

10.10.Berrys Bay Masterplan - Woodley's Shed

AUTHOR	Gary Parsons, Director Open Space & Infrastructure
ATTACHMENTS	<ol style="list-style-type: none"> 1. Waverton Peninsula Working Group Minutes 20.08.2024 [10.10.1 - 8 pages] 2. TfNSW Commitment to Woodley's Shed adaptive reuse [10.10.2 - 2 pages] 3. Lavender Bay Precinct Minutes 24.09.2024 [10.10.3 - 2 pages] 4. Euroka Precinct Minutes 26.09.2024 [10.10.4 - 3 pages] 5. Waverton Precinct Minutes 03.09.2024 [10.10.5 - 5 pages] 6. Woodley's Shed TfNSW slides August 2024 [10.10.6 - 12 pages]
CSP LINK	<ol style="list-style-type: none"> 2. Our Built Infrastructure 2.1 Infrastructure and assets meet diverse community needs

PURPOSE:

The purpose of this report is to provide Council with an update on discussions between various stakeholders in relation to the future reuse of Woodley's Boatyard Precinct.

EXECUTIVE SUMMARY:

- Over the past eighteen months Council officers have been working with Transport for NSW (TfNSW) on the development of the Masterplan for Berrys Bay. More recently these discussions have been focused on the options for the Woodley's Boatyard Precinct.
- TfNSW developed the following two options for the Woodleys Boatyard Precinct:
 - Option 1-adaptive reuse; and
 - Option 2-retain and make safe.

These options have been presented to Council's Waverton Peninsula Working Group (WPWG). The WPWG were supportive of Option 1-adaptive reuse, subject to commitments from TfNSW to deliver this option as presented.

- The WPWG have presented the proposed options by TfNSW to Council's Euroka, Waverton, and Lavender Bay Precinct Committees, who have indicated their support for the adaptive reuse of Woodley's Shed (Option 1).
- Council and TfNSW have developed a Functional Brief to inform the redevelopment of the site in alignment with Option 1.

Subject to Council endorsement, TfNSW proposes to develop the functional brief to concept design with the WPWG for incorporation into the broader Place, Design, and Landscape Plan for the site.

RECOMMENDATION:

- 1. THAT** Council notes the discussions regarding the redevelopment of the Woodley's Boatshed Precinct and the support from the Waverton Peninsula Working Group in relation to the proposed adaptive reuse of Woodley's Shed (Option1) for the site.
- 2. THAT** Council notes the support from the Waverton, Lavender Bay, and Euroka Precinct Committees for the proposed adaptive reuse of Woodley's Shed (Option1) for the site.
- 3. THAT** Council note the development of a Functional Brief for the proposed adaptive reuse of Woodley's Shed and the letter from Transport for NSW (TfNSW) confirming their commitment to the development of a design and delivery of a community facility in alignment with the Functional Brief attached to this report.
- 4. THAT** Council endorse the removal of Woodley's Shed on the condition that TfNSW meets its commitment made to the community in relation to the delivery of the adaptive reuse of Woodley's Shed in accordance with the Functional Brief attached to this report.
- 5. THAT** Council note that TfNSW propose to undertake a Fabric Analysis and Interpretive Report of Woodley's Shed and surrounding site to inform the adaptive reuse and redevelopment of the Woodley's Boatyard Precinct.
- 6. THAT** Council endorse the delivery of a new community facility on the Woodley Boatyard site in accordance with Option 1 proposed by TfNSW and the functional brief attached to this report.
- 7. THAT** Council note that funding for the fitout and ongoing costs associated with the new community facility will be required by way of a special rate variation.

Background

TfNSW is currently in the process of developing a Masterplan for a foreshore parkland at Berrys Bay that will be redeveloped and return to Council's care and control. The Masterplan seeks to compliment the adjoining Carradah Park and the Quarantine Boat Depot site.

The Masterplan consists of three precincts:

- Precinct 1: Former BP Site
- Precinct 2: Woodleys Boatyard
- Precinct 3: Quarantine Boat Depot

Further information can be found at the following link:

[Berrys Bay - interactive portal | Transport for NSW | Community Analytics.](#)

Over the past eighteen months, Council officers have been working with TfNSW on the development of the Masterplan for Berrys Bay. More recently these discussions have been focused on the options for Woodley's Boatyard, which is the Precinct that connects the new parkland with the Quarantine Boat Depot.

In response to these discussions TfNSW developed the following two options for Woodley's Shed:

- Option 1: Interpretive Reuse
Proposes the preservation and reuse of recognised heritage elements along with the reinterpretation of the shed and construction of a purpose-built community facility.
- Option 2: Retain and Make Safe
Proposes clearing debris, securing the fabric of the structure, making safe and fencing off the building and sections of the site.

Appropriately these options were referred to the Waverton Peninsula Working Group (WPWG), whose Charter includes consultation with key stakeholders to make recommendations pertaining to public sites on the Waverton Peninsula managed by North Sydney Council and the State Government and a presentation was made to the WPWG on 20 August 2024.

