

Minutes of the Waverton Precinct Meeting held on Tuesday 1 March 2022



WAVERTON

2060

The meeting commenced at 7:35 pm at the Uniting Church Hall.

Chair: IG
Minutes: SF
Attendance: 13

1 Welcome

The Chair welcomed people to the first in-person meeting for 2022. The Secretary noted that the latest Council rules required people who were unwell to not attend the meeting, with mask wearing optional.

2 Apologies

KA, KA, KM

3 Minutes of the previous meeting

The minutes of the meeting on 1 February 2022 had been circulated electronically.

MOVED VY, seconded BD:
THAT the minutes be accepted.
CARRIED unanimously.

4 Responses from NSC on issues raised previously

No formal response has been received from council due to COVID staff pressures.

5 Ongoing Matters

Floating Dry Dock

It was reported that the proponent's request to join the DAs of the relocatable building and the floating dry dock had been accepted by the Registrar. It was further reported that the Council expert on visual impact will prepare his report responding to the proponent's VIA report. That will then be reviewed by community members and a decision made whether to retain another expert to report or at least advise on issues still to be addressed satisfactorily.

Berrys Bay Consultative Committee (BBCSWG)

It was reported that the latest meeting has been cancelled, amid concerns that the process had been effectively hijacked by consultants and that community views were unlikely to be properly heard. The recently circulated flyer by the Member for North Shore was discussed and criticized for failing to address the option of early return of lands to the community despite some areas clearly not being needed for the Western Harbour Tunnel, and not canvassing the range of options on the table. For example, the concept developed by the Sydney Heritage Fleet for a Museum of Sydney Harbour was not mentioned at all, despite receiving Council and community in-principle support. The status of this committee has always been seen as questionable, given the long standing WPWG.

Western Harbour Tunnel

The Chair reported that a meeting planned for March 4 with the WHT liaison officer had been delayed due to the weather forecast, but would likely occur next week. Issues to be raised include:

- Pedestrian link from Carradah Park lower level to upper path linking to Balls Head Road
- Undergrounding of site power and opportunities for additional value from that
- Excision of Woodleys Shed from works area- allowing for prompt remediation of the shed.
- Construction of a permanent car park in the bunded area, which could be used by WHT contractors and staff during the project
- Better communication with the community regarding start of works such as the geotechnical groundwater monitoring already under way

The lack of action by NSC in relation to the current WHT designs for **Berry Street** was noted, recalling that a motion had been passed by NSC committing its representatives to meet with State government to seek changes to Berry Street plans and related matters.

Precinct **requests Council** to promptly advise its planned actions in this regard, so the Precinct can decide if it tries to meet the local MPs directly or with NSC.

Larkin Street Eastern Footway

A letter with proposed route (and an alternative) was sent after last meeting. IG is arranging to meet with Council officers on site to discuss this and the outstanding matter of a cycleway for bicycle learners in Waverton Park.

Use of Complying Development Certificates to short-circuit public scrutiny of building proposals

Precinct maintained its view that this system is potentially counter-democratic, despite being in line with State government procedures. In particular, a CDC should not be used for demolition without plans for a compliant new structure and should require prior briefing at minimum with adjoining neighbours.

Notifications re DAs and CDCs

MOTION Moved VY Seconded JD

That formal notification of all planned works be extended to include properties behind and opposite as well as adjacent to proposed works.

Carried unanimously.

Precinct members expressed uncertainty regarding the duration of validity of DAs and CDCs prior to substantial commencement of demolition works on a site, and seek formal clarification from Council on this aspect.

Waverton Peninsula Working Group

Council is requested to organise a next meeting of this group to enable a number of matters to be pushed forward. These include:

- Coal Loader Wharf
- Land Transfers
- Role of Working Group and Masterplan in avoiding poor outcomes from BBCSWG
- Q Depot forward plans
- Coal Loader Platform: Shade improvements, toilets (preferably composting, as part of Sustainability Centre strategy), more garbage bins, benches are suggested.

- Legacy of decades of maritime neglect including fixed and floating facilities

7 Other business

Streets Alive

It was reported that a new Councillor, Georgia Lamb, had shown interest in Streets Alive, and was commended for this.

State government Proposed Changes to Planning Principles

The attention of Council is drawn to State Government proposals which may undermine LEPs by effectively allowing DAs to include spot rezonings. Precinct considers this to be **totally contrary** to the principles embodied in the existing system and a backward step – not a new facilitating approach as it is being promoted by the Minister.

Concern was also expressed that replacing rules with principles, whilst laudable in terms of enunciating why rules exist, would in practice be more likely to fail to ensure compliance and would, rather, result in navigation around the “principles” by use of weasel words and bland unsubstantiated assertions of conformance - while actually deliberately doing the opposite.

Council is encouraged to make submissions rejecting the proposed changes which could result in further loss of power by the community in setting and then being able to maintain standards for each and every part of the municipality.

Proposed Rebuilding of Holtermann Carpark

It was noted that opinion had been sought on options for the site, but not on whether the project itself was appropriate. The view of Precinct is that the proposed redevelopment will be costly, have high embodied energy due to demolition, excavation and construction; have high energy demand for ongoing operation of ventilation; and generally be poor value for money. There are better ideas around to gain more green, open space (e.g extending Hume Park or building landbridges across the freeway).

Reference was made to the submissions by Wollstonecraft Precinct which may be viewed [here](#) and [here](#).

MOTION Moved JD seconded MP

That **NSC reconsider** spending a large amount of money on the Holtermann Carpark project which has a relatively poor open space outcome and high environmental cost.

CARRIED unanimously

8 Date of next meeting

The next meeting will be held on 5 April 2022, with venue/mode to be advised.

The meeting closed at 9:10 pm.