

Meeting minutes

Meeting name - Community Consultative Committee (CCC) – Eden Breakwater Wharf Extension Project and Revitalising Eden Program

Date – 19 February 2020

Location - Eden Fishermen's Club

Attendees

Jenny Symons (Chair), Natalie Godward (Port Authority of NSW), Glenn Vardy (Port Authority of NSW), Coral Reynolds (minutes)

Community representatives:

Rob Bain, Robyn Arthur, John Aveyard, Richard Lamacraft, Leanne Scott, Debbie Meers, Mark Bateman (partial attendance)

Apologies:

Gail Ward (community rep), Jenny Robb, Paul Webster (Port Authority of NSW), DPIE - Property NSW, TfNSW Maritime branch, Polly Bennett (Port Authority of NSW)

The meeting opened at 6.15pm.

1. Acknowledgement

The meeting opened with an acknowledgement of the Traditional Custodians of the lands and waters of the shire – the people of the Yuin nation and the Monaro people, and paid respects to elders past and present.

2. Welcome

The Chair welcomed everyone to the meeting.

3. Conflicts of Interest

There were no new pecuniary or non-pecuniary conflicts of interest to declare.

4. Business Arising from the Previous Minutes

There was no business arising from the previous minutes.

5. Correspondence

It was noted that Denis Lawrence had sent an email to the Chair earlier that day resigning from the CCC.

6. Bushfire Update

Jenny noted the impact the bushfires have had on the cruise season and that this has been a difficult time for many in the region.

Natalie advised that there have been four cruise ship cancellations across January and February as a result of the bushfires, however, an additional ship came into port this month and there has been three additional bookings from P&O Cruises, two from Cunard and the possibility of more bookings. Natalie noted that the National Parks south of Eden are closed and won't open for approximately six months due to fire devastation. However, the parks north of Eden are slowly opening. All of the other tour operators are back up and running – all have been impacted negatively by the fires.

6. Eden Cruise Wharf – Upcoming Activities

It was reported that:

- A 'Thank You to the Eden Community' BBQ was hosted by Port Authority at the wharf on 23 January with community members and emergency services attending.
- There has been significant media activity in the Port with many dignitaries wanting to help Eden.
- The scheduled cruise ships for the remainder of the 2019/2020 season are as follows:
 - 21, 24, 27 and 28 February
 - 7, 10, 15, 19, 21, 29 and 31 March
 - 15 April (12 April possibly)
 - 10 and 16 May.

The total figure to date is approximately 24 cruise ships this season. Debbie noted how busy the volunteers, bus drivers and tour operators have been to accommodate these changes.

7. Eden Cruise Wharf - issues arising

Natalie provided an update as follows:

- Coronavirus information:
 - All cruise ships arriving at NSW ports have either been located in Australia or in transit for more than the 14-day quarantine period.
 - Port Authority of New South Wales is following the advice for border workers set by the Australian Government Department of Health.
 - Australian Border Force has the following arrangements in place for overseas travellers: Restrictions on Entry to Australia relating to the Novel Coronavirus – further information at <https://www.abf.gov.au/>.
 - Cruise Lines International Association (CLIA), is the leading voice of the global cruise industry, and providing guidelines to cruise ships, find the latest statements and advice from CLIA at <https://cruising.org/news-and-research/press-room/2020/february/clia-statement-on-2019-novel-coronavirus-outbreak>.

Natalie advised that employees on the ships have all been screened by Borderforce as well as all passengers on ships. Leanne stated that there has been talk in the community about the Corona virus. Natalie advised that information has been posted on the Port Authority website which has been shared by the Eden Connects Facebook group. Leanne noted that she had received a lot negative feedback from people in the community worried about the Corona virus coming to Eden via cruise ship arrivals.

Leanne noted that the ship that visited on 24 December had extensive announcements while in port. Debbie noted that safety drills were held that day. Natalie advised she would follow up with the cruise operator.

8. Eden Cruise Wharf – other

The Chair reviewed:

- Monitoring of environmental performance – at 8 By Street.
- Community complaints can be made via the following:
 - Service NSW manages Port Authority's complaints and enquiries to ensure complaints are managed in real-time at any time of the day or night.
 - Phone: +61 2 6496 4721
Email: enquires@portauthoritynsw.com.au
 - Website and information found at: <https://www.portauthoritynsw.com.au/port-of-eden/port-services-facilities/eden-wharf/>

9. Revitalising Eden Harbour Program overview

Natalie gave an overview of the Program as follows:

- The NSW Government is committed to improving port infrastructure and supporting the economic development of Eden as a maritime tourism hub along the Sapphire Coast.
- The Revitalising Eden Harbour Program (Program) has been established to coordinate the delivery of three projects:
 - Eden Welcome Centre
 - Safe Harbour Project
 - Eden Harbourside Activation Project.

