

**MINUTES OF THE WAVERTON PENINSULA WORKING GROUP MEETING
HELD IN THE ROS CRICHTON PAVILION
AT 5.30PM TUESDAY, 20 AUGUST 2024**

PRESENT

Councillor Baker, in the Chair
Councillor Beregi
Councillor Welch

Staff:

Therese Cole, Chief Executive Officer
Gary Parsons, Director of Open Space and Infrastructure'
Marcelo Occhiuzzi, Director Community, Planning and Environment
David Banbury, Landscape Architect/Project Co-ordinator
Surb Bhatti, Conservation Planner/Heritage Officer
Ian Hoskins, Council Historian (remote)
Peita Rose, Governance Officer (minutes)

Citizen Members:

Bernard Smith, Lavender Precinct
Bruce Donald, Waverton Precinct
Ian Grey, Chair, Waverton Precinct
John Bohane, Waverton Precinct
Genia McCaffery, Chair, Euroka Precinct

Visitors:

Dean Mcallister, Delivery Director, Western Harbour Tunnel -TfNSW
Simon Cooper, Project Director, Western Harbour Tunnel - TfNSW
Sam Schubert, Environment and Sustainability Manager - TfNSW
Kandice Wright, Director Place North - TfNSW
Lynette Gurr, Principal - GML Heritage
Jack Lee, Consultant - GML Heritage

Apologies:

Margaret Petrykowski, Waverton Precinct
Iain Bartholomew, Waverton Precinct
Mary Curran, Euroka Precinct
Ken Robinson, Co-Chair, Euroka Precinct

1. Minutes

The Minutes of the previous meeting held on Tuesday 23 April 2024, copies of which had been previously circulated, were taken as read and confirmed.

2. Matters Arising

Nil.

Dean McCallister from TfNSW presented an update on the Berrys Bay parkland design progress and Woodley's Shed.

Transport want a strong outcome for the community.

Transport acknowledges it has taken some time, but they have been working closely with Council to progress the Berrys Bay design and discussions on Woodleys Shed.



Berrys Bay design is progressing and construction is planned for early 2025

BACKGROUND

Ministers Conditions of Approval (WHT)

- The Western Harbour Tunnel (WHT) Planning Approval condition E52 does not specify the specific retention of the shed.
- E52 requires options for protecting and reusing salvaged heritage infrastructure from the former Woodleys Shipyard and BP Sites in the landscaping of Berrys Bay.

Structural integrity of Woodleys Shed

- The shed is in poor condition with rusted, pitted, loose and missing cladding and internally, the steel work is very deteriorated.
- **Safety obligations:** To ensure duty of care (WHS Act) obligations the existing shed is considered a safety hazard and adequate protection of this structure would be required for public and worker safety.

Berrys Bay Masterplan

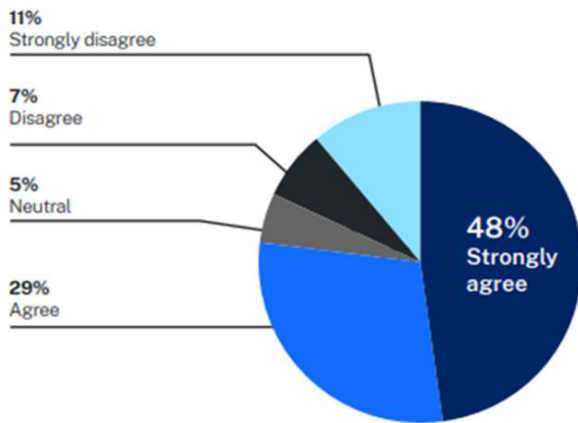
- The Berrys Bay Masterplan was well received by the community.
- Kayak storage and water access was a key response through consultation.

Way Forward

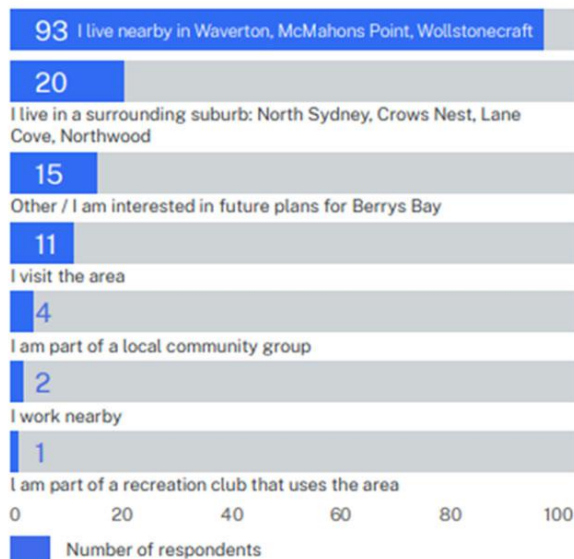
- Transport and North Sydney Council have been in discussions for several months regarding options available for Woodley's Shed.