Presentation to Waverton Peninsula Working Group

In opening the presentation Council staff advised that, given its current financial position and other priorities, it would be highly unlikely that Council would be able to commit to the substantial funding that would be required for the refurbishment of the existing structure to make it for the community in useable any form. Council officers also advised that the retention of the structure created an ongoing financial liability and risk for Council and the broader community of North Sydney.

TfNSW presented the two options for the consideration of the WPWG. The presentation is attached to this report. The WPWG noted that they had been advocating for Woodley's Shed to be maintained, but not as a fenced-off structure that would be unusable by the community, and therefore were supportive of Option 1.

The WPWG sought reassurance from TfNSW in relation to their commitment to the delivery of Option 1 and the community facility, not simply the demolition of the existing structure.

It was agreed that TfNSW would work with Council to develop a Functional Brief for the interpretive reuse of Woodley's Shed to address the concerns of the WPWG, (attached to this report). Council has also requested that TfNSW provide written commitment to the redevelopment in alignment with the functional brief.

The WPWG presented the proposed options for Woodley's Shed to the Waverton, Euroka, and Lavender Bay Precincts in September 2024. The Precincts were supportive of the adaptive reuse (Option 1) of Woodley's Shed. Minutes of each of these committees meetings are attached to this report.

Report

A Functional Brief has now been developed for the Woodley's Shed boatyard. A copy of this Brief and a letter of commitment to the development of this brief from TfNSW are attached to this report.

Subject to Council endorsement, TfNSW will develop this brief to 10% Concept design and have offered to present to the WPWG in early 2025. This concept design would then be further developed and incorporated into the Berrys Bay Place Design and Landscape Plan (PDLP) for public exhibition and community consultation. Detail design would then be informed by the feedback from the public exhibition.

The endorsement of Option 1 will result in the provision of a new facility and associated outdoor area for the community of North Sydney, which will be incorporated into the new parkland to be delivered on the Waverton Peninsula.

Consultation requirements

As outlined within this report. Council staff have consulted with the WPWG in relation to options proposed by TfNSW for the Woodley's Boatyard Precinct. The WPWG has then consulted with the precinct committees located in the vicinity of the proposal.

Financial/Resource Implications

With the exception of staff time, there are no resources or financial implications associated with development of designs for the Woodley's Boatyard Precinct, which will be met from existing resources and operational budgets.

TfNSW will fund the building excluding fit out. Currently we estimate a budget of \$1 million will be required for furniture and fit out. Ongoing costs associated with the management and renewal of the facility will also be required.

This community facility, along with the foreshore parkland at Berry's Bay is a much-valued community vision and a key short-term priority for delivery within the Draft Social Inclusion Strategy. Based upon Council's current financial position, this project is unable to be funded. To provide a means to delivering this facility, funding has been included within Options 2a, 2b, and 3 of the proposed special rate variation recommended for public exhibition.

Legislation

- NSW Local Government Act (1993)

**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

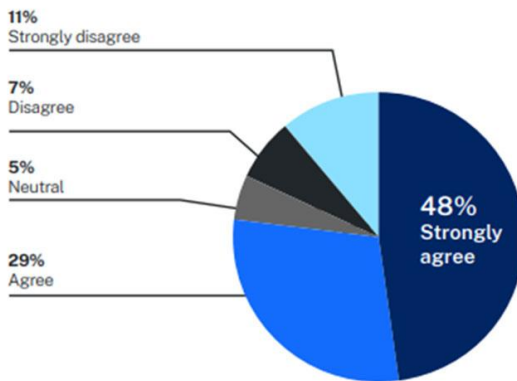
- The Berrys Bay Masterplan was well received by the community.
- Kayak storage and water access was a key response through consultation.

Way Forward

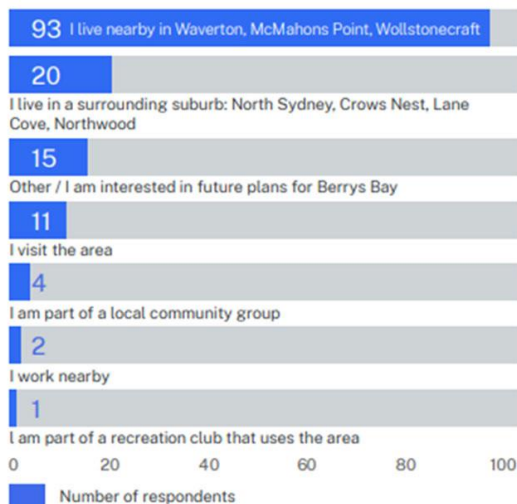
- Transport and North Sydney Council have been in discussions for several months regarding options available for Woodley's Shed.

