Waverton Precinct Minutes  
Tuesday 7th May 2013  

Waverton Uniting Church Hall.  
Meeting opened: 7.35pm  
Attendance: 31  
Chair: SF  

1. Welcome and Apologies.  
The Chair welcomed everyone.  
Apologies were received from IB, DC, DA, PK, VY, MB, and MP, NS. 
SF welcomed CN from the North Sydney Club 

2. Business  
Berry’s Bay: Update on marina proposal 
BB reported on behalf of Precinct’s Peninsula Subcommittee. At the Working Group meeting in April Maritime announced they were close to finalizing an Agreement for Lease with Meridien Marinas, now known as Pacifica Development, for development of the Berrys Bay Maritime Precinct. As no details of the scope of the development were provided to the Working Group meeting, Precinct reps subsequently approached Maritime management for a briefing, leading to a presentation by the Pacifica MD to Council officers, Councillors and Precinct Subcommittee reps. No handouts were provided, but from this briefing Precinct reps understood the Pacifica’s latest concept to include: 
- Woodley’s Main Shed to stay as a boat stacker for 40 to 50 boats.  
- Toilet block at southern end of site to be replaced by new tradesmen’s shed.  
- Southern annex (the one clad with timber shingles) to be removed.  
- Two-storey brick administration building to be retained and revamped for caretakers accommodation and administration.  
- Heritage slipways - some or all (unclear) - to be retained.  
- Marine Workshop (Yamaha shed) to be removed, replaced by a new two-storey building of 200 sqm, ground floor coffee shop and chandlery, possibly restaurant upstairs.  
- Storage/launching for kayaks/canoes/small dinghies, but not trailerable boats, near existing boat ramp.  
- Heritage northern sea wall to be retained. Proposed future of southern sea wall unclear.  
- Parking - 150 spaces on the sites, the bulk within the BP Bund Wall, but some along under the cliffline of BP site.  
- Remainder of former BP land landscaped as a “park” maintained by Pacifica, closed at night, with toilet block and children’s playground.  
- All 3 existing jetties on Woodley’s site to be removed, and both timber jetties on the BP site, to be replaced by 4 new pontoons to provide 90 to 100 on-water berths for the marina. One new pontoon to come from
Woodley’s, the other 3 from the BP site (one of which appeared to be outside the Water Area specified in Maritime’s original Request for Tender).

- Dolphin Wharf to be retained as a wharf. (Usage unresolved)
- Foreshore access – A path across the BP waterfront and then apparently up to Balls Head Drive via Balls Head Road. No mention of use of the existing Woodley’s marina access road behind the main building. No mention of foreshore access across the Woodley’s waterfront.

The Pacifica MD indicated this new proposal entailed negotiations with Maritime leading to:

- Lease period extended from 30 years to 40 years.
- Increase in Water Area to allow fourth jetty arm.
- Reduced rent.

The project could take 2 ½ years to complete.

Precinct reps pressed Maritime on whether the Agreement for Lease will include a concept plan indicating the new proposed scale of development which is reduced from earlier concepts. Maritime management has subsequently informed Precinct that a concept plan will be attached to the Agreement to Lease.

MOTION: Precinct resolves to continue to work to ensure that developments in Berrys Bay are appropriate in type and scale to the special values of this beautiful bay with its bushland setting, and that they incorporate recognition of the Bay’s rich maritime industrial heritage. Precinct’s positions:

1. Marina design - All access to the marina for boat users must be from the Woodley’s site, which means no marina security fencing and gates of the former BP foreshore. No fourth marina arm outside the Water Area specified in the ROI. No large commercial boats.

2. Foreshore access must be provided across the former BP foreshore. This must link via the Woodley’s access road and the bushland behind the Council Beach to the Quarantine Depot. Desirably there will also be “at most times access” across the Woodley’s waterfront using control gates. There must not be any vehicular access for marina boat users along the BP foreshore walkway.

3. All the former BP land must be under the care and control of Council, for at least the duration of the developer’s lease. With the exception of the area within the Bund Wall, all the former BP land must be parkland.

4. Parking on the whole site must be limited to that appropriate to the scale of marina operations currently proposed, plus the additional 20 places for Maritime specified in the ROI. Any parking on the former BP land must be within the Bund Wall.

5. Dolphin Wharf - There must be provision for public access, and for ferry access.

Moved BB, seconded PL  Carried unanimously

The meeting thanked the Subcommittee for all their work.
SF reported that interim public access across the foreshore of the BP site from Carradah Park to Balls Head Rd is close to opening. Council is waiting on Maritime to sign an agreement and then Council will install some temporary fencing on the land side of the path.

GR suggested that ongoing it would be beneficial if there was a competitive landscape design process covering all of Berrys Bay, citing the Arboretum in Canberra as a good example. SF undertook that the Subcommittee would follow up on this suggestion.

2. **Waverton Bowling Club.**

CN from the North Sydney Club and Waverton Bowling club addressed the meeting.