- Port Authority will lead the coordination of the Program with the support of our partners within the NSW Government.
- Coral will be managing communications for the program and the Welcome Center .
- Glenn is managing the construction of the Welcome Centre.
- A coordinated program will ensure the management of the projects are streamlined and provide the community with a single point of contact.

10. Eden Welcome Centre update – Port Authority of NSW

Glenn gave an overview of the Eden Welcome Centre Project:

- The Eden Welcome Centre will be a purpose-built facility to provide for the forecasted 100,000 cruise passengers each year, stallholders, port administration and other port operations.
- The Eden Welcome Centre will be located on the former (currently being demolished) co-op site adjacent to Eden Ice Supplies within close proximity of the recently completed cruise wharf.
- The Welcome Centre is being designed by award-winning architectural firm, Cox Architecture, designers of the Bermagui Fishermen’s Wharf and will be constructed by local company, Rankin Builders. Rankin Builders have been awarded the ECI (Early Contractor Involvement) contract which means the construction company is working with the architect to refine the design.
- The Centre will:
 - have two floors with an approximate size of 1000 square metres
 - a ground floor with capacity for visitors, an area for market stallholders and restroom amenities
 - a first floor with office space for multi-agency staff with maritime responsibilities.
- The Centre will be delivered in two stages.
 - Stage one will comprise of the building construction and partial internal fit-out, anticipated to be ready for the start of the 2020/21 cruise season.
 - Stage two will comprise full internal fit-out with tenants moving into the Centre by the end of 2020.
- Overall project completion is scheduled by early 2021.

The timeline for the construction of the Welcome Centre was shown in the following flowchart:



Coral discussed the two community information sessions that were held at the Eden Fishermen's Club on 19 December 2019 and 22 January 2020 to display the artists impressions, project footprint, and proposed traffic management and pedestrian movements during construction. Over 60 people attended the displays over the two days, with positive feedback received about the design and the contract being awarded to a local builder who will be engaging local subcontractors where possible to undertake the works.

Glenn gave an overview of the early works activities which commenced on Monday 10 February. This included:

- Installation of temporary fencing around the worksite.
- Installation of site sheds.
- Installation of safety and project signage.
- Relocation of storage containers to the rear of the Gotcha Bait building.
- Commencement of the demolition of the former co-op building which will take approximately four weeks to complete. The walls and roof have been dismantled and are nearly at ground level.
- Upon completion of demolition, detailed geotechnical investigation will be carried out on the slab site to help inform the design of the floor slab, and existing services will be relocated and/or upgraded.
- Early works activities will take approximately four weeks to complete.

John asked how much of the site was reclaimed land. Glenn advised that the area of the new Welcome Centre was reclaimed in the 1970's and the land on the Gotcha Bait building site was reclaimed in the 1980s.

11. Safe Harbour Project update – Maritime Infrastructure Delivery Office (MIDO) of Transport for NSW

Natalie advised that there were no attendees present from MIDO and gave an update as follows:

- The MIDO of Transport for NSW will continue to deliver the Safe Harbour Project.
- The NSW Government has allocated \$19 million for the Safe Harbour Project, which will provide a safe, more reliable and accessible harbour for all maritime users and improve the protection of existing maritime infrastructure in Snug Cove.
- Previous investigation for options found that they were beyond the scope of the allocated budget and did not provide sufficient immediate benefit to the general public.
- Coral advised the last consultation was done in late 2018. Next possible consultation with key stakeholders is planned for March / April – contingent on the status of the required planning work progress.
- Other options within budget are currently being explored. Once an option is selected, a detailed plan will be developed.
- Providing a safe harbour will enhance Eden's reputation as a safe boating destination, which is anticipated to result in flow on investment in the Eden region in the maritime and tourism sectors.

Rob advised that he had spoken with Andrew Mogg from MIDO and noted that POEM did not believe that more than \$19 million is required to build an attenuator. Rob stated that the attenuator was a vital piece of infrastructure in Eden which will result in jobs and tourists which will benefit the town. Rob advised that POEM is concerned that there will only be an attenuator on its own in the port without being able to accommodate a future marina which wouldn't benefit the town. Rob advised that POEM was formed in 2010 to help boost the town's economy through a marina.

Rob reiterated that the Safe Harbour design aim is to achieve a moderate wave climate while being built to Australian Marina Standards. Rob noted that the cost of the design agreed to will exceed the budget, however, the project has never gone out to public tender. Based on similar projects IMC (POEM's consultant) has advised that the preferred design can be built for under \$19 million. Rob suggested that the government go out to tender for the design which was consulted on in late 2018 and any amended designs so that they could be compared. Rob noted that they would like these designs to go out for community consultation which was noted by Natalie.

