

**MINUTES: WAVERTON PENINSULA WORKING GROUP MEETING HELD IN THE ROS CRICHTON PAVILION AND VIA ZOOM ON TUESDAY 11 OCTOBER 2022 AT 5.00PM.**

**PRESENT**

Councillor Baker in the Chair. Councillors Beregi, Bourke, Mutton, Welch.

**Staff:**

Rob Emerson, A/General Manager  
Peter Massey, A/Director Open Space & Environmental Services  
David Banbury, Landscape Architect/Projects Co-ordinator  
Miranda Shoppee, Meeting Administration Co-ordinator  
Peita Rose, Governance Officer (Minutes)

**Citizen Members:**

Bruce Donald, Waverton Precinct  
Ian Grey, Chair, Waverton Precinct  
Margaret Petrykowski, Representative Waverton Precinct  
Mary Curran, Co-Chair Union Precinct  
John Bohane, Resident  
Bernard Smith, Lavender Precinct (remotely)  
Ken Robinson, Co-Chair, Union Precinct (remotely)

**Visitors:**

Zoe Rourke, Transport for NSW  
Steven Andrew, Transport for NSW  
Sarah McKay, Transport for NSW

**Apologies:**

Genia McCaffery, Chair Edward Precinct

At the commencement of business (5.00pm) Councillors present were:  
Councillor Baker in the Chair, Councillors Beregi, Bourke, Mutton, Welch.

**1. Welcome**

**2. Minutes**

The Minutes of the previous meeting held on 31 May 2022, copies of which had been previously circulated, were taken as read and confirmed.

Moved by Councillor Mutton and seconded by Ian Grey

Voting was unanimous.

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3. **Matters Arising**

Nil.

4. **Berrys Bay**

Waverton Peninsula Lands

Mr Bruce Donald addressed the Working Group on this item prior to the TfNSW presentation on the Berrys Bay Draft Masterplan. Bruce Donald tabled a map of the lands of the peninsula (prepared by David Banbury and Megan White of Council), showing current tenure arrangements. Most of the land is managed by Council, either under care control and management through the Crown Lands Act, a lease or licencing arrangement, or direct ownership. The remaining, smaller area being the state managed parcels, some of which are affected by the WHT project and are being looked at by TfNSW for the Berrys Bay master planning exercise.

Bruce Donald noted that the community and Council are working towards all of the sites to come under a single plan and the management of Council. Bruce Donald also noted that since 1903 when the David Berry Hospital Act was written it has only been through the dedicated commitment of the community that has led to the extent of reclaiming of the peninsula land for public use and the outcomes we see today.

a) *Community & Stakeholder Working Group for design of public lands post-WHT. - Draft Berrys Bay Master Plan Presentation by TfNSW*

Bruce Donald requested to provide some context of the Waverton Peninsula lands more broadly prior to the TfNSW presentation. The Chair agreed to this request - Refer Item 9. below for this item.

TfNSW presented on the Draft Master Plan for Berrys Bay (refer copy of presentation attached).

The Draft Berrys Bay Master plan follows on from the peninsula values survey work conducted earlier in the year. TfNSW engaged Context Landscape Architects to develop the draft master plan. Five design principles were developed that informed the plan.

A number of comments were made / questions raised on the draft plan presented including on: how the access to and activities shown in the area behind the bund wall would work; why is there no carparking shown in that location; have the views been analysed; what uses were envisaged for the new jetty at the front of Woodleys; where is the dinghy / kayak storage proposed; location of bike racks, picnic areas? Precinct representatives noted the kayak storage should be on the hardstand area near the beach as that is the convenient location for launching.

It was queried has the master plan been costed and will it be fully / adequately funded? TfNSW advised implementation will be the responsibility of the tunnel contractor. The contractor is required to prepare a 'place design and landscape plan (PDLP)' based on the masterplan. The contractor will be obliged to provide agreed deliverables.

Precinct representatives said that the draft master plan presentation didn't acknowledge the existing peninsula strategic master plan.

Council's Acting General Manager said that it is good that the focus of the draft master plan is on provision of open space and community use for the buildings. Also, that is very important that the Master Plan (& PDLP) be specific enough that the government of the day can be held to account for it. As it will be 7 or 8 years before it is delivered the master plan needs to be adopted by the community, by the Council and by Transport for NSW, and the document needs to hold the contractor to account in 8 years' time.

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

TfNSW advised that Woodleys shed is currently in the WHT work area so it can be protected and monitored as it is fragile. Precinct representatives noted they have been advised that the Woodleys Shed won't be required by the WHT contractor. The Mayor said the community is asking why the shed can't be handed back now and be made available for public use. Precinct representatives requested a copy of the dilapidation report for the building be provided to Council & the community.

