Report to General Manager

SUBJECT:  Waverton Peninsula Working Group Minutes - 8 July 2014

AUTHORS:  David Banbury, Landscape Architect/Project Coordinator

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

EXECUTIVE SUMMARY:

This report presents the recommendations of the last meeting of the Waverton Peninsula Working Group Held on 8 July 2014, for Council reception. The minutes are provided for information.

FINANCIAL IMPLICATIONS:

Nil

RECOMMENDATION:

1. THAT Council receives the minutes of the Waverton Peninsula Working Group held on 8 July 2014.

2. THAT should Council adopt any of the specific projects/proposals recommended in the minutes of the Waverton Peninsula Working Group held 8 July 2014 that a report be prepared detailing proposed costings, timelines and implications to existing workload and the adopted Delivery Program.
LINK TO DELIVERY PROGRAM

The relationship with the Delivery Program is as follows:

Direction: 5. Our Civic Leadership

Outcome: 5.3 Council is ethical, open, accountable and transparent in its decision making

BACKGROUND

In accordance with Council’s Code of Meeting Principles and Practices:

53.6 - The minutes of a Reference Group or Working Group meetings can only be confirmed and adopted by resolution of that Reference Group or Working Group, passed at a subsequent meeting of that Group. A motion or discussion in respect of the Minutes shall not be in order except as to their accuracy as a record of proceedings. Minutes may not be amended to reflect second thoughts on a resolution - changes may only be made if the accuracy of the resolution is found to be at fault; as per clause 19.2 of this Code.

53.7 - A report on the proceedings of Reference Group or Working Group meetings are to be submitted to the next available meeting of Council for endorsement, including all recommendations. Any Councillor may be mover or seconder of a motion to confirm the proceedings of a Reference Group or Working Group meetings.

CONSULTATION REQUIREMENTS

Community engagement is not required.

SUSTAINABILITY STATEMENT

The sustainability implications are of a minor nature and as such did not warrant a detailed assessment.

DETAIL

This report presents the recommendations of the last meeting of the Waverton Peninsula Working Group held on 8 July 2014, for Council endorsement. The minutes are attached for information.
MINUTES: WAVERTON PENINSULA WORKING GROUP MEETING HELD IN THE ROS CRICHTON PAVILION ON TUESDAY, 8 JULY AT 5.00PM.

PRESENT

Robert Emerson, Council’s Director Open Space and Environment in the Chair.

Staff:
Robert Emerson  Director Open Space and Environment
David Banbury  Landscape Architect/Projects Coordinator
Peita Rose  Corporate Administration Support Officer (Minutes)

Citizen Members:
Bruce Burns  Waverton Precinct Committee
Iain Bartholomew  Waverton Precinct Committee
Sid French  Waverton Precinct Committee
Bruce Donald  Waverton Precinct Committee

Apologies were received from Councillor Baker, Councillor Morris & Councillor Clare and Nhu Doan - Roads and Maritime Services

At the commencement of business (5.11pm) Councillors present were - Nil.

1. Minutes

The Minutes of the previous meeting held on 11 February 2014, 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.

2. MATTERS ARISING

(1) Parking changes at Balls Head Road /Drive & Waterhen Drive

Council’s Landscape Architect/Project Coordinator has received advice from Council’s Traffic Planning Manager that it would take approximately 6 weeks to implement these changes including the required 2 week notification period. The changes include moving the parking across to the other side of Waterhen Drive.

At this stage the works are to involve changing signs and marking lines only. It is not anticipated that there would need to be kerb work. However design drawings need to be prepared so that the changes can be communicated to the lines and signs crew for implementation.
SF raised concern that the surface of road on the southern side of Waterhen Drive was in poor condition and may need to be looked at given that the trafficable lane was going to be moved to this side of the road.

*This matter to be referred to Council’s Traffic Section for a response.*

BB noted that there needs to be sufficient allowance for safe passage of pedestrians and asked if the proposed footpath extension south side of Waterhen Drive to Balls Head Road intersection proposed as part of the parking changes. DB advised that as far as he was aware the work was not included as he has been advised it only involves lines and signs work.