- The balance of Transport, Council, stakeholders and community needs is important, with the aim of opening as much of the precinct as possible for the public while avoiding long-term liability concerns.

How strongly participants agree with the vision for Berrys Bay



Relationship of participants to Berrys Bay



HERITAGE AND HISTORICAL SIGNIFICANCE

- Woodleys heritage assessment - heavily modified from original and early structure forms, materials and use.

"The roof and structure show obvious modifications and expansions over time, including removal of secondary vertical supports internally and construction of saw tooth roofs. The shed sits partially over reclaimed land."

"While the proposed works will impact heritage features that contribute to the overall site significance, these are considered acceptable when balanced against the benefits of opening the space to public use."

Following discussions with North Sydney Council, two feasible options have been identified and presented to the Waverton Peninsula Working Group:

- Option 1: Interpretive reuse (preferred)
- Option 2: Retain structure and make safe

Woodleys Shed Option 1: Interpretive Reuse

Description	Key considerations
<ul style="list-style-type: none"> • New corrugated structure in general keeping with external shape and dimensions • New internal structural arrangement to suit future community use (to be determined by Council) and prolonged building life • Materials to be of a similar nature to original • Code compliant building (inc. utility connections) • Notes to history and use of original structure • Re-incorporation of some historical elements 	<ul style="list-style-type: none"> • Preservation of heritage elements (i.e sign, shape, materials) • Allows full public access and opportunities for community use • Increased longevity of the structure and less ongoing maintenance • Can be delivered as part of the new Berrys Bay foreshore parkland works by Transport and its contractor



High level concept only. Designed to be refined.

Example of heritage reuse [Sub Base Platypus site](#), North Sydney

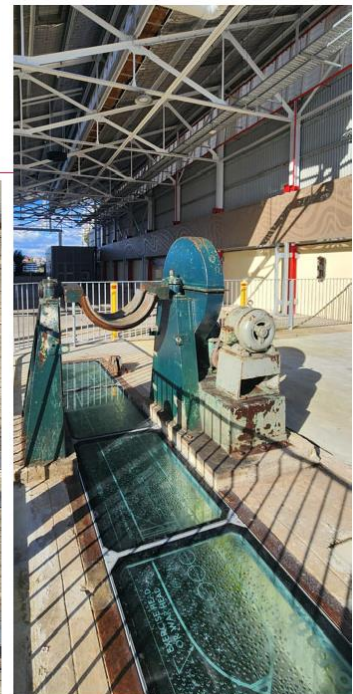
- Harbour Trust led the redevelopment of the Sub Base Platypus, which was formally a torpedo factory, submarine base and gas works, into an emerging community recreation and work hub.
- The Torpedo Factory Renewal project involved the partial demolition of the building, which was converted into a sheltered public space and incorporated the original heritage qualities of the building.



Example of heritage reuse [Sub Base Platypus site](#), North Sydney



Example of heritage reuse [Sub Base Platypus site](#), North Sydney



Woodleys Shed Option 2: Retain structure and make safe

Description	Key considerations
<ul style="list-style-type: none"> Assess ability to construct new boardwalk safely next to the building Install temporary fencing or hoarding ~ offset around building façade to protect from any potential falling debris Clear debris and secure entry points Demolish slipway office to facilitate BB Masterplan design Minor repairs, propping or removal of select existing structural elements to enable safe work access 	<ul style="list-style-type: none"> In line with the WHT EIS Safety exclusion zone around shed may prevent access between Precinct 2 and 3 No public access Long term liability issue



NEXT STEPS

- Taking into account feedback received from the Committee and Working Group, Council would make a recommendation to Councillors.
- If preferred option supported, the Berrys Bay PDLP would be updated to incorporate Woodleys Shed.
- Community consultation on Berrys Bay PDLP targeted for early 2025.
- Early work construction on Berrys Bay expected to start early 2025, in parallel with PDLP consultation.