TfNSW advised early access will be provided behind the Woodleys shed to the Council beach area as required under the conditions of approval.

*c) Land transfer*

It was noted by Council's Acting General Manager that Council continues to seek transfer of the Berrys Bay lands to Council for Care Control and Management, with early transfer of lands not needed for the Western Harbour tunnel worksite. Council is hopeful that an announcement will be made in the near future.

*d) Dolphin Wharf*

Precinct representatives, following a request to TfNSW had received a letter advising of the arrangements for the vessels currently moored at the Wharf. It was noted that the Waverton Peninsula Strategic Master Plan does not envisage the wharf being used for large vessels like it currently is. The Precinct is comfortable with the position of the masterplan which envisages the wharf being repurposed for public access to and from the water, as well as possibly day boating drop-off / pick-up and ferry access. However, the current vessels moored there are not in accordance with the master plan objectives.

It was agreed that given the current master planning for the Berrys Bay lands that it was timely to recommence the discussion with TfNSW on the repurposing of the Dolphin Wharf in accordance with the Waverton Peninsula Strategic Master Plan.

A question was raised by Precinct representatives as to what is being done with the old collapsed wharfs in Berrys Bay. TfNSW advised that it depends on the site footprint for the winning contractor on the WHT project, as to what they will need to remove and what may be removed by TfNSW (Maritime).

**5. Western Harbour Tunnel – General update including early work impacts.**

TfNSW presented to the Working Group on this item. They will be awarding the contract for Stage 2 in a couple of months. A query was raised by Precinct representatives as to why they had stopped the electrical works in Waverton / Wollstonecraft. TfNSW advised this has paused to do a reprioritisation of early works. TfNSW outlined two tunnel construction methods being considered - the submersed tube (per reference design), with the alternative being to use a TBM to bore under the harbour. The coffer dams wouldn't be required if TBM was used.

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

TfNSW noted that they are still working on the plans for the Coal Loader Wharf adaptive reuse scheme and are planning to go to community consultation on it later this year. Precinct representatives requested that TfNSW go out to consultation on joint proposal agreed with Council.

**7. Quarantine Depot**

Council's Landscape Architect/Project Co-ordinator advised there has been a delay in obtaining permission to install the inter-lot fencing however that has now come through, which will allow this matter to be progressed. Council's section of the site can be opened up once the security fence has been installed and some minor safety works undertaken. Once the site has been opened to the public there will be other works undertaken including fixing up some of the retaining walls, restoring some of the outbuildings, and improving drainage. The possibility of improving accessibility between the various levels on the site is also being looked at. Precinct representatives advised they are aware of the constraints and not concerned with the timeframe.

It was noted that Council's boundary, (based on the FMHWM) goes partly through a building on the lower (NSW Govt managed) lot. A licence arrangement is to be entered into for the inter-lot fencing which will deal with the encumbrances.

Council's Acting General Manager advised that one of the conditions of the sale was that the buildings have to be used primarily for community use for the next 15 years, and that council has been speaking to some community groups. Council will be going out to expressions of interest and will determine its final decision. Potentially, one the buildings will be used for community use on a longer-term basis, with the other used for day to day hire for a range of groups. The use of the buildings is constrained as they are heritage listed so the internal layout can be altered to any large extent.

**8. Waverton Bowling Club**

Council's Acting General Manager advised that there has not yet been a determination by the Land and Environment Court on the Aboriginal Land Claim. However, Council has just entered into a new 12-month license agreement for the site with the State Government. This doesn't give Council much time for significant improvement. Once the land claim has been determined it is hoped there won't be too much of a gap between that and Crown Lands providing Council ongoing care control and management, after which plans for the site can be progressed.

Precinct representatives thanked Council for holding off the works to Merrett Playground as requested, pending the determination of the land claim and Council's planning for the bowling club site.

**9. Welcome to Waverton Installation**

The approach has come from Sid French and family requesting consideration of a 'Welcome to Waverton – on Cammeraygal land' sign such as a sandstone marker or similar, suitably designed and located somewhere near the retaining wall in Woolcott Street where Waverton starts, with possibly a QR code linking to North Sydney Council website for further information. It would need to be subject to further consultation and detailed design.

It was decided to take this to the next Precinct Committee meeting to discuss and then bring it back to the next meeting.

**10. General Business**

Nil.

**11. Next Meeting: TBC**

Meeting concluded at 6.45pm