- 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](#)

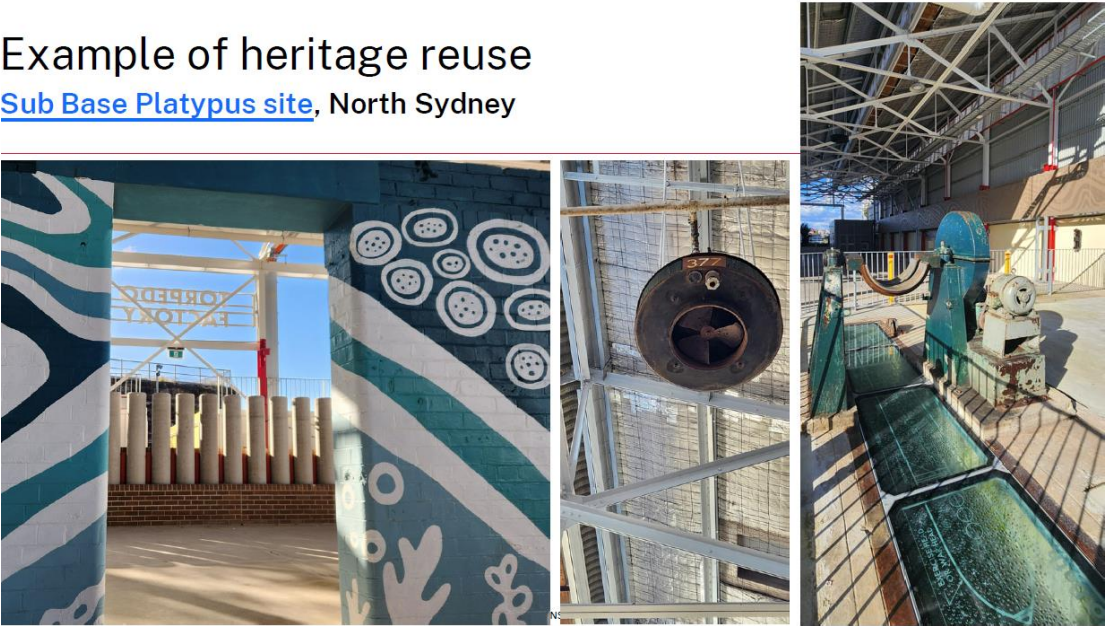
- Harbour Trust led the redevelopment of the Sub Base Platypus, which was formally a torpedo factory, submarine base and gas works, into an emerging community recreation and work hub.
- The Torpedo Factory Renewal project involved the partial demolition of the building, which was converted into a sheltered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

Transport for NSW



Therese Cole
Chief Executive
North Sydney Council
200 Miller Street
NORTH SYDNEY NSW 2060

Re: Transport commitment to the adaptive use of Woodleys Shed

14 November 2024

Dear Ms Cole

Transport for NSW is committed to improving public open space and plans to deliver a new foreshore park at Berrys Bay as part of the Western Harbour Tunnel project.

As you are aware, Transport has been working closely with Council regarding options available for Woodley's Shed, which honours its important local heritage and connection with the waters of Berrys Bay.

Following these discussions with Council and presentations made to the Waverton Peninsula Working Group, an adaptive reuse option for Woodleys Shed has been recommended. This option preserves the heritage elements of the building and also importantly provides a stronger community outcome by providing full public access within the Berrys Bay precinct and opportunities for ongoing community use.

Following an endorsement from North Sydney Council to proceed with the adaptive reuse option, Transport will commence development of the design. The *Woodleys Shed Functional Brief*, attached, will assist to inform the design of the new community building, which will be reimagined to celebrate the unique heritage of the Woodley's Shed precinct.

Transport intends for the design of the new community building to form part of the Western Harbour Tunnel Berrys Bay Place Design and Landscape, which will go on public exhibition for community feedback in 2025.

We look forward to working with Council and presenting the design to the community in 2025.

Your sincerely

A handwritten signature in blue ink, appearing to read "Kandice Wright".

Kandice Wright
Director Place North
Sydney Integration and Place
Transport for NSW

Berrys Bay Precinct Development, Waverton, Western Harbour Tunnel Project

Woodley's Shed precinct – Interpretive Reuse Functional Brief

Transport for NSW acknowledges our commitment to honour the history of Woodley's Shed and the former maritime use of Berrys Bay. We also acknowledge our commitment to the delivery of the Berrys Bay project, including the reinterpretation of Woodley's Shed.

The Brief

The space occupied by the existing Woodley's Shed is to be reimagined to celebrate the unique heritage of the Woodley's Shed precinct. The existing shed materials, scale, and extent are to be reinterpreted. The new community building is potentially a separate enclosed event building within, or partially within, the reimagined shed structure to accommodate various event types and multiple user group needs.

Woodley's Shed precinct spatial considerations:

- Contain a combination of both indoor and outdoor covered areas to allow for various precinct user groups and uses. An outcome that considers a broad demographic of the Waverton and North Sydney Council area community.
- Achieve a visible and physical connection along the foreshore, including to the beach and Quarantine Depot and allow the celebration of the sites connection with water.
- The facilities form part of a public park; the precinct must function as a public open space even when the community building is closed.
- Preservation of the slipways and kayak facilities as identified in the Master Plan.

