

Milson Precinct Meeting - MINUTES

Thursday 3 October 2024, 7.30 pm @ Church by the Bridge

- **Acknowledgment of Country** – We acknowledge the Cameragal people of the Eora nation, the traditional custodians of the land on which we meet.
- **Introductions Nos: 15:** JC, MB, JN, EB, MC, ID, IH, FH, CC, DB, SG, PR, LE, P&AJ
- **Apologies:** (6) T&FO, VB, CL, LH, RK
- **Last Meeting Minutes – 8 August 2024** **Moved: FH** **Unanimous**

Guest Speaker: Mary Curran – Waverton Precinct – SOS Save our Sydney Harbour

To seek Precinct community support for the petition to the State Govt. to take action to clean up the deteriorating harbour infrastructure (docks, jetties, pylons etc) and moored boats, with infrastructure often remaining just under the surface of the water, impacting kayakers and other harbour users.

Responsibility for this area sits with TfNSW, who have sent out 300 notices to boat owners to 'cleanup' their boats. However, the continued issue of moored boat abandonment and degradation shows that whilst there are mechanisms in place, moving from notification to enforcement is not effective in ensuring appropriate maintenance, clean up and insurance cover. In effect, it is the NSW taxpayer who ultimately pays the bill for the cleanups – an example being the recent boat burning which left charred timbers floating in the harbour with nails protruding from them – being a danger to harbour users.

Mary showed Video <https://saveoursydneyharbour.com.au> and briefed Precinct on the active E-petition which aims to generate a minimum of 5000 signatures before Christmas 2024 to bring this matter to parliament for debate on the issue of derelict and abandoned boats at moorings and deteriorating harbourside infrastructure.

The link to sign the petition can be found at <https://www.parliament.nsw.gov.au/la/Pages/ePetition-details.aspx?q=DqXN3A0U4R3g8W25kiQwMw>

Mary also shared some insights and experiences from the 2022 Berrys' Bay Floating Dry Dock DA and subsequent Land and Environment Court hearing and Appeal. <https://www.caselaw.nsw.gov.au/decision/1826cf0a72afd7a730c6fa82>

This case highlighted the importance of Community participation in any developments that impact on Harbour and surrounds (with reference to the Pattons Slipway DA currently with NSC).

Mary spoke to a detailed paper by Dr. Bill Ryall titled 'Western Sydney Harbour Snails Bay, Berrys Bay, Balls Head Bay and Cockatoo Island – The high risk of contamination of water and sediments resulting from long-term mooring of unattended commercial vessels' which details the risks of pollutants (marine

Biocides) leaching from deteriorating paints and coats of moored vessels. This paper is available through the Milson Precinct secretariat on request by email.

MOTION: Milson Precinct supports this e-Petition to State Parliament to Save our Sydney Harbour. Milson Precinct requests permission of NSC to allow core flutes concerning this e-Petition be allowed to be displayed, on public lands, around waterway areas within the LGA, to inform people, for the duration of the petition.

Moved: EB. Seconded: JC. Voting: Unanimous

Milson Precinct thanked Mary for coming to our meeting complete with technology

DA 216 / 2024 - PATTON's SLIPWAY – 62 Willoughby Street, Kirribilli - Submissions by 8 Nov

Proposed DA - demolition of existing burnt out boat shed, timber jetty and associated piles, portion of a hardstand, removal of slip rails, existing mast crane, and concrete steps & stairs; installation of new marina facility to accommodate five (5) berths: erection of new single story boat shed , crane, landscaping, parking and fencing.

Much discussion was had amongst all those present - about previous submissions; current 2024 submission has plans and reports dated 2017, 2019 and 2022; the NSC notification letter does not have a plan view, only elevations – so the extent of the proposed extension into the harbour is not seen or known from that letter.

New Boat shed is shown as going beyond Patton's freehold land boundary (FLB), into RMS lease area.

Existing slip rails only go out to the same point into the cove as the NSC public pontoon.

Existing slipway pier is shown on plan extending into cove approx. 18m from Freehold land boundary (FLB)

New hardstand comes out approximately 11 m from the freehold land boundary (FLB), with the boat births going out twice the distance of the slips into the cove – about an additional 18m from freehold land boundary, making a total of approximately 30m extension into the cove, covering an area of 799sqm.

Proposed crane extends out approx 15m over cove from Freehold land boundary and extends up approx. 7 m (a two-storey building), situated on the hardstand that is a further 2m higher than the AHD – so closer to 9m (3 storeys) high.

It was noted that when the **architects Weir Phillips**, whose name is on the NSC's latest DA notification drawings, dated Sept.2024, were invited to attend Precinct to outline the DA proposal, they informed that they had not done any work for Patterns for several years. Precinct attendees found this response to be of great concern, and

respectfully submit a DA of such major significance requires appropriate design and technical resources during the DA submission period to allow appropriate consultation, information and participate for community and Council.

