



PLAN OF MANAGEMENT  
BRIDGEWATER PARK, LEICHHARDT

LEICHHARDT MUNICIPAL COUNCIL  
**Adopted 28 June 2011**

## **Plan of Management Adoption Record**

The attached Plan of Management for Bridgewater Park was adopted by Council at the **Ordinary Meeting of Council held on the 28th day of June 2011.**

The following resolutions provide historic context to the adoption of the Plan of Management by Leichhardt Council as well as a summary of the adopted resolutions which accompany the Plan of Management and importantly the Master Plan for the Park.

### **ITEM 17A ADOPTION - PARK PLAN OF MANAGEMENT-BRIDGEWATER PARK**

#### **C251/11 RESOLVED McKENZIE/PLATE**

1. That Council, in accordance with the requirements of the *Local Government Act 1993*, adopts the Park Plan of Management for Bridgewater Park (attached as Appendix D) subject to the following amendments.
2. That Council make improvements to current central open space to allow for expanded informal recreation use by way of:
  - Biodiversity improvements
  - Access improvements
  - Public toilet provision with its location to be decided with community consultation.
  - Playground improvements
  - Provision of play facilities for older adults.
  - Companion Animal Access noting further research and public engagement is required in keeping with Council's *Community Engagement Framework*
3. That Council seek professional advice on adaptive reuse options for the Heritage Pump House building including commercial use and that such advice includes analysis and recommendations on functional reuse options which will contribute towards ongoing community appreciation of the building while also providing a revenue stream to ensure long term maintenance of the fabric and any options for reuse of the pump house to be put to the community for consultation.
4. That Council not proceed with a junior sporting field at Bridgewater Park but that Council carry out improvements to the grounds for the current high school use and for casual use for social games, but uses are not limited to those uses.
  - The levelled area to be restricted to the northern perimeter of the central open space.

**CARRIED UNANIMOUSLY**

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## Why is Council Preparing a Park Plan of Management?

Council is preparing a Plan of Management in partnership with the community to enable it to manage, maintain and develop Bridgewater Park to a level desired by the community.

Plans of management must be prepared for all community land. This is a legal requirement under the Local Government Act (1993). An essential management tool, Plans of management:

- Are written by Council in consultation with the community
- Identify the important features of the land
- Clarify how Council will manage the land, and in particular
- Indicate how the land may be used or developed.

## What does this Plan of Management Contain?

The Bridgewater Park Plan of Management contains information about the history of the park as well as practical information relating to physical and legal descriptions, proposed Council policies for managing and maintaining the park, as well as a detailed conceptual plan for proposed development within the park.

## This is a DRAFT Plan of Management

This is a draft Plan. If you would like to comment on any part of this draft plan of management please let Council know. There is a submission form on the final page of this draft document. Council looks forward to your comments and suggestions.

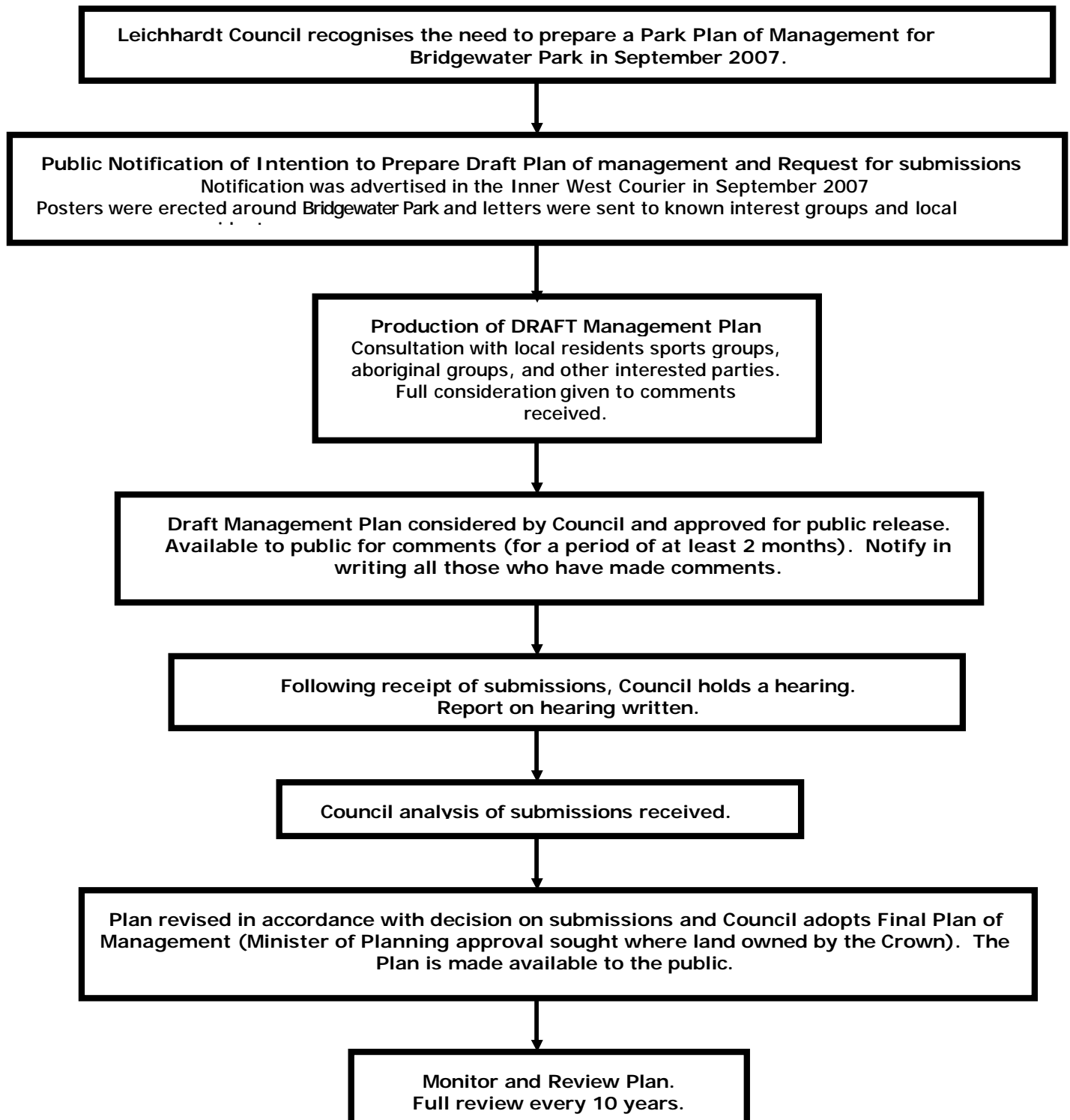
## **HAVE YOUR SAY!**

Please forward any comments, suggestions or amendments to:

The Senior Parks and Open Space Planner  
Leichhardt Council  
PO Box 45  
Leichhardt NSW 2040

Email: [recreation@lmc.nsw.gov.au](mailto:recreation@lmc.nsw.gov.au)

## Process to Prepare Bridgewater Park Plan of Management



## Forward

Bridgewater Park is a high profile and focal park located adjacent to the Iron Cove Bridge and the Balmain Shores residential complex. The park is boarded by Iron Cove and enjoys residential street access from Warayama Place and Margaret Street, Rozelle. The extended section of the Iron Cove Bay Run is constructed along the northern boundary of the park and has linkages through to King George Park in the west and Sydney Secondary College (Balmain Campus) in the east.

