

9.3. Waverton Peninsula Working Group Minutes - 12 September 2023

AUTHOR	Peita Rose, Governance Officer
ENDORSED BY	Gary Parsons, Director Open Space and Infrastructure
ATTACHMENTS	1. Waverton Minutes - 12.09.23 [9.3.1 - 5 pages]
CSP LINK	5. Our Civic Leadership 5.2 Strong civic leadership and customer focussed services 5.3 Community is engaged in what Council does

PURPOSE:

The purpose of this report is to advise Council of the proceedings of the Waverton Peninsula Working Group meeting held on 12 September 2023.

EXECUTIVE SUMMARY:

- This report presents the recommendations of the Waverton Peninsula Working Group meeting held on 12 September 2023 for Council adoption.
- Where the Working Group recommendations are supported, they are proposed to be adopted by Council.
- The minutes are attached for information.

RECOMMENDATION:

1. THAT the Minutes of the Waverton Peninsula Working Group meeting of 12 September 2023 be noted.

Background

The Charter of the Waverton Peninsula Working Group states:

10.4 A report on the proceedings of Working Group meetings are to be submitted to the next available meeting of Council for endorsement, including all recommendations. Any Councillor, irrespective of whether that Councillor is a member that Working Group, may be the mover or seconder of a motion to confirm the proceedings of a Working Group meeting.

Financial/Resource Implications

There are no financial implications associated with the recommendations of this report.

**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

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, Euroka Precinct

Genia McCaffery, Chair, Euroka Precinct

Mary Curran, Euroka 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.

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:

Ian Grey, Chair of Waverton Precinct advised that Transport for New South Wales has attended these meetings previously and briefed the group periodically, and at the last meeting there was a late change of players and the guy from Maxony came along and told the group all about what they are doing, it was left with him on the basis that we really needed to have a briefing that got beyond the generalisation and really started to tell the group about what is happening with the Maritime leases, what is happening with the Woodleys Shed, where is the Master Plan up too and when is the park going to open?

Transport for New South Wales advised the following:

- the design for the Master Plan is not at a base where they are able to share with the wider group;
- they have the Master Plan but the Minister has not signed off on where the design is for the release.
- discussions are ongoing with Council regarding a draft 30% design and preliminary consultation, and once that is ready, they will take that out to the public to consult with and provide more detail.

The Mayor advised that an on-site meeting was held with herself and General Manager on 1 September 2023, to start the conversation again in and around Parklands and the next steps for conversation around Woodleys Shed.

Ian Grey advised that they need answers which are in the Master Plan. He stated that when you are at the lookout and look, you can see all these derelict walls and pylons that are still in the Bay and suggested it would be nice if Maritime could start a parallel project in removing pylons.

3. Berrys Bay

Transport for NSW advised they are in the process of carrying out detailed site investigations to enable the detailed design for the Berrys Bay Master Plan.

The Master Plan 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 NSW 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 Master Plan processing in wanting to remove those deteriorating jetty's at Berry Bay.

Transport for NSW 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 Master Plan.

Sediment quality in the Bay is another issue that is quite poor, improving sediment and water quality off Sydney Harbour is something larger than a Berrys Bay Master Planning process, and delivery of a foreshore park.

Transport for NSW stated that they had been talking to Mary Curran in regard to the Dolphin Wharf which is something that is beyond the scope of the Berrys Bay Master Plan, Transport does take concerns on board, and they can work with Maritime to take that comment back. It was advised that there was nothing Maritime could do if they have their leases and if everything was up to date in terms of their licenses.

Transport for NSW advised they would take on board the submerged boat at the Dolphin Wharf .

Ian Grey stated it is not just the Dolphin Wharf but also the derelict wharves in the jetty which are separate issues.

Transport advised the derelict wharves in the jetty which have no owners and are now reverted to Maritime, as opposed to the Dolphin Wharf, which is an actively leased asset from Maritime.

Ian Grey advised that if the Woodleys Shed can be saved it would provide a really good location for a Community Centre and possibly a Sailing Club and kayaking.

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 for NSW need to hear it from the community.

Bruce Donald advised that the fact that Woodleys has been allowed to get to this stage is the failure of government. To get in and do the basic work on the structure to hold it up is doable. They would like to see a clear statement from government that this is going to be done. They want to know that the Woodleys heritage is going to be preserved.

Transport for NSW advised that they understand it is important to the community and that they are carrying out a number of assessments on the site at present to better understand it's condition and eventually develop options for its future.

Bruce Donald asked if the group could look at the dilapidation report.

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

4. Coal Loader Wharf Adaptive Reuse

Transport for NSW advised 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.

5. 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?

It was stated they have had some extra reports done that have taken longer than planned in terms of getting out and doing investigation works. They are engaging with council and want to make sure they get wholesome responses back and have given it more time to get more feedback from Council. The original timelines were to try to start construction by the end of this year. It was advised that they won't be starting anything until the second half of 2024.

Ian Grey advised that ideally they would like this all to be synchronised so that the bay gets fixed, and the park opens at the same time.

6. Quarantine Depot

The Mayor advised that there has been a resolution of Council for the Quarantine Depot 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.

7. 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 with no response. They have had three meetings arranged. The Mayor has written again this week to Nathan Moran asking for him to meet with her. The Mayor has advised that she will not give up until she has met with Nathan or some other representative of the Metropolitan Aboriginal Land Council as they are aware we want to know their plans for the site.

Bruce Donald advised they have done the same and that they had the same experience. They were assured that Nathan was really keen to talk to them and had sent him emails and left voicemails for him.

The Mayor advised her next port of call is Yvonne Wilden who is a Councillor at the City of Sydney.

8. Waverton Peninsula Parklands Signage

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

9. General Business

- **Coal Loader Café**

The Mayor advised that the expressions of interest have closed for the Coal Loader Café and proposals from 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 Woodley's Shed. At that meeting with Transport for NSW they made it very clear that Woodley's 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 can't 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**

Council's Landscape Architect/Project Coordinator advised that the Quarantine 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.

9. Next Meeting: 5 December 2023

The meeting concluded at 6.30pm.