Reimagined Woodleys Shed and new community building functional requirements:

- Reimagined Woodleys Shed structure:
 - Minimise concealed or isolated areas of the precinct while also maximising connection through the precinct.
 - Provide opportunity for shade, seating, and planting.
 - Provide a large covered open space able to cater for various gatherings and uses.
 - Enable connectivity and permeability when the community building is closed.
- Community building:
 - An enclosed space with a minimum internal area of 300m².
 - Solid roof and walls and able to be secured when not in use.
 - Provisions for a kitchenette and office / administrative room (service provision / connection to facilitate future operation).
 - Provisions for public toilet facilities that can be independently secured such that they are also available for use by park users, including orientation to the parkland.
 - Maximises harbour views and natural light.

Other key considerations:

To ensure the reimagined Woodleys Shed precinct provides an outcome that suits multiple user groups, and Project Environmental Approval obligations are complied with, the Heritage interpretation of the existing Woodleys Shed structure shall be in accordance with the *Woodleys Shipyard, Heritage Principles and Interpretive Opportunities (GML 2022)*. The existing structure is to be sensitively interpreted and feature selected existing elements in the final structure. A Fabric Catalogue of elements within the Shed will be developed to inform this.

North Sydney Local Government Area

Lavender Bay Precinct

Minutes of Meeting

Thursday, 26 Sep 2024
Starting at 7 pm



Sketch by renowned local artist Peter Kingston

McMahons Point Community Centre
165 Blues Point Road, McMahons Point

Chair: Robert Stitt Robert@StittQC.com.au
Acting Secretary: Ian Curdie curdieian@gmail.com

1. Welcome, apologies

There were 13 attendees plus one guest and 11 apologies. The meeting accepted the minutes of the last meeting.

2. Special Guest Council's Manager Capital Projects and Asset Management

The Chair welcomed Council staff member who manages Council's program of capital works, understanding Council's assets and what needs to be done.

Blues Point Masterplan was discussed, the meeting requested a table of what parts of the Masterplan have been done and what remains to be done.

1 Henry Lawson Ave, we were advised a DA is needed which should be ready to be submitted to independent assessment by this November and is expected to take 6 months to be assessed. The status of redundant and rotting piles to be advised.

McMahons Point foreshore The degraded state of the foreshore was raised, Precinct again suggested sandstone blocks as a cheap effective method of keeping vehicles off the park. Council is looking at various landscaping options and will advise.

Bradfield Park South was raised – the foreshore there is degraded and public areas under the bridge taken over by TfNSW. Funding the Bradfield Park Masterplan is a problem, which is also compromised by the destruction of Bradfield Park central and north, for the construction of the linear bike ramp.

Lavender Bay boardwalk lights we asked could these be adjusted so they point down where light is needed and not out into surrounding residences?

At Wendy's Secret Garden (opposite the old Kirribilli Club) we were told progressive weed clearing and slope consolidation could take place but it hasn't. NSC to investigate.

Seawall Restoration We were advised seawall restoration will take place between Nov 2024 and Mar 2025.

The meeting thanked NSC's Manager Capital Projects and Asset Management for his attendance.

3. Chair's Report

Bradfield Park - The Chair noted with regret the destruction brought about by the construction by the state government and TfNSW of a linear bike ramp to the harbour bridge. Old Commodore Hotel – is seeking to expand its activities with live music, increased gaming and licenced areas with 20-hour daily operations (5 am to 1 am). The state government has a Minister for Music and the Night-time Economy (John Graham MLC) so is keen to see this industry thrive. These activities are incompatible with a residential area and our objections should be made by 4 October. Items of concern include noise generated by music and amplified sound systems, anti-social behaviour of late-night departing patrons, lack of late night/early morning transportation.

4. Woodleys Boatshed at Berrys Bay

The boatshed is falling into disrepair and Precinct does not want it to simply rot away. Transport for NSW have undertaken to do something – but what? and when? Finding a community use is essential, such as a location for a heritage fleet exhibit, local kayaking activities etc.

Precinct moved that we support the adaptive reuse of Woodleys boatshed, (proposed by Euroka and Waverton Precincts) and that it be used by the community and a heritage fleet display and that TfNSW fund the restoration immediately. Unanimous.

5. Development applications

(a) 19 Lavender St. (290/2023): Precinct objects and is concerned this DA is an overdevelopment, negatively affecting the heritage features of the building and compromising tree cover.

(b) Commodore Hotel (101/2021/5): Precinct objects to this DA and what has happened to the site generally. Far from being an alteration and addition, the building has been largely demolished. It is very hard to understand what the latest changes constitute. However, we do object to the change from a community hotel to an expanded venue for live and noisy music, surrounded as it is by a residential area. We object to the loss of on-site parking, the expanded gambling and gaming activities and increased licenced hours of operations. No evidence has been tendered from Police or noise experts.