The park is currently a popular venue for informal recreational activities including children's birthday parties, residential barbeques and corporate events. The park features a popular playground and a sheltered barbeque area and is valued as a place for informal recreation, including unstructured informal play, dog walking, jogging, kite flying and ball games. The park also boasts a small fenced and popular children's playground. From a recreation planning perspective the park is under utilised in its current form and options for greater community use need to be explored and considered by Council.

Council recognises that to be accessible and well-used the park must be proactively managed and limits established to ensure it is maintained in good condition and use of the park does not adversely impact upon the surrounding residences. Balancing competing needs and interests is a key issue which is addressed in this Plan of Management.

This plan outlines management guidelines for Bridgewater Park for the next five to ten years as well infrastructural and capital improvements which will enhance and improve community use and enjoyment of the park

Adaptive reuse of the heritage listed Pump House is to be explored, with the long term adaptive reuse of the building benefiting users of the extended bay run/ walk. Such amenities would provide an attractive and convenient facility for local residents. Options for such development, however need to be carefully considered by Council in consultation with the wider community. All of the specific improvements planned for the park are detailed in this Plan of Management.

I am confident that, with the improvements planned for Bridgewater Park and the management guidelines which have been established within this plan, Bridgewater Park will continue to be a popular recreation venue for people of all ages.

Clr Rochelle Porteous

**Mayor of Leichhardt Council**



## **1.0 Purpose of the Plan of Management**

This Plan of Management has been developed to guide Council and the community in the future development, maintenance and management of Bridgewater Park, Balmain. Leichhardt Council has established broad objectives in relation to public open space management which includes the following:

- a) To improve the amenity of open space within the Leichhardt Local Government Area;
- b) To prepare and establish Plans of Management including Landscape Master plans for each area of open space that guides the future development, management and maintenance of its open space facilities;
- c) To actively engage community input in the preparation of Plans of Management for parkland areas and provide informed planning advice to Council;
- d) To reduce ongoing maintenance costs through the improved design and management of facilities;
- e) To implement sustainability principles with consideration of Council's Leichhardt 2020+ Strategic Plan; and
- f) To establish a proposed and documented program for staged improvement works which are prioritised and agreed to by Council.

This Plan of Management also supports the vision and directions outlined in Council's 2020+ Strategic Plan in relation to community well-being; accessibility; and a sustainable environment and specifically the objective to *Plan open space and other developments to increase open space, enhance the natural environment and native biodiversity.*

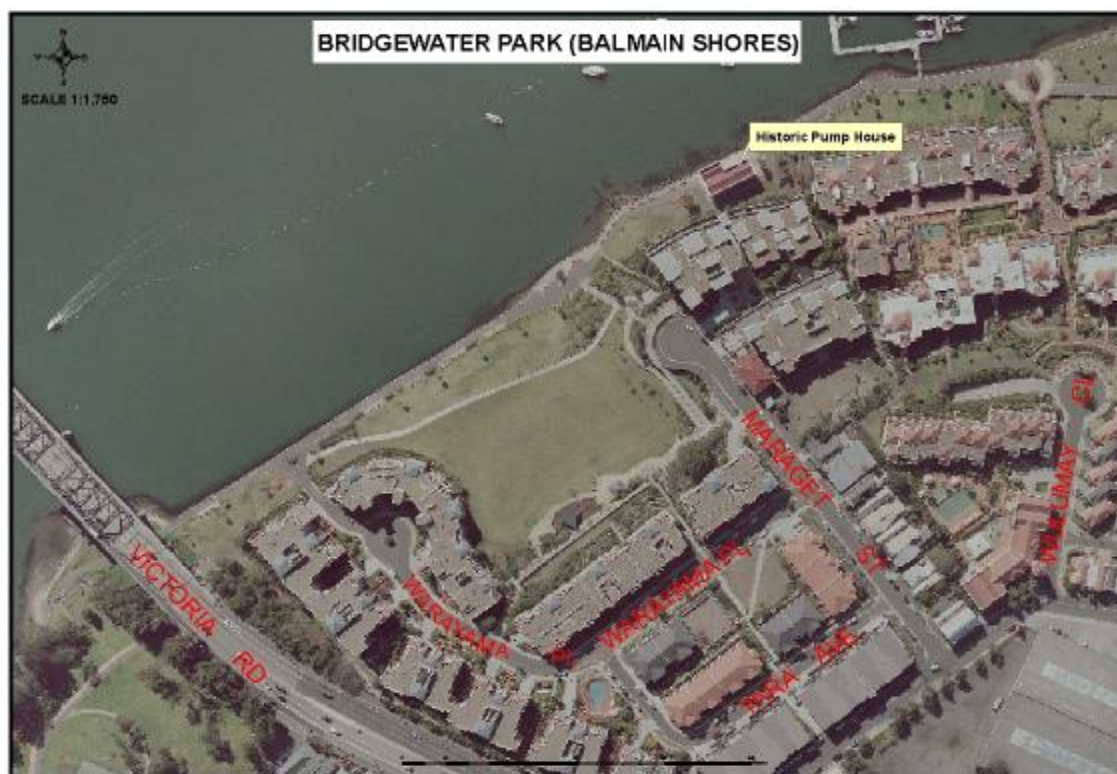


## **1.1 Overview and Introduction to Bridgewater Park**



Bridgewater Park was established in 1999 as part of the redevelopment of the old Balmain Power Station site at Iron Cove on the Parramatta River.

