

7.1. Waverton Peninsula Working Group - Minutes 22 September 2020

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ENDORSED BY: Rob Emerson, Director Open Space and Environmental Services

ATTACHMENTS:

1. Minutes - 22 September 2020 [7.1.1 - 6 pages]

PURPOSE:

This report presents the Minutes of the last meeting of the Waverton Peninsula Working Group held on 22 September 2020.

EXECUTIVE SUMMARY:

The Minutes of the Waverton Peninsula Working Group are attached for information.

FINANCIAL IMPLICATIONS:

Nil.

RECOMMENDATION:

1. THAT Council receives the Minutes of the Waverton Peninsula Working Group held on 22 September 2020.

2. THAT should Council adopt any of the specific projects/proposals recommended in the minutes of the Waverton Peninsula Working Group held on 22 November 2020, a report be prepared detailing proposed costings, timelines and implications to existing workload and the adopted Delivery Program.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

5. Our Civic Leadership

5.2 Council is well governed and customer focused

5.3 Community is informed and consulted

BACKGROUND

In accordance with the Waverton Peninsula Working Group Charter:

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.

CONSULTATION REQUIREMENTS

Community engagement is not required.

DETAIL

This report presents the Minutes of the last meeting of the Waverton Peninsula Working Group held on 22 September 2020. The Minutes are attached for information.

Minute Book Page No 1

MINUTES: WAVERTON PENINSULA WORKING GROUP MEETING HELD IN THE SUPPER ROOM ON TUESDAY 22 SEPTEMBER 2020 AT 5.00PM.

PRESENT

The Mayor, Councillor Gibson in the Chair and Councillor Mutton.

Staff: Rob Emerson, Director Open Space & Environmental Services
David Banbury, Landscape Architect/Projects Co-ordinator
Stephen Beattie, Manager Development Services (via Zoom)
Ian Hoskins, Council Historian (via Zoom)
Melissa Dunlop, Governance Co-ordinator (Minutes)

Citizen Members: Iain Bartholomew, Waverton Precinct
Ian Grey, Chair, Waverton Precinct (via Zoom)
Sid French, Secretary, Waverton Precinct (via Zoom)
Bruce Donald, Waverton Precinct (via Zoom)
Kevin Alker, Waverton Precinct (via Zoom)
Mary Curran, Co-Chair, Union Precinct (via Zoom)
Ken Robinson, Co-Chair, Union Precinct (via Zoom)

Guests (via Zoom): David Doyle, Project Director, Major Property - Infrastructure and Place - Transport for NSW
Gareth Collins, Director, Centre for Urban Design - Transport for NSW
Denis Gojak, Senior Heritage Specialist - Environment & Sustainability Branch - Transport for NSW
Richard Hayes, Director, Advisory & Transactions - Property & Development NSW, Department of Planning, Industry and Environment (DPIE)
George McHugh, Senior Manager, Advisory & Transactions - Property & Development NSW (DPIE)
Jonathon Hain, Project Manager, Advisory & Transactions - Property & Development NSW (DPIE)
Paul Pokorny, MV Cape Don Society

Apologies: Councillor Baker
Ms Felicity Wilson MP, Member for North Shore
Mary Ann Hamilton, Senior Heritage Operations Officer - Heritage NSW
Brian Hart, MV Cape Don Society
Genia McCaffery, Edward Precinct
Marcelo Occhiuzzi, Manager Strategic Planning

At the commencement of business (5.05pm) Councillors present were:

The Mayor, Councillor Gibson in the Chair and Councillor Mutton.

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1. Welcome

The Mayor welcomed all present. Round-table introductions were made.

2. Minutes

The Minutes of the previous meeting held on 20 November 2018, copies of which had been previously circulated, were taken as read and confirmed.

The Motion was moved by Bruce Donald and seconded by Iain Bartholomew.

Voting was unanimous.

3. Matters Arising

Nil.

4. Western Harbour Tunnel

The Manager Development Services provided some information on this matter including:

- Public consultation period has ended, and the final assessment period has begun.
- The assessment is up to 6 months behind the original timeframe for various reasons, including the COVID-19 pandemic.
- Felicity Wilson MP has provided a Media Release (circulated to the Group) advising that the NSW Government Berrys Bay foreshore land is to be given back to the public and inviting the community to 'Have Their Say' in the future vision for the area.