(c) 35 Bayview St (211/2021/3) retain side carport wall. Noted.

6. Community items

(a) Wendy's Secret Gardening: Gardening mornings are planned for 5 October and 2 November and 7 December. Contact IC for details.

7. General business – none.

Next meeting is scheduled: 7pm, Thursday, 31 October 2024

The meeting closed at 8.05pm.

Lavender Bay Precinct

Minutes for 26 September 2024

MINUTES of EUROKA PRECINCT MEETING

**Wednesday 4 September 2024 – McMahons Point Community Centre.
Meeting commenced 7.30**

Chair GM, Minutes KR, Zoom MC.

1. Apologies 8, Present 9 plus 2 zoom.

2. Acceptance of Minutes & Summary of Actions

Minutes of meeting 7 August accepted.

No new summary of actions provided. KR to contact Precincts regarding this.

3. Planning approvals - Relevant DAs, Planning Proposals

None this period

4. State Government items

(a) NSW Government Housing Reform.

Council submission to TOD Crows Nest Rezoning proposal. Council noted that the rezoning proposed would allow for 8,445 new dwellings and 16,000 new residents beyond that already allowed for in the 2036 plan. Some planned employment capacity will be converted to residential capacity and there will be further increases in tower heights. Council also noted amendments to the proposal were required to provide sunlight protection in Willoughby Rd, Ernest St, Wollstoncraft and surrounds. There was also a lack of open space, recreation, cultural and social infrastructure plans to support the new residents.

No news available on Low and Mid-Rise housing reforms.

(b) Submissions by both Council and Combined Precinct Committee to Western Harbour Tunnel Place, Design and Landscaping Plan. Council has responded to the State government requesting that TfNSW comply with the condition requiring a net increase in usable open space in the vicinity of land lost to the project. Recommended the Tunnel Exhaust Ventilation Building be placed underground and open space be constructed over it, and a rooftop park be constructed over the Warringah Freeway. Also expressed concerns for TfNSW ability to comply with the requirement to replace trees lost as a result of the project. Also made recommendations relating to Tunnel portals, landscape design.

(c) From Waverton Peninsula Working Group meeting 20 August. Proposal by TfNSW to demolish and rebuild Woodleys Shed in Berrys Bay. They prefer to construct a new facility which could be classed as a community hall, but which has a visual style like the

existing boat shed, containing artefacts from the boatshed. They advised there is no direct funding for this but funding may be available to complete in time for the park opening.

Waverton precinct is seeking a common resolution from other precincts, to the effect that:

1. We welcome the approach from TfNSW
2. We support the idea of a purpose designed community facility that reflects the old boatshed
3. It should feature the "Woodleys" sign
4. It should eventually be used as a base for kayaking or sailing
5. We understand that no funding is currently available and North Sydney Council has no funds available for this renovation/rebuild
6. We also suggest that a clause seeking assurances should be provided that if the shed is demolished the new building will be constructed in its place.

The meeting concurred.

5. Council Items

(a) **McHatton St and Pacific Highway North Sydney. Proposed continuous footpath treatment** to provide greater safety for pedestrians. Available on Have-your-say site on Council website. Feedback required by 13 September.

6. Community Items

(a) Latest on **Save Sydney Harbour campaign**. The Save our Sydney Harbour petition which is asking the NSW Parliament to address the pollution on Sydney Harbour.

<https://www.parliament.nsw.gov.au/la/Pages/ePetition-details.aspx?q=DqXN3A0U4R3g8W25kiQwMw>

The organisers need 20,000 signatures to get the State Parliament to address it - so please sign and share. It doesn't only apply to our local pocket but all of Sydney Harbour and has a huge impact on our local environment.

7. General Business

(a) **New parking meters**. SS expressed concern over the use of smart phone as the only means available to pay for parking near her house in Union St. There are no meters available which can take credit card payments. While acknowledging that cash meters are now no longer available, it is important to ensure that credit card payment options are easily available in addition to those that require smart phones. **Could Council investigate the Union St instance and this problem generally within the Council area.**

Note: we have just been informed that a new parking meter with credit card payment options has just been installed.

(b) LR, a resident in John St, noted that on 23 August **contractors appointed by Noakes excavated in John St** looking for a pipe to give them water access. The excavation was still in place and appeared unsafe and a road hazard on 30 August. LR wrote to the Director Open Space and Environment seeking information on authorisation / approval of

these works by Council and information as to when the street will be restored. **Could Council advise on any action associated with this activity.**

(c) ID advised that residents have complained to Council that, despite the Council issuing a stop work order for spray painting in Shed 4 as per the SOA of 7 August 2024, Noakes continued to spray paint the mast of the Young Endeavour which they say they are allowed to do under DA 1164/90. **Council is asked if it is able to enforce the stop work order.**

(d) ID advises that he has established from a GIPA request to Waterways that Noakes has a Deed of Licence in respect of the Dolphin wharves in Berrys Bay on a monthly hold over as confirmed by the Portfolio Leasing Manager of Waterways on 30 August 2024 and Noakes are responsible for any pollution caused by the recent fire on the barge moored at the dolphin wharves and any clean-up costs. **Could Council advise on the outcomes of the fire, when the clean-up will occur, and who is responsible for it.**

(e) JT asked if any news was available on the building demolition on the foreshore at 1 Henry Lawson Drive. KR advised he will check. Note: The Lavender Bay precinct minutes note that Council's Director Open Space and Infrastructure has advised that resources have been allocated to this project and work will commence on the DA documentation in August.