**Image 1.2     Aerial Photograph of Bridgewater Park**



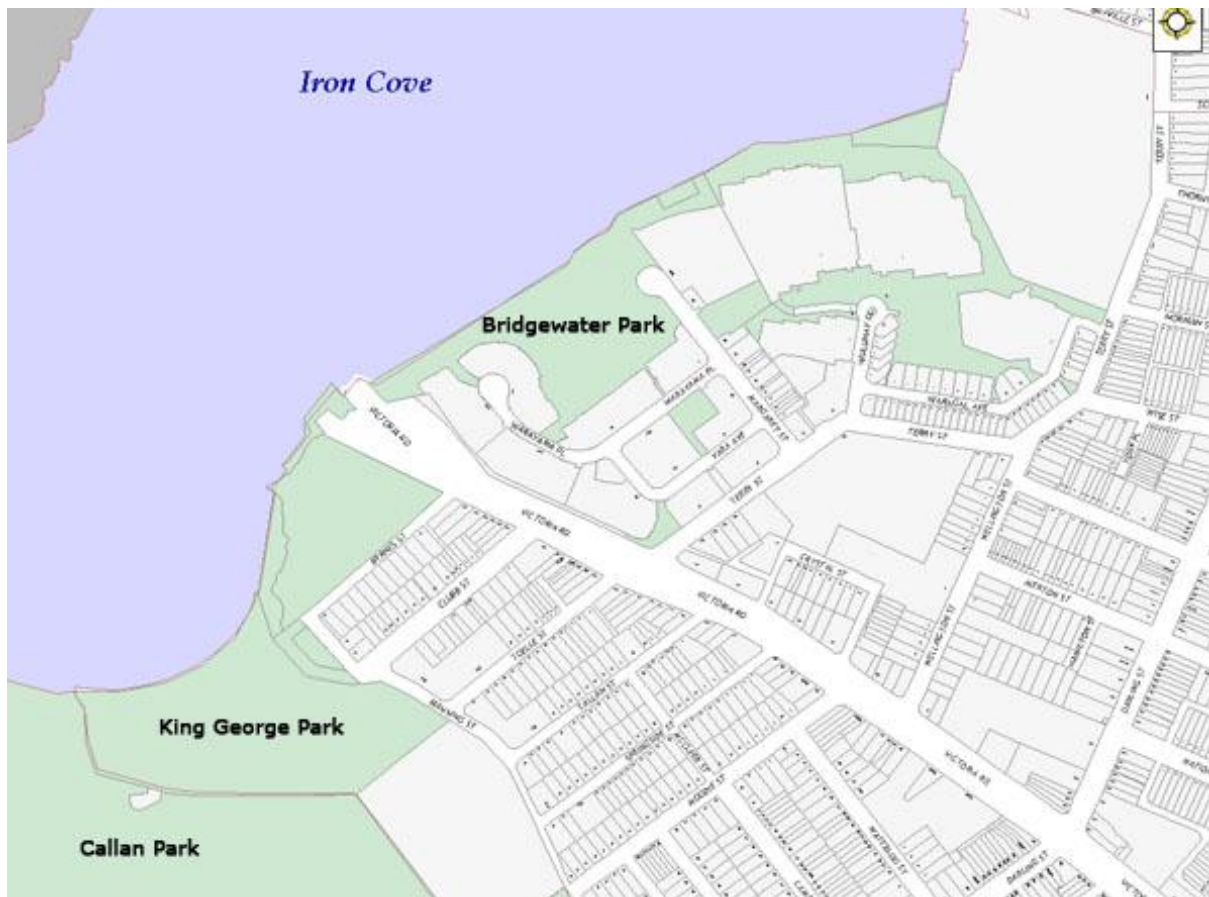
## **1.2     Site Analysis**

Bridgewater Park is located at the edge of Iron Cove in the suburb of Rozelle. It is bounded by Victoria Road and a residential apartment complex known as Balmain Shores. The Iron Cove Bridge straddles the eastern boundary of the park which along with the arterial transport route of Victoria Road separates the park geographically from King George Park.

Bridgewater Park lies directly opposite to the Birkenhead Point retail shopping complex on the western shore of the Parramatta River. The park covers a land area of approximately 1.9 ha and is approximately 5 km by road from the Sydney CBD. The central open space and recreation area or “the village green” within the park was originally the location of the Balmain Power Station.

Adjoining the park is a residential area known as Balmain Shores. Bridgewater Park and Balmain Shores were built co-currently in 1999 within the redevelopment of what was the old Balmain Power Station site. There are approximately 450 apartment dwellings within the vicinity of the park and a significant proportion of the apartments utilise the amenity of Bridgewater Park as their only source of open space. It was a condition of the original Development Application for the park that the developers of the site dedicate to Council public open space in accordance with an approved landscape plan including all embellishment and planting to Council’s satisfaction. This also included the placement of two mini fields drawn to scale on the final development plans.

**Fig 1.0 Location Plan -Bridgewater Park**



### **1.2.1 Relationship to Other Local Parks**

Bridgewater Park has a high visual profile given its foreshore location bordering Iron Cove and its focal position below the elevated Iron Cove Bridge. Bridgewater Park along with the residential properties which border it is viewed by thousands of city commuters each day. The park provides the residents of Balmain and Rozelle with significant amount of public open space on the peninsula and is an integral link to the popular ‘bay run’ route, an outdoor recreation path which runs along the foreshore of Iron Cove.

Bridgewater Park has open space linkages to the west with King George Park, which in turn is linked to Callan Park and the Leichhardt Parkland network of open spaces. This system of parks is united via the ‘bay run’ route which runs the length of Iron Cove and passes through the neighbouring local government areas of Ashfield and Canada Bay Council’s.

### **1.2.2 Soil & Drainage**

The Balmain peninsula is characterised by Hawkesbury sandstone. This is the major geological formation underlying the Sydney basin. Bridgewater Park is characterised by steep sandstone cliffs on its south east border. The soil profile within the park is however considerably shallow and poor. The sites are made up largely of building quarry and fill left over from the former power station site. Drainage on the site is reflective of poor soil and this is an issue which needs to be addressed in the long term management of the park.

### **1.2.3 Physical Setting**

The orientation of the park is north-west, providing the park with long period's of late afternoon sun. The Park is dominated by a natural cliff face which along with the physical presence of the Balmain Shores Apartment complex (located on the south eastern border), prevailing shade occurs within the morning periods of the day. Bridgewater Park sits at the foreshore of the Parramatta River. The park itself sits at the bottom of a large excavation site, and the land on which the park sits has been constructed. Towards the south-eastern border the park is restrained by a steep cliff. The contour of the land naturally continues to rise from the cliff top until the ridgeline of the peninsula at Darling Street.

