

9.1. Waverton Peninsula Working Group Minutes - 23 April 2024

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ENDORSED BY	Gary Parsons, Director Open Space and Infrastructure
ATTACHMENTS	1. Waverton Minutes - 23 April 2024 [9.1.1 - 6 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 23 April 2024.

EXECUTIVE SUMMARY:

- This report presents the Minutes of the Waverton Peninsula Working Group meeting held on 23 April 2024 for Council adoption.
- The following matters were discussed at the Waverton Peninsula Working Group meeting:
 - Berrys Bay Masterplan
 - 'Badangi Beach' proposal
 - Coal Loader Wharf Adaptive Reuse
 - Quarantine Depot; and
 - Waverton Bowling Club
- The minutes of this meeting are attached for information.

RECOMMENDATION:

1.THAT the Minutes of the Waverton Peninsula Working Group meeting of 23 April 2024 be noted.

2.THAT Council explore the potential to restore urban swimming at Badangi Beach for residents of North Sydney Council, noting the current review of the Open Space and Recreational Needs Study.

3.THAT Council support and promote the petition to the Legislative Assembly on the dilapidated structures and vessels on Berrys Bay through Council's website and social media channels.

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.

Report

The Working Group made two recommendations for Council's consideration:

Badangi Beach

1. THAT Council explore the potential to restore urban swimming at Badangi Beach for residents of North Sydney Council.

It is recommended that Council adopt the following amended wording:

1. THAT Council explore the potential to restore urban swimming at Badangi Beach for residents of North Sydney Council, noting the current review of the Open Space and Recreational Needs Study.

Petition

1. THAT the Working Group recommend Council support and promote the petition through Council's website, social media and any other method.

It is recommended that Council adopt the following amended wording:

1. THAT Council support and promote the petition to the Legislative Assembly on the dilapidated structures and vessels on Berrys Bay through Council's website and social media channels.

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, 23 APRIL 2024**

PRESENT

Councillors:

Councillor Baker (Mayor) in the Chair
Councillor Beregi
Councillor Welch

Staff:

David Banbury, Landscape Architect/Project Co-ordinator
Peita Rose, Governance Officer

Citizen Members:

Bernard Smith, Lavender Precinct (remote)
Ian Grey, Chair, Waverton Precinct
Iain Bartholomew, Waverton Precinct
Ken Robinson, Co-Chair, Euroka Precinct
Genia McCaffery, Chair, Euroka Precinct
Mary Curran, Euroka Precinct

Visitors:

Cameron Crowley, Resident

Apologies:

John Bohane, Waverton Precinct
Bruce Donald, Waverton Precinct
Margaret Petrykowski, Waverton Precinct

1. Minutes

The Minutes of the previous meeting held on 5 December 2023, copies of which had been previously circulated, were taken as read and confirmed.

Moved by Ian Grey and seconded by Genia McCaffery.

Voting was unanimous.

2. Matters Arising

Nil.

3. Berrys Bay

a) Detailed design for the master plan site

Council's Landscape Architect/Project Co-ordinator advised that following a series of technical workshops with TfNSW, Council officers had submitted review comments on 30% draft detailed design documents to TfNSW in November 2023. TfNSW's response to Council's review comments was received yesterday (22/4) so officers have not yet had the opportunity to go through them before the Working Group meeting. The TfNSW response will be reviewed over the course of the next few days ahead of a follow up meeting with TfNSW to discuss in more detail.

b) Woodleys Shed and Brick Administration building

The Mayor advised that Transport for NSW has had discussions with the Director Open Space and Infrastructure and TfNSW is proposing a community workshop, which will include the Waverton Peninsula Working Group, to look at detailed design and the potential for Woodleys Shed. This will be progressed and arranged shortly. The Group will be the first round of engagement with Transport for NSW.

The resolution of Council that everyone is acting on is we want the retention of Woodleys Shed. The Mayor has had a meeting with Kandice Wright from TfNSW about that and there was an acknowledgement that the community and the Council's position is to retain Woodleys Shed. Council has provided TfNSW with its engineering report and peer review of the TfNSW reports.