(f) Immediately prior to the precinct meeting KF provided a list of issues she would like discussed at the meeting. There was, unfortunately, no time to review them before the meeting. It was decided we would review and discuss appropriate ones at the next meeting.

Meeting closed at 8.20pm

Next Euroka Precinct meeting: 2 October 2024.

Next Council meeting: 8 October 2024

Traffic Committee meetings: to be set by new Council.

Next CPC meeting: 22 October 2024

Current Policies on Exhibition: Visit Council's 'Your Say North Sydney' website at: <https://yoursay.northsydney.nsw.gov.au> to make comments and see background information about documents and processes.

WAVERTON PRECINCT MEETING

Tuesday 3rd September, 2024

MINUTES

WELCOME AND APOLOGIES:

The meeting commenced at 7.36pm

Chair: Kevin Alker (Chair stood down due to Council elections)

Minutes: Deborah Lloyd

Attendance: 21

Apologies: No apologies

1. CONFIRMATION OF PREVIOUS MINUTES:

The confirmation of the previously circulated draft minutes was moved by PK and seconded VY

“That the July 2024 Minutes be accepted”.

Carried unanimously.

2. EXISTING BUSINESS:

Merritts Playground and Moreton Bay Fig clean up.

Upgrade is now underway. Scheduled for completion around November. NSC has included a new walking/ bike path in Waverton Park in the works to be done.

A large branch fell from one of the fig trees in Larkin St and this is currently being cleaned up by the Council. Hopefully they will check all the trees and trim them as needed.

SOS - Save our Harbour petition and campaign continues.

Efforts continue to get signatures on the petition. Deadline is late December. Other Precincts are supporting this campaign too. The Inner West Council is leading the petition. Please ask family and friends to sign. *(Petition information was made available at the Precinct meeting).*

A succinct pitch is required to get people engaged and understand what it is about. It was noted that the campaign is getting good reception when explained well.

All Precinct meeting attendees are encouraged to do what we can to ensure as many signatures as possible are gathered.

Metro Stations - now open.

General feeling from attendees who had traveled on the new Metro was that the facility is very good; the stations are well designed but the trains do not offer the smoothest travel experience and this surprised some.

Funding of Precinct Activities.

\$1,500 per year is available from Council to fund Precinct activities.

Our new website will require some funding so this allocation will be stretched this year. The Treasurer would like to put a Motion to Council to request an additional \$1,000 to finalise the website (which can be a model for other Precincts) so we can maintain better communication with the Waverton community.

The new Website will enable the community to keep up with developments by getting the Minutes, and generally facilitate community engagement. A re-design of the old website was necessary as the old site was difficult to use, a new look, a new provider and total overhaul of content has incurred a small pressure on our existing annual budget has occurred costing a little more than the Precinct annual stipend from Council.

Moved by KA

Seconded by IG

“The Precinct seeks Council’s support for the creation of a new Precinct website and request NSC to provide an additional \$1,000 to enable it to maintain the website and existing functions through to the end of 2024“ Carried.

It was noted the new Website address is : <https://wavertonprecinct.org/>

A vote of thanks to the Secretary, Deborah Lloyd, for running this entire project was moved by Ian Grey and supported by all attendees at the meeting.

Woodleys Shed

The Harbour Tunnel construction no longer needs land in the west arm of Berry’s Bay so the future of Woodley’s Shed can now be considered. At a meeting of the Waverton Peninsula Steering Committee a fortnight ago, a presentation was made on progress on the new Park at Berrys Bay.

Mr Grey had represented the Precinct at a recent meeting with key stakeholders (other relevant Precincts, Transport for NSW) and reported back on the meeting.

Transport for NSW provided two options for the future of the Woodley's Shed - up until now they expected to simply demolish it. Both North Sydney Council and Transport for NSW noted they have no funds for a community centre - but Transport for NSW thought they might be able to find some funding if the project remains simple and modest. They noted a design brief would be the next step.

Option 1: Re-use

Slipway, storage, basic shelter. Might use some of the present structure but use it more as a community centre with some visual cues of its past function. Future commercial function perhaps a cafe. They want to have a walkway access next to the water.

Two designs were presented. One was the Transport for NSW's design and another that was presented by resident and Architect John Bohane. Both were deliberately fairly modest, with John's design providing further space around the building, allowing some aspect for future changes as the community's needs change, providing more covered area and better access to the water for kayakers/sailors. Drawings of both were passed around the meeting.