His aim was to explain the club’s intentions with renovating the Waverton Bowling Club and to alleviate residents’ concerns.

CN stated that the club has no intention of extending the normal hours operating with the exception of New Years Eve to 1.00 a.m. Currently the Club is not open on Monday and Tuesday. To increase profitability and ensure survival they do intend to open bookings to Corporates on these days.

The club intends to increase its kitchen size. The overall footprint of the building will be changed slightly to incorporate outbuildings, but CN assured that no views to residents would be affected. After acoustic testing the Club has decided to place an acoustic wall between inside between the Corporate and members area. CN assured the meeting that doors would be closed after ten pm to help noise. CN also assured that no patrons would be allowed on the deck area after 10.00pm to also alleviate noise issues. The Club will have no music outside the building.

LS raised parking issue with increased usage by corporates. CN stated that the traffic and parking assessment had been done and that it was concluded no extra parking was required. LS stated that given proposed opening time of Monday and Tuesdays that residents should have been consulted.

Discussion occurred from the meeting that the acoustic testing was not sufficient or satisfactory. For example, no acoustic monitoring of 30 Woolcott Street has been attempted even though it will be the property most affected.

KA suggested the club would be a good fit for use with the Waverton Hub.

*MOTION: Waverton Precinct supports in general the development of the Waverton Bowling Club provided:*

1. *the opening hours are restricted to no later than 10pm weekdays and Sundays, and midnight (12am) on Friday and Saturday (with the exception of a 1am close on New Year’s Eve only) and*
2. *the recommendations/conclusions of the Renzo Tonin & Associates acoustic report are complied with- in particular that that a review be undertaken prior to*
approval being granted to ensure that the acoustic treatment of the building complies with the Building Code of Australia and the noise criteria set by the NSW OLGR

Proposed XX Seconded MW Unanimously accepted

3. Development Applications
   a. 100 Bay Road, Waverton.
      This is a development that changes commercial property to residential. All development is internal. LS described the proposed works to the Precinct and put forward a motion that:

      The Precinct expresses disappointment at the loss of Commercial floorspace in Waverton with the conversion of the existing offices to residential apartments. It is therefore suggested that a proportion of the building should remain as commercial floor space to service the needs of the local community.

      If however Council approves the proposed development the Precinct requests that Council require some public domain works to be undertaken to improve the streetscape presentation of the building. It is therefore suggested that a condition be incorporated on any approval requiring that:

      1. the existing building be repainted in a recessive colour that blends into the streetscape (ie greys and browns)
      2. additional street planting be provided in Bay Road along the frontage of the development (consistent with the recent street planting provided by Council in Bay Rd outside the Indian restaurant located opposite the site)
      3. additional landscape planting be provided in the paved ground floor plaza area of the site (in particular along the boundary where the site adjoins the railway station)
      4. the existing landscaping on the site to be upgraded using native plants.
      5. The above works should be detailed and submitted on a landscape plan to Council’s satisfaction prior to any approval being granted.

   b. 37 Carr Street: Minor Development. Precinct have no comment.

   c. 7 Balls Head Rd: A section 96 amendment to the DA recently approved reinstates a rooftop garden without the pool that was proposed. Precinct position is that height restrictions should be enforced.

4. Other Business

   a. Talk by Police Liaison Officer TY and the next meeting.
      SF highlighted that next meeting the Local Police will talk on local topical issues including drug use and rave parties.
b. Traffic matter - Balls Head Rd near Wood Street
BB reported that Council’s Manager Traffic Planning requested a meeting to discuss a road safety issue reported to Council regarding parking on the western side of Balls Head Rd where it narrows near Wood St. BB, SF and VY represented Precinct. The meeting agreed that completion of kerb and guttering is required. The Traffic Planning Manager will investigate the status of Precinct’s long-standing request for that kerb and guttering. As a short-term measure he will look at renewing the centre line markings. Any elimination of parking spaces near this pinch point will require a survey of local residents and Traffic Committee approval.
MOTION: Precinct requests that the line marking be done as a high priority for safety reasons. Moved RT Seconded MF, carried unanimously.

d. Continuous Foreshore Walkway - Noakes
KSA reported that Council officers have responded to Precinct’s request to be kept informed about any significant developments regarding the approach to Council by North Sydney Marine Centre for rezoning part of their John Street site to high density residential. Council officers report that Council has not received, and is therefore not assessing or negotiating about, any Planning Proposal regarding the site. There was a preliminary Planning Proposal meeting with the applicant in December 2011 at which the applicant was advised that it needed to address Council’s Foreshore and Access Strategy. The applicant made a submission to the DLEP 2012 when it was publically exhibited in October and November 2012. Council rejected the applicant’s request for in principle support to lodge a Planning Proposal (which was identical to that presented to Council at the preliminary Planning Proposal meeting) for the subject site.

e. Other
BD highlighted that local personality SH turned 103 last week.

Meeting Closed 9:25pm
Next Meeting 4th June

Secretary MT