

WAVERTON PRECINCT MEETING

Tuesday 1st April 2025

MINUTES

1. WELCOME AND APOLOGIES

The meeting commenced at 7.35

Chair: IG

Minutes: KA

Attendance : 35

Apologies: Nil

2. CONFIRMATION OF PREVIOUS MINUTES:

Motion

Moved by PK and seconded by MP

“That the March 2025 minutes be accepted subject to an amendment showing PK having nominated Bruce Donald for a community award which was seconded by KA”.

Carried unanimously.

3. Guest Presentation

Transport for NSW, along with Acciona the constructor of the Western Harbour Tunnel (WHT) had been invited to the Precinct meeting to give an update on tunnel construction and to report on the current situation with the new park proposed at the head of the west arm of Berry's Bay. A copy of the presentation is attached to these Minutes.

Key points made were:

- The header drilling the tunnel is now about McHatten St. on the north side of the harbour, coming south. On the south side of the harbour drilling is progressing from Rozelle and is currently under Birchgrove.
- The proposed parkland which will be developed adjacent to Berry's Bay will have completed the design phase by mid-

year. Construction is expected to take 18 months to deliver with anticipated completion in 2027.

- Parkland planning is quite complex given its historic nature and various uses.
- The Woodley's Shed area is to be re-imagined as a one level Community Centre with visual elements of the shed incorporated in the new development.
- The office block at the rear of the shed to be demolished as it is too costly to refurbish.
- Access to and views over the water will be retained and enhanced by a walking path next to the water.
- The design will look to "create place." It will be released in about a month and there will be ongoing community and Council consultation in person and online.
- The park once completed will remain in State Government ownership but under care, control and management of North Sydney Council.
- The Council is keen that there be some source of revenue to cover the maintenance and upkeep costs.
- The meeting was given no indication on these expected costs.

Following the presentation several questions were asked of the presentation team:

- a. Given contamination identified at the Woodley's slip area will dredging occur to remediate this area?
They are aware of the contamination but have no plans to disturb the harbour floor.
- b. Will people generally involved in the Western Harbour Link tunnel be on the park site?
No. Only those people involved in the parkland redevelopment will be on this site. Previous proposals were for a dive site to the tunnel. This is no longer happening.
- c. Is this area protected from a Native Title Claim?
Yes. The site is regarded as being actively used and therefore not subject to Native Title Claim.
- d. Will the park cater for teenage children?
Through community assistance and advice from the Council the team is actively looking at what gaps exist in providing activities for this demographic.

It was suggested that what has consistently worked on the site before might be what is needed for the future – fishing, kayaking, learning about conservation.

People want that contact with the water, not to only have an improved view of it.

- e. What will happen to the large Amphitheatre?

It doesn't relate to the water, but has an issue currently with height differential, which will cause access problems. It will be difficult to maintain and they want to build all pathways for access for everyone.

- f. What happens to the old administration building?

It has no services. It is completely run down. There is no budget for its retention.

- g. Could we have a ferry wharf in the bay?

There are no plans for a ferry wharf as it would require a significant pontoon on the water and connection to land transport such as buses and parking.

4. Existing Business

Woodley's Shed Update

IG and JB are continuing discussions with the Council and Transport for NSW. A revitalized Woodley's Shed looking building as a 2-story building is what the Precinct envisaged. This is seen as too expensive by the project team and their design has the community hall near the escarpment, not overlooking the water. The meeting affirmed that we want to create an active interaction with the Bay if possible, not just a new viewing walkway. It was suggested that Council proactively contacts local community organisations, schools, and businesses which deliver community recreational programs and services - and ask them what use they might see by them for a community hall in this new development. It was considered this response will assist Council and the project team to better refine the likely user requirements in the design and to guide the expected spatial and functional uses of the centre.

This input should also better assist Council to manage its risk and have avenues to promote greater utilization of the facility once it opens.

We asked for extra volunteers to help on this project .

Save Our Sydney Harbour Campaign

The petition to clean up derelict boats in Sydney Harbour has had some success. Following the tabling of the petition late last year, there has been an amendment to legislation to give NSW

Maritime more powers to deal with derelict and decaying vessels by redefining what is an “unsafe vessel”.

Mary Curran briefed the meeting on this important development. We now need to follow up again with what can be done with what are called “orphan assets” (piles in the harbour which are of no further use or rotted). Maritime already has the power at law and the discretion to remove decaying infrastructure like collapsing wharves. This is a programming question, not a legal question, and so we will pursue these items being cleaned up in Berrys Bay before the new Park opens.

The Chair moved a “Vote of Thanks” to Mary Curran and Stuart King for the great work they did in coordinating this petition-related phase of the campaign respectively on the north and the south side of the Harbour.

This was enthusiastically supported by the meeting.

Motion:

Moved by IG, Seconded by KA

“That the Precinct write to Maritime and suggest that under the new definition of “unsafe vessel” they immediately require the removal from Berrys Bay and destruction of the vessel now called Aqua Cube (formerly ‘Flanagan’s Afloat’)
“

Carried

New Planning and Housing Density

The SMH reported that six local Councils were considered by the State Government as slow in dealing with DA's which upgrade density.

North Sydney was second worst on the list, so it is expected the State will have Council in their sights, potentially resulting in streamlined NSC approval process changes.

Precinct Records

We used to have paper files going back at least 30 years. Instead these Records have been culled, recorded electronically and placed with Council in the Stanton Library. The Minutes have all been copied and the librarians edited all the campaign files and have them available online as well.

The Ship Cape Don

PK advised the ship is owned by Sea Heritage Foundation which is a not-for-profit organization.

It is funded by donations, tour fees and corporate sponsorship.
She was asked if there is insurance for people when on the tours and she noted they sign a waiver as part of the pre tour briefing.
It was noted the fuel and oil was pumped out of the vessel during March.

5. New Business

Precinct Mailing List

Unfortunately, all contact details were lost to the system mid last year and cannot be retrieved. However, we now have a new system in place and around 100 email addresses so we have resumed sending out Minutes. We ask everyone to make sure they sign the attendance list so the Precinct can forward them these items on a regular basis.

Disabled Parking

Motion:

Moved DS Seconded MS

“That North Sydney Council be asked to create 2 disabled parking spaces in Russell St Wollstonecraft ,near the Bowling Club.”

Carried.

Floating Dry Dock

It is understood the floating dry dock which was proposed to be used in Berry's Bay is now at Garden Island. It also has been advertised for sale in New Zealand.

Parking of Non-Motorized Vehicles

In Larkin and Woolcott St several trailers and boats are left on the street for weeks/months at a time where no restriction applies. The Precinct has approached NSC to see if it possible to control this type of vehicle parking by signage restricting non-motorized vehicles, similarly as to what we understand happens in certain locations in Willoughby local government area.

6. DA's

Motion:

Moved KA Seconded IG

“Council be asked to provide at the end of each month a list of DA's submitted within the Precinct area in that month”

Carried

Given the lateness of the time (10pm) all other items were held over to the next meeting

NEXT MEETING

The next meeting will be Tuesday 6TH May and will commence at 7:30pm in the Uniting Church Community Hall, Bay Rd.
All residents are welcome.