occurred on the West Harbour Tunnel and in particular the draft masterplan now on exhibition. Some points were as follows:

- The publicly owned land at the head of the Bay should be transfer to Council.
- Precinct reiterates its long-held view that the area behind the Bund wall should be developed as a car park
- The relationship between the land and water needs to be markedly improved. Barangaroo Peninsula Park is an example as to how this might be achieved.
- The beach area is an important asset and needs greater prominence in the plan.
- A working wharf is to be constructed as part of the West Harbour Tunnel project. All or part of the wharf should be retained and used for ongoing use for private boats to drop people off /pick people up and be open to the public.
- Woodley's shed needs a plan for future use - but it also appears to needs short term maintenance, pretty urgently.
- The northwest corner of the site is proposed for steps and a ramp. This should be designed in such a way that it also could be used as an amphitheatre with steps used as seating.
- Vegetation needs to be compatible with the area. Type and location on new vegetation should be selected to retain views from public and private places.

Tit was moved JB, seconded DA

The meeting authorised the Chair to urgently draft a letter to Transport for NSW outlining the above concerns.

Carried

d. Transport For NSW Response on Run Down Wharves/Pylons and Vessels

A letter has been sent to Maritime from the Precinct regarding dilapidated vessels at the dolphin wharf and the state of pylons and wharves in Berry's Bay. The response from the Department was completely inadequate. It failed completely to be a coherent answer and the supposed controls and checks suggested as policy appear to be totally non-existent in reality.

Moved KA, seconded MP

That the Chair once again write to the Department seeking clarification of matters relating to dilapidated vessels and wharves in Berrys Bay and Balls Head Bay - which have not been sufficiently dealt with at all in the latest response - and to request an in-person meeting.

Carried

4. New Business

a. Cycle Ramp Proposed at Milson's Point

The way in which bicycles are to get to and from the existing harbour bridge deck remains unresolved. It was noted it would be great if the overall cycling links across the Municipality got some focus instead of just one exit point at Milson Point

b. Woolworths at Neutral Bay Redevelopment

Redevelopment of the Woolworths site in Neutral Bay has been proposed with the proposed height well exceeding the height proposed in the local environmental plan.

c. New Parking Provisions for North Sydney Apartments

Council is considering limiting parking in new apartment buildings to 1 car for each 4 dwellings constructed. The concept is to force residents on to public transport. This was not seen as sensible, or appropriate

Concerns were raised that often public transport doesn't necessarily go where you may need to go to. This could be a real problem for families with children and multiple drop offs. Such a requirement will make apartments less marketable and impact on the number of new apartments built in North Sydney, and so result in these apartments being shunned by the market. The speculation about the future use of autonomous vehicles may be correct, or may not – a better idea would be to build car parks so they can be converted back into useful alternative uses like saunas, squash courts, etc.

5. DA's

None

6. Community Activities

Nil to report

Meeting closed at 9:10pm

7. Date of next meeting

The next meeting will be on the first Tuesday November 1st starting at 7:30pm. The location will be the Uniting Community in Bay Rd. All residents are welcome.