#### **1.2.4 Legal Description and Zoning**

Legally described as LOT 1032 DP Bridgewater Park consists of land area of 1.9 ha and is zoned as Open Space under Leichhardt Council's Local Environment Plan 2000. The objectives of the Plan in relation to open space are as follows:

- (a) to maximise the provision of open space in order to provide a diverse range of settings and recreational opportunities to meet the needs of the community,
- (b) to ensure the equitable distribution of, and access to, open space and recreation facilities,
- (c) to retain, protect and promote public access to foreshore areas and provide links to existing open space,
- (d) to ensure development is compatible with any Parks Plans of Management, Landscape Plans and Bicycle Plan adopted by the Council,
- (e) to conserve and enhance the ecological role of open space, including flora and fauna diversity (including the genetic, species and ecosystem diversity of flora and fauna), habitat corridors and the potential of open space to cleanse air, water and soils,
- (f) to provide opportunities in open space for public art.

**Fig 1.2 LEP 2000 Zoning Plan –Bridgewater Park Balmain**



### **1.25 Conservation Areas and Heritage Items**

The Leichhardt Heritage Conservation Map identifies Bridgewater Park as lying in a conservation area. Two heritage buildings located in this area have been identified as being a locally significant “Landscape” heritage items. There being the Power Station; a pump house and former administration block now known as the ‘Villa’ which is part of the Balmain residential complex.

The objectives in the LEP relating to heritage conservation (Clause 15) are as follows:

- (a) to protect, conserve and enhance the cultural heritage and the evidence of cultural heritage, including places, buildings, works, relics, townscapes, landscapes, trees, potential archaeological sites and conservation areas, and provide measures for their conservation,*
- (b) to protect, conserve and enhance the character and identity of the suburbs, places and landscapes of Leichhardt, including the natural, scenic and cultural attributes of the Sydney Harbour foreshore and its creeks and waterways, surface rock, remnant bushland, ridgelines and skylines,*
- (c) to prevent undesirable incremental change, including demolition, which reduces the heritage significance of places, conservation areas or heritage items,*



- (d) to allow compatible and viable adaptation and re-use of the fabric of heritage significance,*
- (e) to ensure the protection of relics and places of Aboriginal cultural significance in liaison with the Aboriginal community.*

The LEP contains related provisions concerning the development of heritage items or in the vicinity of heritage items. This requires the consent of Council.

### **1.26 Companion Animals Act 1998**

The NSW Companion Animals Act 1998 (Companion Animals Act) has as its object, the “effective and responsible care and management of companion animals.”

The Companion Animals Act includes responsibilities for dogs in public places and public places where dogs are prohibited. Clause 13 of the Act (‘Responsibilities while dog in public place’) sets out; *A dog that is in a public place must be under the effective control of some competent person by means of an adequate chain, cord or leash that is attached to the dog and that is being held by (or secured to) the person.*

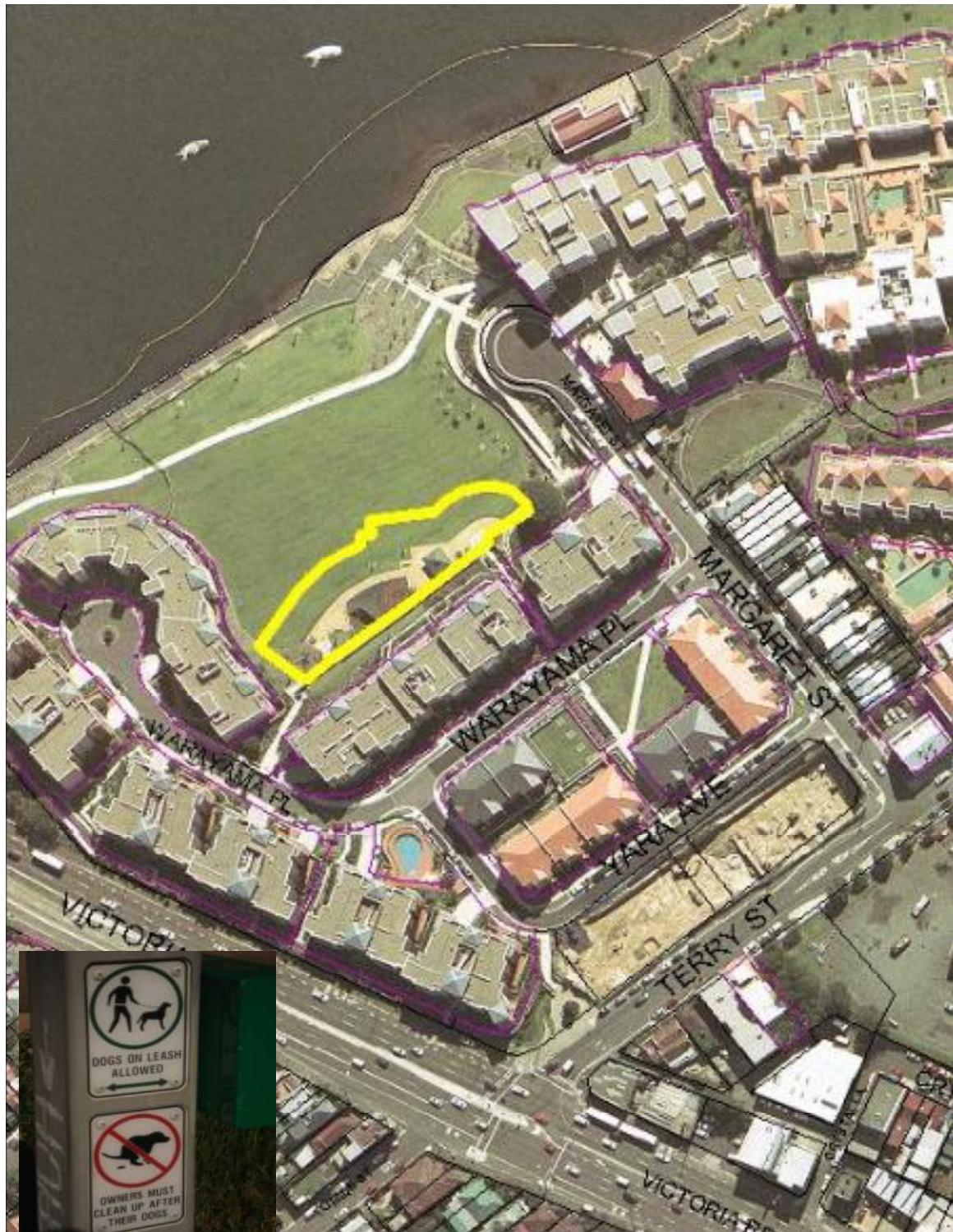
This section does not apply to a dog accompanied by some competent person in an area declared to be an off-leash area. Clause 14 sets out that there are some places where dogs are prohibited. These include:

- Children’s play areas (within 10 metres of any playing apparatus provided in that public place or part for the • use of children);
- Food preparation/consumption areas;
- Recreation areas where dogs are prohibited (for public recreation or the playing of organised games and in • which the local authority has ordered that dogs are prohibited)
- Child care centres.

