

MINUTES: WAVERTON PENINSULA WORKING GROUP MEETING HELD IN THE ROS CRICHTON PAVILION AND VIA ZOOM ON TUESDAY 31 MAY 2022 AT 5.00PM.

PRESENT

Councillor Baker in the Chair. Councillor Beregi and Councillor Welch

Staff:

Rob Emerson, Director Open Space & Environmental Services
David Banbury, Landscape Architect/Projects Co-ordinator
Stephen Beattie, Manager Development Services (remotely)
Peita Rose, Governance Officer (Minutes)

Citizen Members:

Bruce Donald, Waverton Precinct
Ian Grey, Chair, Waverton Precinct
Margaret Petrykowski, Representative Waverton Precinct
Ken Robinson, Co-Chair, Union Precinct
Mary Curran, Co-Chair Union Precinct
Bernard Smith, Lavender Precinct
Paul Pokorny, Secretary, Sea Heritage Foundation Pty Ltd (remotely)

Apologies:

Councillor Mutton, Iain Bartholomew, Waverton Precinct

At the commencement of business (5.00pm) Councillors present were:
Councillor Baker in the Chair

1. Welcome

2. Minutes

The Minutes of the previous meeting held on 5 October 2021, copies of which had been previously circulated, were taken as read and confirmed.

Moved by Bruce Donald and seconded by Mary Curran

Voting was unanimous.

3. **Matters Arising**

Nil.

4. **Berrys Bay**

a) *Land transfer.*

Council's Acting General Manager updated the Committee on the Land Transfer. The draft MOU went out for community consultation and the results of the consultation were reported to Council at its April meeting. Council resolved at that meeting:

1. THAT Council continues to strongly advocate that the State Government needs to design and engineer the proposed motorway facility buildings within Cammeray Park to be fundamentally constructed fully, or partially, underground".

2. THAT, subject to the inclusion of the principle included in (1) above, Council enter the MOU with TfNSW to ensure the quantum of open space within the municipality is maintained.

3. THAT Council reiterates that it does not regard the transfer of the land at Berrys Bay as sufficient compensation for the loss of public land at Cammeray Park.

Council is seeking that TfNSW fully or partially underground the buildings at Cammeray Park so that there is not a loss of public open space at that site.

The Mayor stated that she met with Minister Anthony Roberts and, amongst other matters, raised the transfer of land at Berrys Bay. Mr Roberts requested that the Mayor write to him and indicated that he would assist in moving this forward.

b) *Early public access to select areas (Woodleys shed, carpark) and around Western Harbour Tunnel (WHT) site compound.*

Council's Landscape Architect/Project Co-ordinator addressed the committee in regard to the requirement to maintain the pedestrian access around the (WHT) Berrys Bay work site, which is a condition of the Western Harbour Tunnel approval.

Council had a meeting with TfNSW on 23 May where this matter was discussed. TfNSW presented plans to access the beach area south of Woodleys site via the Quarantine Depot. These plans have been rejected and officers have again requested that access be maintained to the existing track at the rear of the Woodleys site. This will be eventually linked to the Quarantine Depot under the upgrade plans for that site which Council is developing.

In addition, TfNSW advise they are working on plans to maintain pedestrian access from Carradah Park to Balls Head Road.

c) *Community & Stakeholder Working Group for design of public lands post-WHT.*

Council's Acting General Manager addressed the Committee stating that the last meeting of the Community & Stakeholder Working Group convened by TfNSW was in February. The minutes are available on the TfNSW project portal.

TfNSW is yet to schedule the next formal meeting. However, Felicity Wilson - State Member for North Shore has asked to meet with members of the Berrys Bay Working Group, to talk about Berrys Bay and more generally about the Western Harbour Tunnel Project and an out of session meeting for this is scheduled to be held 6 June 2022.

Council will take that opportunity to talk about other issues including the early access to Berrys Bay sites not required for the WHT project, and the demolition by neglect that is occurring of the Woodleys Shed and Coal Loader Wharf.

d) *Dolphin Wharf.*

Council's Landscape Architect/Project Co-ordinator stated that there no further progress to report on the Dolphin Wharf. The issue of the Dolphin Wharf may be raised at the meeting with Felicity Wilson at the proposed meeting of 6 June.

A Motion was moved by Bruce Donald and seconded by Mary Curran,

1. THAT this Committee formerly request Transport for NSW to provide the Working Group with details of the mooring licences for use of the Wharf.

Voting was unanimous

Resolved to recommend:

1. THAT this Committee formerly request Transport for NSW to provide the Working Group with details of the mooring licences for use of the Wharf.

e) *Berry's Bay Floating Dry Dock*

Council's Manager Development Services updated the Committee on Berry's Bay Floating Dry Dock.