Council's Landscape Architect/Project Co-ordinator advised that TfNSW had requested a schedule of works that needs to be done before the shed is handed over to Council. This was submitted to TfNSW in January 2024.

c) Land transfer

The Mayor advised that in her dealings with TfNSW, she is continuing to ensure the land transfer to Council remains on the agenda and is progressed. Kandice Wright who is now overseeing all of this is very well aware of Council's desire to have all of the Berrys Bay state government land under Council's care, control & management.

Ian Grey said that when TfNSW presented to the Waverton Precinct, the precinct was advised that the timeframe for park redevelopment and handover was now stated as 'before completion of the tunnel project'.

d) Dolphin Wharf

Mary Curran advised that the Dolphin Wharf appears to be deteriorating. The owner of the South Steyne located at the Dolphin Wharf said that he is intending to take his vessel to the Maritime Museum in Darling Harbour. He has also been talking with the museum in regard to using the boat for school children to visit and lectures.

Ian Grey advised that the Waverton Precinct has always said they support the working harbour and they would have left the Dolphin Wharf just as is, but at the last meeting it was discussed that the Dolphin Wharf doesn't seem to serve a useful purpose, it's derelict and you can't even access it, so what is the point of it being there. Also, if the South Steyne and the other vessels moored there were moved, it should be dismantled.

Council's Landscape Architect/Project Co-ordinator noted that the Wharf is included in the Waverton Peninsula Strategic Master Plan as to be adapted for public access/use including day boating access. An adaptive reuse study was prepared to look at ways it could be reused, including potential ferry stop.

Mary Curran noted that TfNSW does not appear willing to spend money on these assets.

4. **'Badangi Beach' Proposal**

Cameron Crowley presented to the group on his proposal for restoring urban swimming for North Sydney Council at 'Badangi Beach.' He stated that Sydney Water have a program called '[Urban Plunge](#)' which he has spoken to them about, they offer a step-by-step process to engage with Council to turn an idea into reality.

Mr Crowley noted that the area is damaged from its industrial past, including the gasworks & explosives factory (now Wondakiah estate) on one side and the oil storage depot on the other side, which is still a working port. There used to be urban swimming on the other side many years ago. For the proposed swimming site there are no apparent land ownership issues. The area was State Heritage listed as of three months ago and State listing is supportive of environmental and recreational outcomes.

Mr Crowley noted his proposal aligns with Council's & key stakeholders objectives. The community he has spoken to seem to want it, Council seem to be open to it, Sydney Water have a program to help facilitate it and make it happen. The first step is a six stage water test. To have it validated for swimming you need to have a hundred water sample tests. The first step on the process is called a six stage water test.

The Mayor advised that Council has been through the process previously with Hayes Street Beach when it was supported as a place to swim. The Mayor spoke to Council's Director Open Space and Infrastructure and his view was that in terms of resourcing from Council, this is a very low intensity resourcing project to get it started, and that if it's supported by Sydney Water then potentially it is a cost neutral community benefit. It's about having community support so that we can get it going.

At the moment we have this site, which is beautiful but damaged from stormwater runoff, floating debris and the like. There is a need for cleaning to the area and access enhancements, including potentially some removal of the oyster beds. There are BBQ facilities, toilets and seating at the adjacent parkland (Berry Island Reserve). Shark netting would also need to be looked at as people will feel much safer. The netting type that minimises potential harm to fish, or possibly sonar – type deterrents could be

looked at. Access connectivity along the beach is hindered by some rock outcrops, which could be addressed by a boardwalk section so that you could walk continuously from HMAS Waterhen all the way along to Badangi Reserve via the beach.

The Mayor suggested that the project could be started by investigating water quality and exploring access options. It could be a light touch to begin, with the full plan implemented over a number of years.

A Motion was moved by Genia McCaffery and seconded by Ian Grey.

1. THAT Council explore the potential to restore urban swimming at Badangi Beach for residents of North Sydney Council.

Voting was unanimous

Resolved to recommend:

1. THAT Council explore the potential to restore urban swimming at Badangi Beach for residents of North Sydney Council.

5. Coal Loader Wharf Adaptive Reuse

The Mayor advised that Council would need to keep lobbying the NSW State Government and that she would once again write to the Minister. Council's Landscape Architect/Project Co-ordinator noted he received no further updates regarding the proposed adaptive reuse scheme. However, he had been advised in previous discussions that monies had been set aside but TfNSW were waiting on ministerial direction.

