

# Waverton Precinct Minutes

## Tuesday 4 August 2020



**WAVERTON**

**2060**

Meeting was held at Uniting Church Hall with correspondence laid out for viewing.

Meeting opened: 7.30pm

Chair: IG

Minutes: SF

Attendance: 14

### **1 Welcome and apologies**

The Chair welcomed residents and visitors to the first Precinct Meeting back at the Uniting Hall.

An explanation of the background and rules under which the meeting was being run and sanctioned by North Sydney Council (NSC) was given. These rules included current COVID safety rules promulgated by NSC, including safe pre-registration, tick sign-on, social distancing and preferred wearing of masks, avoidance of unnecessary touching of objects including doorhandles, and sanitizing as appropriate.

There were apologies from BD, JD and KA<sup>2</sup>

### **2 Sydney Heritage Fleet presentation regarding their concept plans for Berrys Bay**

The Chair introduced AE, SR and GI who were jointly representing the Sydney Heritage Fleet. He invited them to make a presentation to the meeting.

AE introduced the concept of Berrys Bay as a home for the Sydney heritage Fleet (SHF) as well the location of a Museum of Sydney Harbour (MOSH). He stated that plans are very preliminary and that this was an initial meeting to initiate a stakeholder engagement process aimed at ensuring that when plans are finalised, that they will have the support of the community. The intention is to negotiate with Government with a view to moving to the site progressively, with full occupancy on completion of remediation of the site after the Western Harbour Tunnel is completed.

SR, who works for a consultancy with a history of successful designs of museums, ran through a series of slides which showed early ideas of layout and concept visuals of the interior of the MOSH.

The concept is that visitors would come to the centre by boat from Circular Quay or Darling Harbour. They would visit the MOSH centre and then take secondary boat tours to various locations on Sydney Harbour, possibly based on themes ranging from maritime industry, to sharks, to crime, and indigenous historical usage of the harbour.

The centre would consist of the following:

- The actual museum would be housed in a new building located approximately where the existing slipways are.
- SHF volunteers would use the Woodley's building for maintenance work.
- The existing Woodley's administration building used for library/reception.
- Volunteers and visitors would use the parking area behind the bund wall which

is expected to be built by the Western Harbour Tunnel.

- On water, there would be a marina arm adjacent to the shoreline where the existing gravel track runs. There would also be a marina arm in a similar location to the old Woodley's marina. Overall the water area usage would be similar to that before the Woodley's closure.
- Neither the Quarantine Station nor the Dolphin Warf are currently part of plans for the site although opportunities would be considered.

In operation, the intention is that the site would be the home of the SHF which is an organisation of volunteers committed to the preservation and ongoing use of old vessels, ranging in size from dinghies to the James Craig. Whilst volunteers would use the Woodleys shed as a workshop, the outdoor areas including floating pontoons would not be used for significant maintenance.

GI explained that his involvement related to the marina in a similar manner to the development and operation of the Elizabeth Bay marina which has a marina arm, floating moorings and a small kiosk.

Questions from the floor included:

- **Would people come by car and coach?** It is not intended to encourage wheeled access, with most visitors coming by boat. However, subject to traffic engineering feasibility, buses may drop school groups and the like. There is also the possibility of providing a grade-separated pedestrian tunnel from the bunded carpark to the MOSH building.
- **Would SHF expect to take over parkland east of the bund?** No, it is expected that TfNSW will pass this to NSC. The existing pathway from Carradah Park to Balls Head Road would remain open (with improved access from there to Balls Head).
- **Precinct has taken a position against the Noakes FDD. What is the SHF position on this?** SHF has used Noakes over the years to carry out works on its vessels and would continue with this. It has no interest per se, in the FDD.
- **What guarantees are proposed that would assure the public regarding pollution such as paint and fumes?** The SHF has been operating for many years with no EPA infringements, despite the locals watching carefully. SHF would continue this standard.
- **What would be the ownership structure of the project?** The lease on the site would be held by SHF, but the site would most likely trade as Museum of Sydney Harbour. Profits from tours would go towards restoration and maintenance of the fleet. CI Australia would manage the marina for a fee, and there would be a food outlet which would be sublicensed. Funding for the site is hoped to include State Government support as it improves the tourist amenity of the harbour, and the site would in any case, need remediation on completion of the WHT. Friends of SHF are also likely to provide philanthropic support.
- **What is the timescale?** It is hoped that some initial areas could be taken over whilst the tunnel is still under construction, with final occupancy as soon as feasible thereafter. This is variously reported as 2024 and 2026...
- **How many staff and volunteers are likely to be on the site at any time?** There may typically be up to 40 volunteers manning vessels and using the workshops.
- **How would the carpark be administered?** This has not been finalised but would presumably use a boomgate/payment system with free parking for MOSH visitors.
- **How would the public arm of the marina work?** Also to be finalised, but it is expected it would be open to heritage boats, visitors and local residents.
- **What other users would be welcome?** Possibilities include kayak

storage/launching, wooden boat builders and Sea Scouts

The presenters were thanked by acclamation for their input.

Precinct undertook to remain engaged as the proposal develops. SHF has given authorisation for precinct members to access their presentation which can be viewed [here](#). Please note that the concept is yet to be presented to other stakeholders, so those receiving this document are asked not to share it until advised.

### **3 Reports from Standing Committees**

#### **Rail Action Group**

IG reported that the group are convinced that the Slovenian lubrication system is the best option currently available and are pushing for trials/implementation.

#### **Overdevelopment We're Over It**

IG reported that it appears that metro has been intransigent, resubmitting the same height proposals for Crows Nest as had caused so much community anger. He also reported on opposition to a proposal by North Shore Hospital to building an office block on part of land set aside for hospital functions.

### **4 Community and Other Activities**

#### **Hiroshima Day**

VY made a brochure available, welcoming residents to the remembrance.

### **5 General Matters**

#### **Western Harbour Tunnel/Warringah Freeway Modifications**

No developments since last meeting. It was reported that the Mayor attempted to meet with the Premier but has not been accommodated.

#### **North Sydney Olympic Pool**

The current status is that the DA has been approved with some more minor items such as shade over the wading pool, still to be resolved. It was reported that NSC has resisted calls from the community for the upper pool to be reopened for those in need of hydrotherapy.

#### **Noakes Floating Dry Dock**

This DA is in limbo whilst NSC waits on the outcome of EPA action against Noakes for pollution offences. There is also a question over ownership of a parcel of land.

#### **Coal Loader Platform Upgrades including Toilets**

No action.

#### **Waverton Bowling Club site**

An Aboriginal Native Title Claim has been lodged over the site, putting other ideas on hold.

#### **Trailer Parking**

Precinct has made a submission based on allowing residents to have parking rights, but not non-residents.

#### **Precinct System**

The Chair has been on a small group with other Precinct Chairs preparing a basis for submissions for all Precincts. Of significance are the issues associated with some precincts being defunct. The Chair asked for volunteers interested to help finalise the submission to be made for Waverton. IB was interested in contributing.

## **6    DAs**

**10 Woolcott Street:** A variation has been submitted. However, as it only relates to roofing material, Precinct has no comment.

## **7    Correspondence and Minutes of Last Meeting**

The correspondence having been made available for viewing prior to and during the meeting:

Moved VY

Seconded IB

**“The March 2020 Minutes and correspondence be accepted”**

Vote: In favour 12 / Against 0. Carried

## **8    Date of next meeting September 1, 2020**

The meeting closed at 8:50 pm.