*This matter of timing of the future footpath and other related Precinct requests (extension of shared zone etc) to be referred to Council’s Traffic Section for a response.*

3. **Berrys Bay**

- **Pacifica Proposal**

An email was received from Nhu Doan Senior Project Manager Roads and Maritime Services which stated that since the last Committee meeting, RMS do not have any new information on the maritime projects within the Peninsula to update the members of the Waverton Precinct Committee.

At this stage RMS is still waiting for Pacifica Developments to submit their permission to lodge Development Application for the proposed Berrys Bay marina precinct.

- **RMS Wharf demolition**

Nhu Doan states by email that RMS is continuing to monitor the condition of the existing wharves at Berrys Bay until it confirms if the work would be part of the proposed development, should this proceed.

The Waverton Precinct stated they are seeking that the DA be put on hold until there are proper high level discussions with regards to the extent of development and the amount of revenue that the government is seeking. The Precinct has sent letters of request to meet with a number of Ministers but was yet to receive satisfactory responses.

The Precinct representatives have also submitted an FOI request to obtain minutes of the Maritime Advisory Council relating to deliberations on Berrys Bay / boat storage in general.

4. **Coal Loader Wharf**

An email was received from Nhu Doan Senior Project Manager Roads and Maritime Services which stated RMS is also in the process of finalising the Review of Environmental Factors for Balls Head Coal Loader Wharf.

RMS have said once they have more information they will get back to the Committee.
5. **Quarantine Station**

Council’s Director Open Space and Environmental Services advised that Council staff have had a preliminary meeting with a representative of Government Property NSW to determine the process of acquisition. It was advised that this was a preliminary meeting as Council is yet to determine a position on acquisition.

6. **Coal Loader Platform**

David Banbury provided a brief update:

- Works have been progressing on the overall documentation
- Quotes are currently being obtained for platform clearance works and are due this week
- There is further work to be done on the hydraulic / drainage design
- Some safety and access works have been carried out including: removal of steel work from the ceiling of tunnel 1 that was in danger of collapsing; installation of security gates at the entrances to the tunnels to prevent unauthorised access; trial work to the suspended slab section (soffit of the chambers behind the seawall) to address spalling concrete and waterproofing issues; cutting of a trial opening between tunnel 1 and chamber 7 (8 of these are required to meet safe access standards) and enlarging the opening between chamber 7 and 8 to meet BCA standards; cleaning down of coal dust residue and making level the chamber floor.
- The trial work is being carried out under the supervision of heritage architect, structural engineer and quantity surveyor with a view to determining the most cost effective approach to the remediation work whilst balancing structural and heritage considerations.
- Approx. $2 million is available this financial year for structural, safety and access works, including a residual amount rolled over 13/14 F.Y.
- It is expected that this amount will enable the bulk of the remedial structural & safety works to be carried out such that the platform can be made generally accessible to the public this F.Y. (however without any of the proposed embellishment).
- Recent cost plan update from the quantity surveyor has put the total cost of the platform redevelopment in the order of $7 million.

A digital animation of the proposed platform redevelopment and associated still images were shown.

*A tour of the chamber spaces is to be arranged for members of the working group that may be interested.*

7. **General Business**

- Mr Bruce Burns spoke about the zoning of the foreshore at Berrys Bay which is currently zoned as W1 Maritime Waters which is the default zoning for the whole harbour. The waters of Rose Bay and Clontarf Bay, subjects of recent marina decisions, are zoned W5 Water Recreation which provides stronger protection against over-development. Balls Head Reserve has a W5 Environmental Protection fringe zone around it, but the foreshore adjacent to Waverton Park has no protection at all whilst all other parklands have a protective zoning. It was agreed that it was unlikely this could be addressed in the short term (without) amending the SHREP. However it may influence the determination of the Berrys Bay proposal and it would be of value to understand the rationale behind the zonings of the bay.
The Director of Open Space and Environmental Services advised that it is anticipated the fitout of the Cafe at the Coal Loader will commence shortly. The lease document is currently with the Minister for Crown Lands for approval and this process is taking longer than anticipated. However Council has arranged for access to the site prior to this for the purpose of commencing the fitout works, once the usual WHS and CC related paperwork is provided.

8. Next Meeting Dates

12 August 2014 – (may be cancelled depending on updates received)
14 October 2014
9 December 2014

The Meeting concluded at 6.05pm.

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CHAIRPERSON             GENERAL MANAGER