Leichhardt’s Access to Open Space Strategy for Dogs is a strategy that determines levels of access of dogs to open space, in accordance with the Companion Animals Act.

Leichhardt Council’s Companion Animal’s Access to Open Space Strategy identifies Bridgewater Park as an on leash park. As part of the plan of management process, it is recommended that the status quo of the park as an on leash area only be retained.

**Fig 1.3 Companion Animal Access Bridgewater Park**



Access to Open Space for Dogs – Bridgewater Park (Source: *Leichhardt Council, Access to Open Strategy for Dogs*).

***On-leash – All areas***

***Off-leash – Nil***

***Prohibited – Children play area and 10 m either side of the playground areas (area highlighted in Yellow).***

***Time Share- Nil***

### **1.27 Disability Discrimination Act 1992**

The Commonwealth Disability Discrimination Act 1992 (Discrimination Act) sets out to eliminate discrimination against persons with a disability, including in relation to goods, services and facilities and access to premises.

The Discrimination Act sets out provisions relating to “Access to Premises” (Section 23). This makes it unlawful to discriminate against a person on the basis of their disability that includes denying access to or use of premises or facilities that are public; or by the path of travel to the premises. Exceptions to this rule include if the making of the access to premises would qualify as ‘justifiable hardship’ on the person who provides the access. Section 24 of the Discrimination Act sets out provisions relating to goods, services and facilities that make it unlawful to discriminate against a person on the basis of their disability by refusing to provide the person with the goods or services or in the manner in which those goods, services or facilities are provided to the person. Exceptions to this rule includes if the provision of the goods or services or makes the facilities available would qualify as ‘justifiable hardship’ on the person who provides the goods or services or makes the facilities available.

### **1.28 Amenity**

Approximately 450 residential apartments surround the park. A significant number of these apartments have balcony areas which lie within 6m from the perimeter of the park. This is a significant issue as while the open space is set aside for both active and passive recreation it is envisaged that residents may object to any formalised activity being undertaken which could be perceived as adversely affecting their amenity.

### **1.29 Utility Services/Infrastructure & Access to Connection Points**

Bridgewater Park is directly adjacent to Victoria Road; however it is nestled into a site that is particularly challenging to access via car due to the restrictions in public parking within the vicinity.

Bridgewater Park is served most easily by pedestrian and bicycle access from the neighbouring streets and from King George Park/ Callan Park via the ‘Bay run’ route. Bike/pedestrian paths link Bridgewater Park with Elliot Park and Sydney Secondary College to the north. Bridgewater Park is linked with King George Park, Callan Park, Leichhardt Park, and the Hawthorn Canal to the south. Cyclists are able to connect with other more prominent cycling routes via accessing Victoria Road bike path.

The park is not serviced directly by public transport, however a range of bus routes travel in close proximity to it. Most notably these services include the Rozelle – Terry Street bus service to the CBD, east-west services running along Victoria Road, and a number of services that run down Darling Street. There is no light and/or heavy train line servicing the area.

Public parking is restricted to Margaret Street, Warayama Place and Terry Street.

Within the park there are public facilities such as a children’s playground, BBQ’s and seating. A café is located in the neighbouring residential area of Balmain Shores.

Bridgewater Park is approximately 600 metres from the strip shops along Darling Street in Rozelle. The journey to access the shopping strip after visiting the park however is met by an uphill walk, which may reduce people’s incentive to walk. However this topographical feature



may work in reverse and act as an opportunity to entice people who are visiting Darling Street to visit the park.

Within half a kilometre of Bridgewater Park are two local schools, the Balmain campus of Sydney Secondary College and Rozelle Public School.

### **1.30 Lighting**

Currently lighting within the park is restricted to along the foreshore and the BBQ and playground area. Additional bollard lighting leading along the formalised pathways to Margaret Street is an option which should be considered as part of the master plan for the park.

## **2.0 Statutory and Policy Content for Management**

The statutory framework to guide the preparation and operation of the plan of management for Bridgewater Park is primarily set by the:

- Local Government Act 1993
- Environmental Planning and Assessment Act 1979

In addition, the other legislation, regulations and environmental planning instruments of relevance to the plan of management are:

- Environmental Planning and Assessment Regulation 2000
- Leichhardt Local Environmental Plan 2000
- Companion Animals Act 1998
- Disability Discrimination Act

### **Local Government Act 1993**

The *Local Government Act 1993* (Local Government Act) 1993 is the legal framework for the system of local government in NSW. Provisions of the Local Government Act relating to plans of management are set out below. These prescribe the content of the plan; categorisation of land and objectives relating to these categories of land; and procedures relating to public notice, exhibition and amendments to the plan.

### **Integrated Planning**

On 1 October 2009 the NSW Government introduced a range of initiatives design to integrate and improve Long Term Strategic Planning within NSW Local Government. The reforms require that Local Government develops a series of inter-related plans comprising a:

- 10-year community strategic plan establishing strategic objectives (local priorities and future aspirations) together with strategies for achieving those objectives;
- Resourcing strategy including asset management planning, a workforce management strategy and long term financial planning. The resourcing strategy is to plan for the resources required to implement the strategies established by the community strategic plan that the council is responsible for; and delivery program

for every four years showing how projects and programs are going to be delivered during a council's term in office. The delivery program is to detail the principal activities to be undertaken by the council to implement the strategies established by the community strategic plan within the resources available under the resourcing strategy.

Leichhardt Council is in the process of completing its resourcing strategy and delivery program. The work carried out to date has confirmed the need for infrastructure improvements. In addition to ensuring that all existing assets are maintained Council also has other statutory responsibilities – for example the implementation of its Disability and Discrimination Act Action Plan.

As such in developing a Plan of Management, Council has a responsibility to ensure that the contents of the plan can be funded over a reasonable period of time. To facilitate this requirement Council staff will be assessing individual elements of the Plan of Management in terms of:

1. Their being a demonstrated need or requirement supported by relevant documentary evidence
2. The likely cost and the cumulative impact on Council's capital works program.
3. The likely delivery date in the context of other items already listed on the Delivery Program. In this regard Council list individual items in one of the following three categories:
  - A. short term (1-5 years)
  - B. medium term (5-15 years)
  - C. long term (15 years plus)

### **Prescribed Contents for Plan of Management**

Clause 36 of the Local Government Act provides that a Council must prepare a plan of management for community land. This clause provides that a plan of management must set out:

- the category of the land,
- the objectives and performance targets of the plan with respect to the land,
- the means by which the council proposes to achieve the plan's objectives and performance targets,
- the manner in which the council proposes to assess its performance with respect to the plan's objectives and performance targets, and
- may require the prior approval of the council to the carrying out of any specified activity on the land.