Option 2: Lock it up and do nothing

The other option is to retain the building as is now, fenced off, until someone can fund a revitalisation.

It was stressed that both the Council and Transport for NSW have said there is no funding at all currently allocated for Woodleys Shed but Transport for NSW have said that if it is a modest proposal they are confident they will find a small amount of funding.

We prefer Option 1 and Mr Grey has requested a Motion be passed tonight. He is liaising with the other 2 Precincts involved to try to get a parallel response back quickly to both NSC and Transport for NSW

After discussion, it was agreed to drop the last 2 points and the meeting agreed with the other points 1-5.

Moved by IG

Seconded by DL

"The Precinct supports the first Option, that is, for Transport for NSW to provide some funding for a modest community facility that of Woodleys Shed that retains an echo of its original purpose

1. We welcome the approach from Transport for NSW

- 2. We support the idea of a purpose designed community facility in this location and the idea that its style reflects the old boatshed - and we'd like it to feature the "Woodleys" sign*
- 3. We see this facility possibly could in time be the base for a kayak or sailing club.*
- 4. We understand there currently is no funding for this project and that North Sydney Council has no funds for this renovation/rebuild.*
- 5. We do not want the existing building fenced off and remain unmaintained on an open ended basis." Carried.*

3. NEW BUSINESS:

Council elections

Council elections are on 14th September. Voting is compulsory.

North Sydney Festival

2nd November- CBD - turning the streets and laneways into "the place to be" - around Victoria Cross Metro station. Music, dance, art, family friendly activities. Kids zone, roving performances. 11am to 5pm.

DAs

- 6 Whatmore Street. Additions to a house. Extending first floor - pitched roof.
- 10 Larkin Street. Retractable awning.
- The Precinct could not understand Council's issue with 17 King Street Waverton. It has come before the Precinct twice and at no time has objection been raised to the lodged DA.

OTHER BUSINESS

Land at Waverton Station

Our request for information around Botanica cafe and other lands around the station will need more research. Botanica closed, it seems likely some buildings on the site will be demolished, (revert to original footprint) and will re-establish as a cafe.

However, we have not yet found out if all the businesses to the east of the station are on short leases as was rumoured to be the situation.

NSW Rail be requested to provide advice on future uses of land around Waverton Station.

Local planning

On local planning, the Precinct asked for NSC to take leadership on a state wide system of common level planning controls. Council has responded saying they have a strong preference to place based approach.

North Sydney Traffic after the tunnel

Western Harbour Tunnel - Transport for NSW are developing a North Sydney Integrated Transport Plan with the Tunnel company.

Berrys Bay Park Moving

forward.

Dolphin Wharf demolition

Now two vessels are left here as one was recently burnt and sunk. We are told one of these (the South Steyne ferry) is due to go soon to the Maritime Museum.

Reactivation of Precinct Sub-committees

The current committee requests more residents to become involved so we can do more, and more can be actioned.

Badangi Beach project

The Precinct had a presentation and long discussion regarding this project in June. We understand that this project is proceeding. Some residents asked as to the status of the water testing that was to take place. It was proposed by a resident that a Motion be passed to find out what was happening with the water testing but discussion did not result in this being agreed.

NEXT MEETING:

The meeting closed at 9.34 pm. The next meeting is 1st October, 2024

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TRANSPORT

Berrys Bay

Woodleys Shed

August 2024

transport.nsw.gov.au



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Introduction

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.

Construction is planned for early 2025.

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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.

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Background

Berrys Bay Masterplan

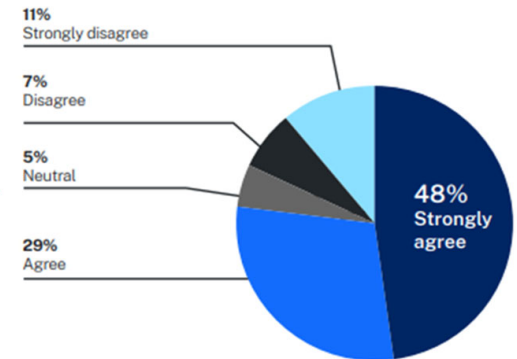
- The Berrys Bay Masterplan was well received by the community.
- Kayak storage and water access was a key response through consultation.

Way Forward

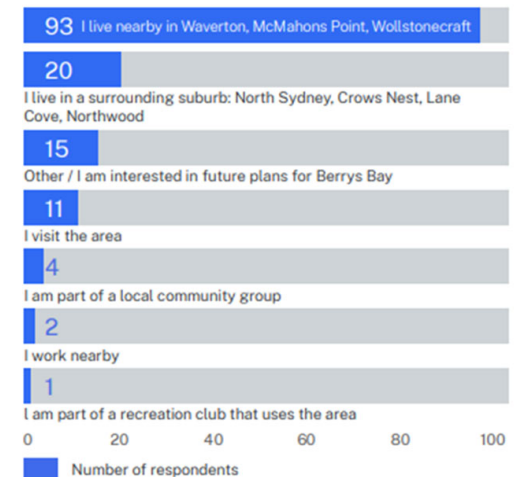
- Transport and North Sydney Council have been in discussions for several months regarding options available for Woodley’s Shed.
- The balance of Transport, Council, stakeholders and community needs is important, with the aim of opening as much of the precinct as possible for the public while avoiding long-term liability concerns.