The Berry's Bay Floating Dry Dock matter ran for a total of 9 days. On the last day of the hearing additional plans and details were submitted. It may take 3 months or more for a judgement on this matter. The Judge continuously referred during the hearing to possible conditions of approval, though what that may entail is not yet clear though the establishment of possible conditions is a standing process for the Court.

5. Coal Loader Wharf - *Adaptive reuse scheme.*

Council's Landscape Architect/Project Coordinator provided an update. As previously reported to the committee, there has been substantial progress over the past couple of years on the plans for Coal Loader Jetty (including acknowledgement by TfNSW of its great significance as an item of maritime heritage and its subsequent state heritage listing working closely with Heritage NSW). It was hoped for this meeting of the committee that a vision or draft concept plans for the adaptive reuse of the jetty would be tabled or announced. However, in a most recent meeting with TfNSW to progress appears to have stalled, with a reversion to a focus on 'make safe' / timber removal works. Council officers have reiterated to TfNSW that there needs to be a commitment to a scheme for the jetty commensurate with its heritage significance in the first instance rather than continual removal of heritage fabric.

TfNSW have requested that Council work with them on a vision statement and propose to undertake consultation in the near future.

6. Quarantine Depot

Council's Landscape Architect/Project Coordinator advised that since the settling of Council's purchase of the Quarantine Depot, work has been focusing on site clean-up (removal of overgrown vegetation and weeds, clearing of blocked drains etc) and investigation work. A detailed site investigation and services audit is due to commence shortly, and that work would help inform the design plans and scope for the site works. The primary aim of the site works is to make the grounds safe and accessible for the public.

Council would like to open the grounds to the public as soon as possible – (aiming for within 6 weeks) and further improvement work may then be undertaken, whilst maintaining access wherever possible.

Further consultation is proposed regarding ongoing uses for the site cottages.

7. Waverton Bowling Club

The Waverton Bowling Club site is currently the subject of a Land Rights claim. The Land and Environment Court hearing is scheduled to run from the 11 – 13 July 2022.

In the Delivery Plan currently on public exhibition there is an amount of money to demolish the building, in the event that the site is transferred to Council's care and control, but no funding beyond that (e.g. for embellishment).

There will be a need to undertake more community consultation about future plans for the site.

8. General Business***MV Cape Don – proposed move for Western Harbour Tunnel project***

Paul Pokorny, Secretary, Sea Heritage Foundation Pty Ltd addressed the committee. MV Cape Don representatives have had ongoing meetings with TfNSW over the last couple of years, most recently with a team of four engineers tasked with a revised temporary wharf, south of the coal loader. A previous scheme had been proposed that projected from the SE corner of the coal loader platform diagonally out into the bay. However, the new scheme being presented is closer to the shore. TfNSW tabled 30 pages of technical drawings at that meeting however did not leave a copy. Hydrodynamic modelling is yet to be done. TfNSW have advised the plan was to build the new wharf by March 2023, and the ship may need to remain there until 2027.

The move to the south of the coal loader has been presented as the only option for the vessel. However, the Cape Don representatives have concerns as to how it will impact on safe and convenient access for their staff, volunteers, tour groups and the visibility of the ship. For the southern relocation access would need to be via the 180 m long coal loader tunnels which are not well lit and have variable floor surface, which would increase difficulty for pedestrian access and delivery of materials to the vessel. In addition, there would be a significant increase in the number of stairs they needed to traverse to get to the ship. Other concerns centre on maintaining current amenity in regard to power, water, and sewerage as well as a fire main for the new jetty.

Paul advised the preferred option for the vessel has always been to relocate to the restored heritage Coal Loader Jetty, or if timing of that project did not work, to a new temporary north of the existing heritage jetty, which would be much better for access and visibility and less distance to service the vessel.

The ship is planned to go into dry dock in January 2023 (there is a booking with Thales Dock) before returning to the Coal Loader.

Council's Landscape Architect advised that Council has concerns with TfNSW plans to take a power supply through the heritage tunnels to service the proposed southern wharf and to pump concrete from Balls Head Drive via the bushland area and in close proximity to the southern end of tunnel no. 4 (where the microbats roost).

Power Works to Berrys Bay WHT worksite

Council's Landscape Architect/Project Coordinator noted that TfNSW are proposing to trench a temporary 11kV electrical service from Wollstonecraft to the Berry's Bay worksite, which appears to go through the footpath / verge area in local streets as well as the road carriageway. Council officers are concerned with impacts on the established street trees along the route.

9. **Next Meeting: TBC**

Meeting concluded at 6.25pm