EIS by Hamptons Property (also used by NOAKS for Floating Dry Dock application) - executive summary claims that the concerns of NSC and residents about previous applications have been addressed in this DA, by decreasing the visual impact, by smaller vessels (BUT the Size – length & cabin heights of these 'smaller vessels' are not mentioned); the new boat shed is reduced to single storey building for storage; p30 shows impacts out to end of berths; pp56-57 shows artists rendition of impact of boats on views.

URBIS report pp7-17 shows impacts of views from Ensemble Theatre of the boats in the berths.

Concerns raised:

- Spray Painting needs to be in a sealed and pollution-controlled structure.
- Acoustic controls need so be incorporated within the structure, it can't be open to the air.
- Toxic materials transport management – including the transport, unloading, storage and usage of soda and sandblasting
- Traffic Impacts – large trucks will access the site via narrow 2-way streets during operational periods. These streets are narrow, carry significant school, resident and flow-through traffic as well daily and evening pedestrian traffic. (Restaurants, Theatre, Parks etc)
- AFSS – Question: is the Annual Fire Safety Statement up to date with fire hydrants and other requirements? This is views as important given boat yards have extensive flammable items.
- Boat Slipway Operational Intensification – view that activity and intensity of site operations would increase materially to justify the costs of this development. No business case and plan of operational management has been made available
- Operationally- concern that this proposal does nothing to protect and enhance the harbour and only increases pollution and loses public amenity.
- EPL Licence No. – find the current protection licence.
- Agreed to engage Tony Moody, who previously worked with the Ensemble Theatre DA matters.
- Navigational issues increased – access to the Harbour by kayakers, because of new kayak storage in Milson Park and the Historical skiffs leaving from Milson Park, will mean that all users of the harbour from Milson Park will have increased navigational issues with the extension of this proposed facility into the Cove, narrowing the trafficable waterway between Stannards and Patton's .
- Procedural matters. – need to stay focused on these – SNPP – Sydney North Planning Panel will manage the matter after NSC report and recommendation, focusing on 6 grounds.

- It was noted that of the importance to ensure Community is established as 'party' to the matter to ensure the s.34 'Conference' , which is held behind closed doors, includes community input.
- Intrusion into Careening Cove – concern of encroachment over the harbour by a private facility. Need to ascertain view of NSC on this
- Concern about increased pollution and increase waste – particularly to the current sediment, which has been present for over 20 years, and will be disturbed during the construction phase and activated in future operations.

The previous concerns of NSC in 2021 were: (from EIS pp11)

- Intensity of use
- Expanse of hardstand area
- View impact assessment
- Traffic
- Acoustics
- Air quality
- Light spillage
- Plan of Management
- Fire Safety
- Community consultation
- Heritage

Milson Precinct request that NSC request the following from the applicant, Pattons:

- Establish which Architects are applicable to this DA to ensure clarity, consistence and resourcing
- Require the applicant to submit hard evidence of a realistic cost estimate (EG a quote from a relevant contractor).
- Require the applicant to delineate the visible encroachment on the harbour with buoys - to be placed out into the Cove at the extension of the berths and hardstand.
- Heights poles to be put into place to show the heights and lengths of the boats - to maximum sizes that will be allowed - for these 'smaller craft' ,
- Height poles for the crane at open, closed and extended positions.
- Business Case showing intensity of operations, pollution and waste management as well as better traffic plans
- While the boatshed has been reduced to one story, it extends beyond the freehold land boundary – into the RMS leasehold area – is this allowed?
- The roof structure of the boatshed should be flat and in line with the council viewing platform, so as not to impinge upon public views.
- A full operational traffic plan, including truck movement plans, detailing which streets will be impacted and the frequency thereof.

MOTION: Milson Precinct to make a submission on behalf of the community based on above discussion. Milson precinct to encourage other residents to

make own submissions by 8 November, by distributing via email list, a set of dot points.

Moved: FH. Seconded: JC. Unanimous

General Business:

Recycle Smart – Collection of 2 bags of the ‘difficult to recycle’ items from your home every 4-6 weeks, paid for by NSC – includes polystyrene, coffee pods, old clothes and shoes, electrical items, blister packs, soft plastics etc. see their website to book in: <https://www.recyclesmart.com>

CPC meeting: Tuesday 22.10.24

February Mtg – Tony Irwin as Guest speaker - re Nuclear Energy – Information on risks and benefits, with AGM following meeting.

We seek support for letterbox drops of meeting notices. We will send a pre-meeting note to attendees and welcome all support to increase awareness and participation of our community.

Thank you for attending

Next Meeting: early December 2024 – with Christmas Cheer

Appendix – Pattons Slipway DA Proposed Site Plan Diagram