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How strongly participants agree with the vision for Berrys Bay



Relationship of participants to Berrys Bay



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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."

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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

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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.

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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.



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Example of heritage reuse

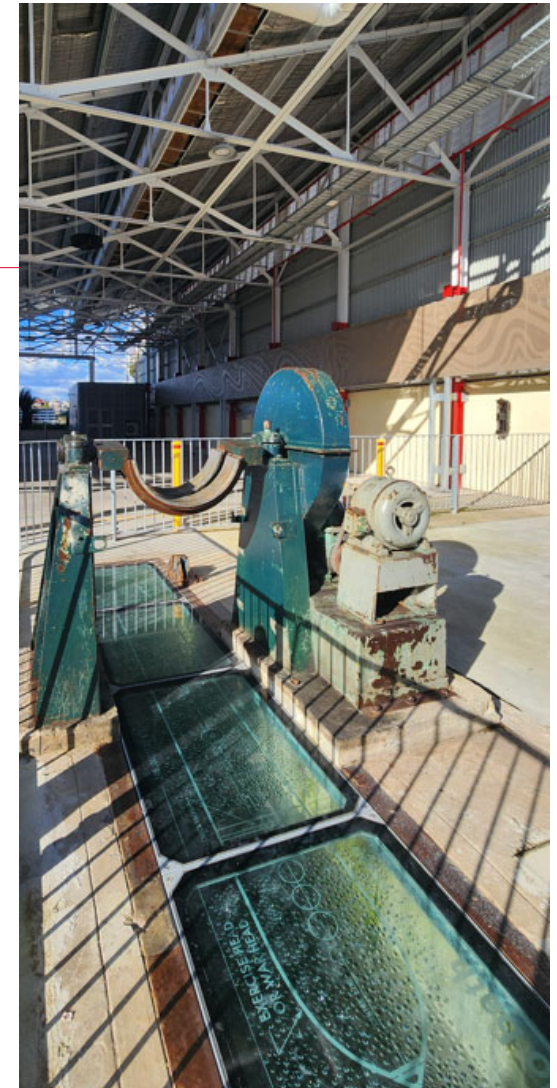
Sub Base Platypus site, North Sydney



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Example of heritage reuse

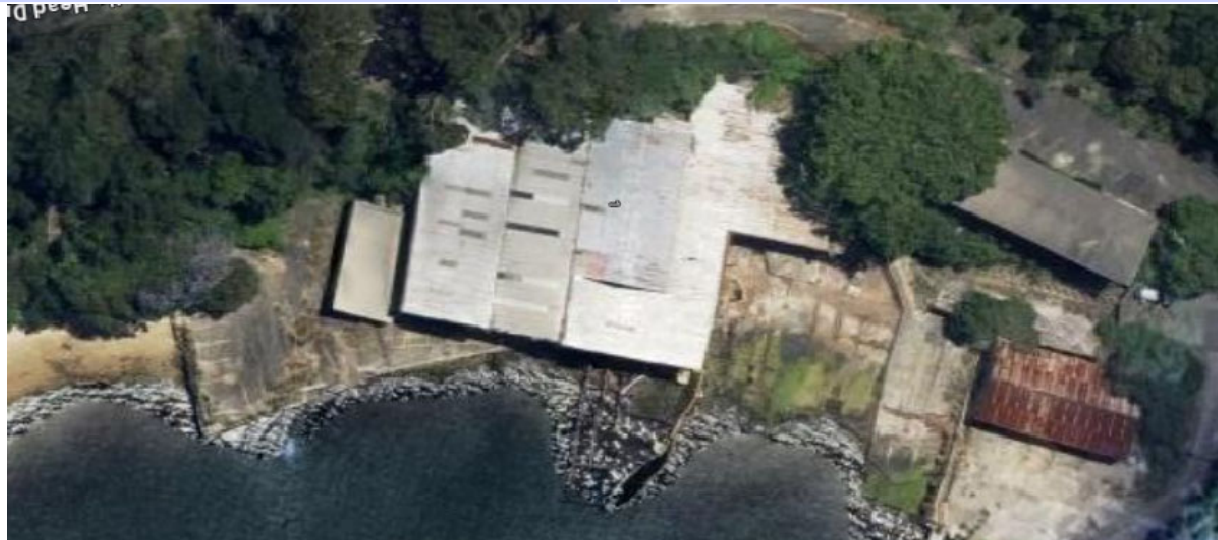
Sub Base Platypus site, North Sydney



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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



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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

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