The Mayor advised Greenway Flats at Milsons Point is celebrating its 70th Anniversary and their men's shed collect wood and timber, which they use to make cutting boards and other things, that they sell in a partnership with the Scouts. They are interested in making use of timbers that have fallen off the Coal Loader wharf.

Council's Landscape Architect/Project Coordinator advised TfNSW will be doing repair works to the lower catwalk which provides access to the Cape Don. This was blocked off by TfNSW several months ago and it has restricted the MV Cape Don's volunteers ability to access and do works to the vessel. Whilst they finalise the design and installation Transport has agreed to put in an interim temporary scaffold to the vessel. This work has commenced. The MV Cape Don are negotiating with Thales drydock so that they can slip the vessel to attend to the hull. A working group has been established between the various stakeholders to progress this.

6. Quarantine Depot

Council's Landscape Architect/Project Co-ordinator advised that works are nearing completion on the outbuildings repair/refurbishment (toilet block and former Kerosene Store). This should be wrapped up in the next couple of weeks.

Council has engaged an access consultant who specialises in heritage site to review current plans for the site and building access improvements. This is so works can be prioritised as estimates prepared by the Quantity Surveyor have indicated that the full required extent of works exceeds the available remaining budget.

Improving access to the grounds and cottages externally is proposed to be primarily via a series of decks and ramps. Internal access works are also required within the cottages to make the bathrooms accessible. To do this the heritage architect has proposed a plan to swap the existing kitchen space, which is of sufficient size for an accessible toilet facility, with the existing toilet space – which is too small to meet access requirements and will become a kitchenette. Plans are currently being drawn up to allow these works to be put out to for pricing by a builder.

Works to address site drainage issues have been undertaken. However, the recent rain deluge event has shown that further works are required to deal with the amount of water that runs off the slope of the Balls Head bushland reserve above. In this event flash flooding over-topped the retaining walls and caused washing out of embankments, so better drainage upslope is required.

7. Waverton Bowling Club

The Mayor advised that she had written to the Metropolitan Local Aboriginal Land Council (MLALC) several times and has had four aborted meetings with them. She also went to a housing affordability summit at Sydney Town Hall organised by City of Sydney and the Southern Sydney Regional Organisation of Councils (SSROC), and the person that gave the welcome to country was the Deputy Chair of the Metropolitan Local Aboriginal Land Council. He talked about how the MLALC are in Waverton and they will do everything they can with the land they own to provide affordable housing for their mob. The Mayor is still pursuing a conversation with the MLALC about what is going to happen on that site.

Genia McCaffery noted that the site is zoned Open Space. The Mayor said that rezonings for Aboriginal sites receive a fast-track through the Department of Planning. Community consultation is still required.

Ian Grey noted press reports that the Land Council has reached agreement on a financial compensation for the new Western Harbour Link going under the site. This is reported to be a one off \$7m amount. This could be suggested to the Land Council as the return on investment they might have sought financially from developing the site - and so they might now feel more inclined to donate it back to again be park land .

The Mayor advised she is hoping the MLALC will meet with her regarding partnerships for activation of the site in the short term while they are deciding what to do with it, as the site is sitting there and the club itself is rotting.

8. General Business

Mary Curran presented to the group on her petition to Legislative Assembly on the dilapidated structures and vessels on Berrys Bay and also to get rid of the junk off the Dolphin Wharf. Snails Bay is also being used as a junk yard, including for the floating dry dock relocated from Berrys Bay that has no possible use as it doesn't have any license to operate in the harbour.

Mary advised that the e-petition requires 20,000 signatures and that the people of Balmain are very passionate about this and have established an active working group. They are hoping to launch the petition in July and there is a limited period (approx. four months) to get the number of signatures.

A Motion was moved by Ian Grey and seconded by Ian Bartholomew.

1. THAT the Working Group recommend Council support and promote the petition through Council's website, social media and any other method.

Voting was unanimous

Resolved to recommend:

1. THAT the Working Group recommend Council support and promote the petition through Council's website, social media and any other method.

The Mayor advised she will bring the petition up at the next NSROC meeting for support.

9. Next Meeting:

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

Meeting finished at 6.20pm