Ian Grey noted there is a need to work through what public benefit/access works can be delivered in advance of the WHT construction site impacting on the area. The Mayor agreed there should not be a 6-year wait for an outcome. Bruce Donald requested that early access be provided to the Woodley's Shed and administration building, as these may not be required for the Harbour Tunnel worksite and asked when the status of these two sites would be confirmed.

The Director Open Space & Environmental Services advised that Council is working on an interface agreement with TFNSW, dealing with issues such as this. It was also noted a new Stakeholder Group is being established by the NSW Government to work through the future plans for the Berrys Bay foreshore. Council would consult with the appropriate NSW Government staff regarding this matter and advise further as to what is needed by the WHT and what can be released early.

Bruce Donald noted that the Waverton Peninsula Working Group and its predecessors since 1994, first the Task Force and later the Steering Committee of the ex-industrial lands of Waverton Peninsula, have for over 25 years been a widely representative forum bringing together all stakeholders in what has been the extraordinary success of the regaining of these public lands; there is no need to duplicate the Working Group as the consultative body through which the widest range of ideas and views can be contributed.

A Motion was moved by Bruce Donald, seconded by Ian Grey,

1. THAT this Working Group considers the establishment of another stakeholder group in relation to Berrys Bay to be an unnecessary duplication of the long-standing work of this Working Group which represents all relevant stakeholders and has always been open to participation of any interested parties.

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An Amendment was moved by Councillor Gibson, seconded by Councillor Mutton,

1. THAT in any new stakeholder group formed by the Department of Planning, Industry and Environment in relation to Berrys Bay, adequate representation from the Waverton Peninsula Working Group be included.

Richard Hayes noted his department (DPIE) is setting up and running the Stakeholder Consultation Group for Berrys Bay and they are seeking as broad a representation as possible, including from an indigenous, sustainability or environment perspective. Members of the WPWG are welcome to nominate for joining the group when nominations are called.

The Mayor said the representation should include younger representatives as well (e.g. 20-30 age group).

The Amendment was put and lost 4/6.

The Motion was put and carried 6/3.

Resolved to recommend:

1. THAT *this Working Group considers the establishment of another stakeholder group in relation to Berrys Bay to be an unnecessary duplication of the long-standing work of this Working Group which represents all relevant stakeholders and has always been open to participation of any interested parties.*

Council's Landscape Architect / Projects Co-ordinator noted in relation to early access, that the NSW Government had given undertakings to establish a walkway connection across the back of the Woodley's site to the Quarantine Depot site ahead of the WHT worksite establishment. Ian Grey also raised the issue of a link being needed from the lower terrace of Carradah Park SW corner steps up to the rondel (former tank cut out) area behind the waterfront land near the townhouses, so a continuous link was in place prior to the temporary closure of the foreshore path during the WHT construction. Sid French noted this may conflict with where the portal entrance was proposed, but all agreed it should be looked at to see if it could be achieved.

The Mayor undertook to write a letter to Richard Hayes, DPIE requesting this linkage be established.

5. Coal Loader Wharf

Council's Landscape Architect / Projects Co-ordinator provided an update on this Item. At the previous meeting on 20 November 2018, the Group resolved to recommend:

1. THAT *the Working Group recommend that Council adopt the revised adaptive re-use concept in-principle and advocate for it with OEH, RMS and also any other relevant authority (e.g. Destination NSW, Sydney Ferries) as well as at a political level.*

Since the last meeting, Council officers have liaised with officers from Heritage NSW and Transport for NSW on two main fronts:

- the application for State Heritage Listing of the wharf / jetty; and
- the future scheme for the wharf / jetty.

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In relation to the State Heritage Listing, the original application for the jetty had been extended by the NSW Heritage Office to include the whole of the Coal Loader complex, inclusive of the jetty. The representative from Heritage NSW, Mary Ann Hamilton was unable to attend tonight's meeting but provided an update, which was summarised by Council's Landscape Architect / Projects Co-ordinator.

A copy of the update is attached.

In relation to the Coal Loader jetty itself, Council's Landscape Architect / Projects Co-ordinator noted that since the last meeting there has been an exchange of information and positive discussions have occurred with officers from Transport for NSW (TFNSW). It was greatly appreciated that Denis Gojak, David Doyle and Gareth Collins (representing TFNSW) were able to attend and address the Working Group meeting.