Rob advised that Council had undertaken a feasibility study and claimed that a marina was financially viable, and at a community meeting previously held all 262 attendees were in support of the marina. Rob reiterated that POEM wanted a marina that had a sense of community ownership and not just POEM ownership.

Jenny noted the key points Rob had made were:

- Issue of purpose and scope of the attenuator with a reduced scope potentially not permitting future building of a marina of a commercially viable size
- Meeting Australian Standards
- Differences in the estimates for the original scope obtained via the wharf contractor and POEM's contacts
- Community expectations and sense of ownership to date are based on the original scope. A suggestion that a way forward could be to obtain market costings for both designs

Natalie noted and Glenn reiterated that NSW Government Procurement Policy prohibits both tenders being issued at once. It was noted that a meeting was held with POEM, MIDO and Port Authority at the end of 2019 where POEM was asked to provide quotes they had previously received. Rob noted that the Derwent Sailing Club Manager had provided data to MIDO. Natalie noted this didn't take into account other factors unique to Snug Cove such as the geotechnical conditions.

Leanne noted that the \$19 million was for an attenuator as had been discussed previously not for a marina. Natalie confirmed this was correct with the hope that the attenuator would attract private funding for a marina. Rob reiterated the previous points raised by POEM. Robin stated that both projects would produce a marina of sorts and believed that a smaller attenuator would not be commercially viable one. Robin noted that there are over 60 boats on moorings in the Port.

Natalie advised that a revised design will be provided by MIDO in March or April and that stakeholders will be consulted with about the design including POEM.

Natalie noted that at a meeting held with Phil Holliday from Port Authority and POEM that Phil had requested details of marina builders.

Jenny noted that these were being identified as two separate items – the design of the wave attenuator and potential investors for a marina being built. Jenny also noted the value of transparency as projects evolved.

POEM advised they are talking to some potential marina investors who have said that until clarity is received about the wave attenuator they will not come to Eden.

Glenn queried whether the CCC was the appropriate forum to resolve issues relating to the Safe Harbour project given that the purpose of the CCC was to ensure compliance with the Development Consent Conditions (of the SSI).

Jenny believed that that it was the CCC's role and was part of the scope of the meeting.

Leanne noted there was an opportunity for POEM to influence and shape the attenuator and that POEM work collaboratively to achieve this.

Mark Bateman, CEO of the Eden LALC, entered the meeting and introductions were made around the room.

Natalie reviewed the anticipated timelines as outlined in the flowchart.



John stated that he believed that when the Safe Harbour project was first established it was to moderate the wave climate and enhance the harbour not just create a possible future marina and would have a number of benefits. It was noted that even if a built wave attenuator didn't allow the development of a future marina the project may still be successful and meet its objectives.

12. Harbourside Activation Project update – Department of Planning, Industry and Environment

Natalie advised that there were no attendees present from the Department of Planning, Industry and Environment and gave an update as follows:

- The Harbourside Activation Project will explore options for the redevelopment of the Sapphire Coast Marine Discovery Centre building site.
- Modifications to this mixed-use zoned site have the potential to provide retail activation, commercial use, residential accommodation and recreational marine activities to better support the foreshore and harbour precinct and help unlock the town's tourism potential.
- The Department of Planning, Industry and Environment has recently completed physical investigations around the site which will assist in developing and reviewing options in early 2020.
- Once these physical investigations are reviewed initial discussions will be held with the current tenant and subtenant.

It was noted that Property NSW were to meet with the tenants last week but were unable to due to their flights being cancelled as a result of the weather and that these meetings will be rescheduled.

13. Keeping the community informed

Coral advised that the community will be kept informed about the Revitalising Eden Harbour Program via:

- Monthly newsletter
- Project specific factsheets
- Website and social media updates
- Construction notifications (where required)
- 1:1 meetings
- Door knocking
- Community displays

14. Community Feedback

Leanne advised that other stall holders were asking what the stalls would look like in the new Welcome Centre and what the traffic management plan was including bus routes. Leanne asked if there would be any overhead walkways as there are in other ports around the world. Natalie advised the interior design is still being finalized and there would be a walkway but not on the wharf due to the marine security requirements. Leanne raised the following safety concerns; when a ship had been in port a couple of mooring lines snapped and that she had seen personnel not wearing gloves while handling mooring lines. Natalie advised she will follow up.

Mark advised that he had received feedback from some of the tenants at the wharf who were worried about tenure. Natalie clarified this is the Harbourside Activation Project and that these concerns have been highlighted by others.

15. General Business

No other business.

16. Next meeting

The proposed next meetings will be held on:

- 13 May 2020: 6pm – 7:30pm
- 5 August 2020: 6pm – 7:30pm
- 4 November 2020: 6pm – 7:30pm

17. Meeting Close

The meeting closed at 7.40pm.