The plan of management must include a description of the condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the plan of management, and the use of the land and any such buildings or improvements as at that date, and must:

- specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used, and
- specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise, and describe the scale and intensity of any such permitted use or development.

### **Categorisation and Objectives for Land**

Clause 36(4) requires that the land the subject of the plan of management be categorised as one or more of:

- A natural area
- A sportsground
- A park
- An area of cultural significance
- General community use

According to these categorisations, Bridgewater Park can be categorised as “a park ” and an area of “cultural significance”

The core objectives for management of community land categorised as a park (Clause 36G) are:

- to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and
- to provide for passive recreational activities or pastimes and for the casual playing of games, and
- to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

The core objectives for management of community land categorised as an area of cultural significance (Clause 36H) are:

- to retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical or research or social significance) for past, present or future generations by the active use of conservation methods. Those conservation methods may include any or all of the following methods:
- the continuous protective care and maintenance of the physical material of the land or of the context and setting of the area of cultural significance.
- the restoration of the land, that is, the returning of the existing physical material of the land to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material,

- the reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state,
- the adaptive reuse of the land, that is, the enhancement or reinforcement of the cultural significance of the land by the introduction of sympathetic alterations or additions to allow compatible uses (that is, uses that involve no changes to the cultural significance of the physical material of the area, or uses that involve changes that are substantially reversible or changes that require a minimum impact),
- the preservation of the land, that is, the maintenance of the physical material of the land in its existing state and the retardation of deterioration of the land.

### **Classification of Land**

Bridgewater Park is classified as “community land” under the Local Government Act 1993. Under the Act Community land is specified as:

- land comprising of a public reserve, land subject to a trust for a public purpose,
- land dedicated as a condition of a development consent under section 94 of the *Environmental Planning and Assessment Act 1979*,
- land reserved, zoned or otherwise designated for use under an environmental planning instrument as open space,
- land controlled by a council that is vested in the corporation constituted by section 8 (1) of the Environmental Planning and Assessment Act 1979 .

Under Section 36 the Local Government Act 1993 Council’s are required to prepare and develop draft plans of management to govern the care, control and management of community land.

## **3.0 Historical Context**

### **3.1 Pre-European History**

Archaeologists have described the people who lived around the site of Rozelle Hospital as the Wangal clan or band.

The Wangal people generally moved around their territory gathering food and camping within caves and made shelters. Their diet consisted of fish and shellfish from the Parramatta River, mammals such as possum, bandicoots and kangaroos, birds and eggs. A variety of vegetables foods were also included in their diet. These consisted of roots, seeds, flower stalks, fruits from Lillypilly and Fig trees and nectar from flowers. The area around Callan Point has evidence of shell middens, which are the remains of the seafood after cooking and eating on the shores of the Harbour.

The landscape of the area surrounding Balmain and Rozelle was once rugged and heavily timbered, which was home to a wide range of wildlife. After the settlement of the Europeans

in the late 18<sup>th</sup> century, the habitation of the Wangal people was destroyed due to the interruption of food supplies the spread of disease amongst the Aboriginal people, violent conflicts with settlers, convicts and soldiers.

### **3.2 European Settlement**

In the early colonial years of the European settlement in Sydney a number of land grants were issued. William Balmain, an assistant surgeon on a convict transport ship, and later the principle surgeon of the colony, was granted 550 acres in 1800, encompassing the peninsula of Balmain.

The whole of the Balmain peninsula foreshore was heavily industrialised during the late 18<sup>th</sup> and 19<sup>th</sup> centuries. Sydney's population growth and commercial expansion required that industry moved towards the outer regions of the growing settlement. The now Bridgewater Park site was once the site of S. Dickson Timber Merchant and adjacent to the northeast was the Elliot Bros Chemical Works.

London-born Elliot brothers, George, Fredrick and James, unable to import adequate supplied of sulphuric acid for their wholesale druggist business, decided to purchase an isolated eighteen-acre site at Iron Cove and manufacture their own acid. In 1866 their factory commenced operation and by 1872 the Balmain Chemical Works was producing sulphuric, nitric and hydrochloric acid, powdered sulphate or iron, superphosphate of lime and soft soap. Registered as a public company in 1883, its capital had increased to 700,000 pounds by 1911 and Elliot Brothers became part of Drug Houses of Australia in 1929. (Source: *Leichhardt: on the margins of the city*, p 123)

### **3.3 Power Station Development**

Between the periods of 1908 and 1930 the first Balmain Power Station was built on the site now known as Bridgewater Park. This development came about as part of a directive issued by the then Public Health Department who instructed the Balmain Council to find alternatives to the open tip dumping of local rubbish. The Balmain Council invited tenders for a combined garbage destructor and power plant and on the 30th September 1909, the newly constructed power station 'A' commenced operation. A second phase of construction took place between 1940 and 1950 with the addition of station 'B' which doubled the generation capacity of the plant.

The original station was a private facility, owned by the Electric Light and Power Supply Corporation (EL&PSC), which supplied electricity to consumers and businesses in Balmain, Leichhardt, Ashfield, Newtown and Petersham. It also supplied power to large enterprises in the local area including Mort's Dock and the Balmain Colliery.

In 1950, the Electricity Commission (Balmain Electric Light Company Purchase) Act was passed to embody the acquisition of the power plant by the New South Wales Electricity Commission. A legal dispute over the valuation of the power station then ensued which delayed the sale until January 1957 when the plant changed hands for \$2.4m. The plant continued to supply power until 1976 when it was decommissioned.

A summary of the Development of the Power station is listed as follows:

1908/9            A Power Station

|         |                 |
|---------|-----------------|
| 1928/29 | Switch House    |
| 1934    | Pump House      |
| 1946-56 | B Power Station |

According to Council's records, the Balmain Shores site had previously been subject to only one development application which was submitted in 1954. The application requested additions and alterations to the electricity generating station which was approved by Council at this time.

On 26 July 1990, under the direction of the Minister of Planning pursuant to s55 of the *Environmental Planning and Assessment Act 1979* (EPA Act), the Power Station site along with other industrial lands on Balmain peninsula were rezoned by Council.

*"The rezoning proposals reflect land use trends which have been in evidence since the mid 1970s and which have gathered momentum through the 1980s."*

(Report on the proposed rezoning of the Ampol, Unilever, Balmain Power Station, Monsanto and Caltex sites).



