

**MINUTES OF THE WAVERTON PENINSULA WORKING GROUP MEETING
HELD IN THE ROS CRICHTON PAVILION
AT 5.00PM TUESDAY, 12 SEPTEMBER 2023**

PRESENT

Councillors:

Councillor Baker in the Chair
Councillor Santer

Staff:

Therese Manns, General Manager
Gary Parsons, Director Open Space and Infrastructure
Stephen Beattie, Manager Development Services
David Banbury, Landscape Architect/Project Co-ordinator
Peita Rose, Governance Officer

Citizen Members:

Bernard Smith, Lavender Precinct
Bruce Donald, Waverton Precinct
Ian Grey, Chair, Waverton Precinct
Iain Bartholomew, Waverton Precinct
John Bohane, Waverton Precinct
Ken Robinson, Co-Chair, Union Precinct
Genia McCaffery, Chair, Edward Precinct
Mary Curran, Co-Chair Union Precinct
Margaret Petrykowski, Resident

Visitors:

Simon Cooper, TfNSW
Sara Yeoman, TfNSW
Sarah McKay, TfNSW

Apologies:

Councillor Beregi
Councillor Welch
Kevin Alker, Waverton Precinct

1. Minutes

The Minutes of the previous meeting held on 6 June 2023, copies of which had been previously circulated, were taken as read and confirmed.

The Waverton Peninsula Working Group would like to thank Ian Hoskins for his role in the Sid French memorial.

Moved by Bernard Smith and seconded by Ian Grey.

Voting was unanimous.

2. Matters Arising

Nil.

Simon Cooper, Sara Yeoman and Sarah McKay from Transport for NSW presented to the Working Group on the Master Plan, Land Transfer and the Dolphin Wharf:

- the design for the Masterplan is not at a stage where they are able to share with the group;
- the Minister hasn't signed off the Masterplan.
- discussions are ongoing with Council regarding a draft 30% design and preliminary consultation.
- an on-site meeting was held with the Mayor and General Manager on 1 September 2023 to start the conversation again in and around Parklands and the next steps around Woodleys Shed.

3. Berrys Bay

Ian Grey noted the community do not want more generalisations. We want specifics about whether Maritime is going to remove the decaying jetties ex marina piles to coincide with the opening of the new Park; we want to know if the Woodleys shed can be saved to be reused as a dinghy and kayak clubhouse and community centre; what is going to be done about ensuring people do not swim or walk in the toxic waste zone where the old slipway used to be; is the Park opening on the date announced by the then Premier last year.

Transport for NSW is in the process of doing detailed site investigations to enable the detailed design for the Berrys Bay Masterplan.

The Masterplan was a visual representation of the vision which is public open space, reconnecting to nature, linking into the reserve, quiet spaces and respecting the rich history of the bay, both maritime and Aboriginal as well as all the different uses which have occurred within that Bay.

The scope of the detailed design that Transport for New South Wales is currently working on is Precincts 1 and 2, the former BP site and the Woodleys Boat yard is what they are taking through to the 30% detailed design and working with Council to undertake the linkages and tie ins of what is needed for that Precinct 3 for the Quarantine Boat Depot Site.

It was advised that the deteriorated Jetties have been recognised as a community concern that came through in the community survey as part of that Masterplan processing in wanting to remove those deteriorating **jetties** at Berry Bay.

Transport will be going out to engage publicly on this detailed design and they are proposing to focus their efforts around recreating a jetty in front of Woodley's shed as shown in the Masterplan.

Sediment quality in the Bay is another issue that is *quite poor in sections of this bay, but* improving sediment and water quality of Sydney Harbour is something larger than a Berrys Bay Master planning process, and delivery of a foreshore park.

Council was asked to provide to Transport, if not already done so, the expert report of Dr Bill Ryall provided to Waverton Precinct on the serious contamination around the Woodleys shed in both land and water.

Transport for NSW stated that the Dolphin Wharf is something that is beyond the scope of the Berrys Bay Masterplan, but they do take concerns on board. *It was pointed out that 'taking concerns on board' is irrelevant if it is outside the remit of the Masterplan, unless something specific is intended by way of an action by the project team.*

The Mayor advised that she made it very clear in her meeting with Minister Graham that Woodleys is *"not an if, it's a when"* and the team from Transport need to hear it from the community.

Bruce Donald reported that he had recently spoken with Don Godden, the author of the heritage assessment of Woodleys some years ago and that he was very concerned it would be a case of demolition by neglect by Transport. Bruce again repeated the need for the Working Group to see the dilapidation report on the Woodleys shed which has been provided to Council but on a confidential basis

Transport for NSW advised that they would see if the report can be provided.

Council reported that its own inquiries confirmed that some basic structural work particularly on the base of the main supports can quickly make the structure secure.

4. Coal Loader Wharf Adaptive Reuse

The new government is having a look at the whole transport portfolio and the Coal Loader Wharf is one of those projects. Transport is currently waiting for government direction on the Coal Loader Wharf at the moment, and once they have that information they will be able to provide an update to the community and Council and work through the next steps.

Bruce Donald advised they should remove confidentiality from the report from the design they have which is a development of David Banbury's design from a few years ago.

Land Transfer

The land on Precincts 1 and 2 the majority of which is Transport for NSW land. TfNSW advised there are some sections of the work that may encroach on Council land near the car park behind the brick administration building (subject to Council comments) and that is to get a better design outcome for that part of the site.

The following questions were asked:

- is the care and control similar to crown land care and control. Is it a permanent care and control to council? Transport advised they would need to take that question on notice.
- what is the timeline for the design? The second half of 2024 is when it is likely to get started.

5. **Quarantine Depot**

The Mayor advised that there has been a resolution of Council to receive expressions of interest for pop up arts and cultural uses and that the process is underway. It will require an expression of interest and a DA.

6. **Waverton Bowling Club**

The Mayor advised that Council is making ongoing efforts to arrange a meeting with the Metropolitan Aboriginal Land Council and the owners of the club.

The Precinct noted its overtures had not yet resulted in a meeting as well.

7. **Waverton Peninsula Parklands Signage**

This matter will be reported to a future meeting once it has progressed to a point where input is needed.

8. **General Business**

Coal Loader Café

The Mayor advised that the expressions of interest have closed and proposals from three interested parties are currently being assessed.

Woodley's Shed

The Mayor advised that she and the General Manager attended a meeting with Minister Graham and raised the matter of Woodleys Shed. At that meeting with Transport for NSW they made it very clear that Woodleys Shed has great heritage significance and it is to be fixed, and the heritage is to be preserved.

Dry Dock

Genia McCaffery asked why Council cant commence action based on the court decision to demand the removal of the floating dry dock as it breaches the court judgement.

Council's Manager Development Services advised the Working Group that the court decision related to the alteration to the existing docking and the actual use of the floating dry dock for maintenance purposes. Council is in the process of taking advice in regard to the floating dock.

Quarantine Depot

The Depot gates have now been opened for everyone to look around and it was suggested the next meeting of the Working Group be held at the Quarantine Station.

11. Next Meeting: 5 December 2023

The meeting concluded at 6.30pm.