Denis Gojak advised the State Heritage Register application listing was extended to include the landward portion of the site and the jetty as a logical entity, as together they tell the whole story. The curtilage map also allows for a buffer around the wharf to take into account its 'working' footprint such as where vessels would have been moored alongside. The significance of the Coal Loader is not in question, as it is important and seen as one of a kind. Conservation of the structure and conservation of its significance are the main challenges – knowing how much can be retained and how much may need to be replaced.

Gareth Collins advised that TFNSW adopt an urban design approach, thinking about the area and its qualities, based around the objective of creating 'successful places'. The wharf and the land-based open space are seen as a complementary and contributing to successful activation of the place. Gareth has formed a team of experienced heritage, structural and urban design experts who will be working together in consultation with Council.

David Doyle confirmed that his role is to support Gareth in the design and structural components and to prepare budget for funding approval. They are using the design concept and draft costings forwarded by Council's Landscape Architect / Projects Co-ordinator as the basis of moving forward.

Bruce Donald thanked everyone for their progress of this matter.

Paul Pokorny asked who makes the ultimate decision regarding the wharf. Denis Gojak noted the Stage Heritage Listing would go to the Heritage Council and is then referred to the Minister. In regard to the Coal Loader jetty Denis Gojak advised there would need to be some internal representations to TFNSW Executive based on what is seen as the optimal outcome. Gareth Collins noted it will go through the normal stages of a project in terms of feasibility and associated development. However, the great thing is that it has been established as a project.

Paul Pokorny noted that the proposed relocation of the MV Cape Don as mooted is not ideal and has put alternatives to the WHT such as moving parallel to the existing historic jetty for consideration. The MV Cape Don maintains a keen interest in what is happening with wharf arrangements.

Sid French noted that the WHT is proposing to impact the fender piles off the coal loader seawall. It may be an error in mapping and needs further discussion with the WHT representatives.

Council's Landscape Architect / Projects Co-ordinator advised the mooring of heritage vessels on the jetty is also an objective being considered, in line with adaptive reuse

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principles. Also, it is hoped there can be synergies between the proposed relocation of the existing heritage vessels and the heritage jetty project.

Councillor Mutton left the meeting at 6.00pm.

Representatives from Transport for NSW - David Doyle, Gareth Collins and Denis Gojak - left the meeting at 6.06pm.

6. Quarantine Depot

The Director Open Space & Environmental Services provided an update on this matter. Richard Hayes, George McHugh and Jonathon Hain have been involved in negotiations with Council. A Confidential Report on this Item has been prepared for the Council Meeting to be held on 28 September 2020.

Ian Grey on behalf of Waverton Precinct congratulated Council staff for their efforts in this matter.

Sid French enquired about the lower parcel of land at the Quarantine Depot (the reclaimed portion below the former mean high water mark). The Director Open Space & Environmental Services advised this land was under separate management and did not form part of current negotiations. It was noted that there is an easement through the lower site from the upper site (and vice versa) to the jetty.

7. General Business

Signage not yet installed – ref. Item 19 from previous Minutes.

Signage

Bruce Donald noted that at the previous meeting on 20 November 2018, the Group resolved to recommend:

1. **THAT** the matter of signage celebrating the community involvement in the Waverton Peninsula ex-industrial sites be progressed.

This signage has not yet been progressed as it is yet to receive funding. Sid French also noted that at Carradah Park, there is no signage denoting the park's name, rather it simply refers to the park as "the former BP site". Council's Landscape Architect/Projects Co-ordinator noted it has been agreed these signs were needed, however it is awaiting funding.

Shade and Toilets at the Coal Loader Platform

Ian Grey requested an update on the further round of improvements proposed for the Coal Loader Platform, including shade, toilets and moveable furniture, discussed at the last meeting of this Group (and also the subject of a Mayoral Minute to Council on 23 September 2019). The Director Open Space & Environmental Services advised that a report was being prepared for the Council Meeting on 30 November 2020 as to possible options and the costs of these for funding consideration.

Council's Landscape Architect/Projects Co-ordinator advised that the sewer pump out system had recently been upgraded at the Coal Loader Platform, which included a provision for future facilities.

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8. **Next Meeting Date – Tuesday, 24 November 2020**
The Meeting concluded at 6.19pm.

CHAIRPERSON

GENERAL MANAGER

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