**Image 1.3 Balmain Power Station prior to demolition in 1998, Source Local History Collection, Leichhardt Council**





**Image 1.4 Aerial Photo of Rozelle and the Balmain Power Station Site 1943**

Source - NSW Department of Lands SIX Viewer © six.nsw.gov.au  
Sydney - Newcastle Aerial photos (High Resolution) - Ausimage © SKM 2008  
1943 Sydney suburbs - Ausimage © SKM 2007 from RTA photography



**Image 1.5- Image of the Historic Pump House and part of the Balmain Shores Residential Complex circa 2009**



### **3.4 Residential Subdivision History**

The intention of the owners of former Balmain Power Station site was to redevelop the former power station property for the purposes of residential development with some commercial component.

In May 1998 a development application (DA 38/98) was submitted for the creation of 401 apartments and the demolition of existing structures on the site, with the exception of the two heritage items, being the Pump House and the Administration (Villa) building. During this time, the development application was widely notified throughout the LGA as well as through the then Drummoyne Council (now Canada Bay Council). No submissions were received.

#### **Description of the site prior to subdivision**

- Approximately 65,000m<sup>2</sup> in area
- The site is bordered by Victoria Road, Terry Street, Margaret Street, the Walker's development at 35 Terry Street and Parramatta River.
- The site consists of two distinct areas: The first being a relatively level section along Terry Street and Margaret Street. (Before redevelopment it contained only a few administration buildings). The second being the location adjacent to the waterfront, containing a very large decommissioned power station building, plus an older power station, and a number of larger storage/administration buildings.
- The two areas are separated by an excavated cliff that marks two very different levels in height. The second area is distinctly lower than the first, and is adjacent to the Parramatta River.
- The larger of the power stations was located in the lower excavated portion of the site at the base of the cliff.
- Buildings on the site were all in poor state of repair.

#### **Description of Development Proposal**

- The proposal was to demolish all buildings (except the Pump-House on the waterfront) and the Villa administration building towards the middle of the site.
- Demolished materials were proposed to be reused where practicable.
- Some of the materials would be used as fill for the area of the site intended for public open space. (Now Bridgewater Park, located on the lower excavated portion of the site)
- Demolished materials not able to be re-used on the site would be transported off the site.

#### **Submissions**

- A number of submissions were received and considered by Council in relation to the development application in relation to perceive noise impacts, additional traffic issues, car parking and view impediments.

#### **Contaminated materials**

- The site had been cleared of most contaminants.
- There may be some asbestos or lead based paint still on the property.
- The site was much less affected by contaminants than the Monsanto site at 35 Terry Street.
- The site would not require the level of remediation required of the Monsanto property.
- A remediation application was lodged with Council

### **Protection of vegetation, fauna and structures**

- Under the DCP two buildings and some fig trees were to be retained on the site.
- Some 113 species of vegetation were identified on the site, however most were weeds and noxious plants. Only 21 were native to the area. None were botanically significant.
- A fauna impact statement was carried out on the site
- No protected or endangered amphibian reptile or bird species were observed
- The other species identified on the site were common mammal species, being cats, dogs and rats.

### **Conclusion of the Planning report**

“The proposal will be similar to other larger developments which are currently occurring in the municipality, having regards to the implications for the amenity of neighbouring properties... No submissions have been received, and consent is recommended.”

### **14 July 1998 Building and Development Committee Report**

(Remediation of the Balmain Power Station site)

### **Summary**

- In keeping with the EPA requirements, remediation on the site is required before the redevelopment of the land for residential purposes.
- The development application for remediation is classified as “designated development”, meaning that the application is subject to 30 days notification rather than the Council’s usual 14 days, and must be accompanied by an Environmental Impact Statement (EIS).
- The application completed these requirements and was advertised extensively.
- Three objections were received

### **Remediation process summarised**

- The company chosen to undertake the remediation process was Woodward Clyde.
- The process ensured that all materials exceeding the permitted levels of contamination will be removed from the site and disposed of accordingly as outlined under the EPA.
- Remaining material under maximum levels shall be removed from the residential areas.
- Residential areas were to be excavated to clean soil or bedrock.
- The material left on site was to be covered by the road network and not accessible, or covered in clean soil and landscaped to the guidelines of the EPA.

## **Waterfront Issues**

- During the period of operation, the Power Station required licences and leasehold agreements for wharfs and water inlet and outlet structures which encroached upon the high water mark.
- On termination of the agreements, the Maritime Services Board had required that these structures be removed by Pacific Power and the foreshore be restored to its original state.
- Pacific Power passed on the obligation to remove the structures and restore the foreshore to the purchaser.

## **Development Application - Conditions of Determination**

Determination s96 (2) – Modification No. M990087 (DA 154/98)

- Prior to the release of the final plan of strata subdivision the applicant is to erect signposts at the following locations indicating public access to the park and foreshore dedication.
- Private open space shall be maintained by the developer/applicant or successor until the first meeting of the relevant Body Corporate.
- All plans submitted to Council and displayed for this area will show the placement of 2 “mini” fields drawn to scale.
- A detailed drainage design for the park and playing field areas which incorporate a sub-soil drainage line at the toe of the escarpment to pick up seepage shall be submitted to Council prior to the release of the landscape plan or any BA for works on the public open space whichever occurs first.

## **Street and Park Furniture**

The location of all street and park furniture is to be shown on a plan submitted to Council. This plan will also need to show a detail outlining the type and fixing method for each item. Provision of park furniture should include seats, litter bins, dog tidy bins, bollards lighting standards, BBQs (in the open space areas) and signs.

## **3.5 Construction of Bridgewater Park**

In 1989 Leichhardt Council undertook a proposed rezoning of the former Balmain Power Station site. As part of the rezoning plan both Leichhardt Council and the Department of Planning recognised the need to provide open space and foreshore access as a high priority in any future site development. The broader value of such development was appreciated and supported not only in terms recreational provision to support possible residential development on the site, but also provide valuable open space linkages and integration between areas of open space to the west of the Iron Cove Bridge. It would be another ten years however until any large scale redevelopment of the site would commence.

The Ausraland proposal pertaining to the residential development of Balmain Shores and the subsequent provision of foreshore open space proposed the provision of approximately 23,600 square metres of the site is set aside for open space. Associated with this proposal were five main components for such provision. This included:

- The passage from Terry Street to the central open space
- The central open space (Bridgewater Park)
- The foreshore
- The Margaret street open space
- The corner of Victoria Road and Terry Street.

A copy of the site definition and public open space to be provided as part of the original Ausraland proposal is attached as Appendix B (*note there are two parts*).