Ian Grey (IG) advised that the community has been pushing for Woodleys Shed to be maintained, not necessarily in its current form with a fence around it. The idea was to make it a Community Centre. The Woodleys Shed was the obvious spot to hold community activities and have kayak racks outside.

IG also mentioned that they had joined a group which is petitioning the NSW Government to remove derelict marine structures and derelict vessels in Sydney Harbour. Berrys Bay has a number of dilapidated structures and vessels not being maintained. There is also the history of the Baragoola on the other side of Balls Head.

IG stated it's about pulling out all the redundant piles in the bay and making it safe and that they really want TfNSW to not only fix up the land but tidy up the water. It should be a beautiful, integrated Bay that people feel happy and safe in.

John Bohane (JB) advised that they could design a proper purpose-built Community Centre as we are here to save the shed and now, we are under the commitment that there is a saving potentially of the use being more important than the form. It needs to be a closed shed because there is so much passive recreation going on in the area and there is so little shelter in the area, and a lot of great buildings have porticos or verandas which allows for passive use when the shed is locked.

IG advised a design that is similar to the Woodley's Shed and the ship-building industry, and retains some of the features of that, as we don't want it to be a museum. Also, with the slipway there the last thing you want is children or anybody else swimming at that as it is full of toxic waste.

JB stated they need to face the issue to clean up the harbour - make it safe and spend the money.

SC advised that the government has lost its funding for the GST and that it's gone to Western Australia. NSW has lost \$12 Billion on the whole and the basics of it is right now the NSW Government is in the state of austerity.

Bruce Donald (BD) asked what the nature of the commitment would be to deliver option 1, on a design basis agreed with Council, how firm a commitment are you offering if we go back and consider the two options?

SC stated that there was the chat last year when they came back to council to present about the Masterplan, and why is it taking so long, and part of that is how do we work with Council to achieve a larger and better outcome including the shed. Part of that would be the PDLP as (a) we are consulting on it and (b) we are putting it out there as part of the PDLP. Part of this process is that people are giving us guidance and if we build with a new structure, that is something that has known controls and we believe that we would be able to find the budget, and we can seek it out of the government.

SC also stated it depends on if people are asking to refurbish the whole harbour, then we aren't going to have the money for that. Where we are at right now is assuming we have looked at what this might cost, and we think we can get there. We can't fit out the inside but in terms of getting a structure that will last and hand over to council.

IG advised they have been fighting this issue for over 30 years now and all we need is some smart financial person in TfNSW to lock us into option 1, demolish the building and then all of a sudden there is no funding.

SC advised that whatever TfNSW do they have to liaise with Council to make sure they are putting something together that works for everybody.

3. General Business

Greenway Men's Shed

The Mayor advised TfNSW that the Greenway tenants' group have a Men's Shed and they use timber with historical connections to North Sydney. They would like some of the timber that has fallen off the Coal Loader Wharf into the harbour. Would it be possible for some of the planks of the timber that have fallen off the Coal Loader Wharf and that is being stored on the foreshore be delivered to the Men's Shed? They make wooden boards for cutting and for presentation and they sell them and fund the Men's Shed. They also go to programs for the Greenway Tenants Association.

Transport for NSW advised that they would look into this.

Bruce Donald

Bruce Donald advised the Working Group that after 30 years he will be retiring from the group.

The Mayor acknowledged, noting that words don't do it justice, the enormous contribution that Bruce has made, to not only this working group over the many years, but more importantly to the battles for the Peninsula public lands. Without Bruce we would be in a much poorer community and not in the position that we are with magnificent public lands to enjoy. We wouldn't have Carradah Park, we wouldn't have the Peninsula Masterplan that guides to this day what is happening on our Peninsula. So, with gratitude beyond words thank you Bruce for your contribution. It will be a great loss to us to not have your formal contribution here.

The Mayor will move a vote of a debt of gratitude and thanks to Bruce Donald for his contribution to the Working Group, the previous task force and to our community over more than the last 30 years, but foremost the last 30 years with the Waverton Peninsula Working Group.

Voting was unanimous.

4. Next Meeting:

TBC (meetings to be scheduled on an as-required basis).

Meeting closed at 7.15pm