### **3.5.1 Junior Sports Field Provision**

Appendix B highlights the areas of open space which were provided as part of the residential development on the site and secondly the types of recreational uses which were envisaged and adopted by Council. This included two junior sports fields being provided in the central open space, aligned in a manner so they could form a larger field from time to time. The rationale for such provision was to supplement existing recreational provision to the west of the Iron Cove Bridge. At Council's request no toilets or additional parking was provided in the development proposal to support the fields, commensurate with their junior and informal status.

The approved development application issued by Council required that all public open space on the site (including the area set aside for sporting use when not in use) were to be set aside for passive recreational use. This included:

- Lawns for sitting, kickabout etc
- Barbeque facilities in the central open space
- Seats, tables and other furniture
- A children's playground
- Cycle/walking/jogging paths
- Lighting
- Signage

The creation of Bridgewater Park was undertaken as part of a larger development which included the major residential apartment development and subdivision. Works on the residential development were commenced in 1998 with formal works on the establishment of the park being completed in 2001. The park was formally handed over to Leichhardt Council's care, control and management in late 2001. Included as part of the development was the large central area of open space, formalised garden beds, exotic tree planting, a children's playground, a formal barbeque area, litter bins and a large picnic shelter, pathways and disabled access, lighting and irrigation.

### **3.5.2 Park Development and Planting Works**

The only significant remanent vegetation retained from the former power site development was that of the large fig tree located at the eastern end of the cliff top. New tree planting

was undertaken as part of the park development. Emphasis was placed by the developers on providing specimens typical of the natural landscape which would have existed on the site prior to its industrial usage. This strategy included:

- Use of Port Jackson figs
- Use of East Coast rainforest species such as *Flindersia*, *Cupaniopsis* and *Ficus obliqua* as Street trees.
- Use of local Sydney Eucalypts, palms and Angophora and moist gully plants in the sheltered places of the site.
- Use of *Angophora costata* and clear trunked Eucalypts as shade trees within the park area.

Lower growing plants of both native and exotic specimens were included as formal landscape garden plants along the periphery of the residential properties bordering the park.

#### **4.0 Significant Heritage Items**

Bridgewater Park is situated in a Heritage Conservation zone, and is valued as a site of archaeological significance. Within the site, two buildings namely the Pumphouse and the Administration Building (villa) are considered to have Heritage Conservation value.

The Pumphouse is a small waterfront building situated on the north eastern corner of the site. The original use was to house salt water pumps that fed the power stations condensers. It has now been retained as a feature of the park for its historical links to industrial architecture and archaeological significance.

The administration building “the Villa” is a two storey rendered brick building of environmental heritage. It is situated on the north eastern side of the site close to Margaret Street.



**Image 1.6 Bridgewater Park -Historic Pumphouse**



**Image 1.7 Margret Street – The former administration building  
“The Villa”**

#### **4.1 Obligations Arising from Significance**

- In NSW there are different types of statutory listings for local, state and national heritage items. A property is a heritage item if it is:
- listed in the heritage schedule of a local council's local environmental plan (LEP) or a regional environmental plan (REP);
- listed on the State Heritage Register, a register of places and items of particular importance to the people of NSW;
- listed on the National Heritage List established by the Australian Government to list places of outstanding heritage significance to Australia.

In relation to Bridgewater Park the former Pump house building is listed on Leichhardt Council's LEP as a heritage building.

Listing of a building on the LEP Heritage List carries with it an obligation for Council to maintain the building.

#### **5.0 Leichhardt Council Recreation Needs Study 2005**

In 2004 Leichhardt Council commissioned Stratcorp Consulting to undertake a Recreation and Open Space Needs Study for the Leichhardt Local Government Area. The study adopted in December 2005 provided direction for an integrated approach to open space and recreation planning and management for the next 10 years.

The Recreation and Open Space Needs Study audited all existing open space and recreational facilities, programs and services within the municipality, and their existing and potential capabilities in meeting current and future needs of the community.



The study also provided Council with a better understanding of the open space and recreation needs of its community and an informed ability to determine appropriate priorities for the acquisition of new and/or improved open space opportunities and the provision of future active, passive and sporting recreational facilities and programs.

## **5.1 Key Priorities and Issues Identified by the Study**

### **5.1.1 Open Space Deficiency**

Leichhardt Council has significant deficiencies in open space provision. Leichhardt has an open space ratio of 1.7 ha /1,000 people.

The national standard is benchmarked at 2.8/1,000 people. Compared to other Local authorities open space provision within Leichhardt is low: -

**Leichhardt at 1.7 ha /1,000 people** inclusive of Callan Park and Ballast Point Regional Park.

Burwood at 1.2ha/1000 people

Ashfield at 1.2ha/1000 people

Marrickville at 1.5 ha/1000 people

Waverley at 1.80 ha / 1,000 people

Sydney City 2.36 ha / 1,000 people

North Sydney at 2.60 ha / 1,000 people

Strathfield at 3.8 ha / 1,000 people

Canada Bay at 3.87 ha / 1,000 people

Lane Cove at 4.64 ha / 1,000 people

Ryde at 6.70 ha / 1,000 people

**.Recreation Facilities.** A key requirement of Council is to provide a range of open space settings, recreational facilities and opportunities.

Current deficiencies include shortages in provision for :

- Rugby Fields - 1 additional field required (benchmark Target 7 Fields)
- Soccer Fields - 9 Additional fields required (benchmark Target 16 Fields)
- Tennis courts - 21 Additional courts required (benchmark Target 32 Courts)

**5.1.2 School Facilities.** There is low provision of sports and recreation facilities at education facilities. Schools within the LGA rely largely on the provision of open space for the conduct of their active recreational programmes from Council. This includes the Sydney Secondary College Balmain Campus who currently utilise King George Park to the west of Bridgewater Park.

**Recreational Planning Notes:** Structured use of the park for physical educational instruction commenced in 2010 by the local secondary school.



- 5.1.3 **Linear Links.** Council needs to continue its work in the establishment of strategic linear links, a critical element in ensuring that the community is mobile, well connected and safe.

**Recreational Planning Notes:** In respect of Bridgewater Park physical connections to both the west and the east of the parklands have been promoted and developed. This includes recent foreshore access through to Longview Street Balmain and the extension of the Iron Cove Bay Run around the Iron Cove Foreshore to the Secondary College Campus.

- 5.1.4 **Improve the provision and quality of existing passive recreation facilities and open space to encourage increased use:**

**Recreational Planning Notes:** In relation to Bridgewater Park and its surrounds further work including signage and interpretive information is required to clearly distinguish public open space from private residential property particularly in the area of Balmain Cove where there is no clear delineation of the public open space. As part of such a review maintenance regimes in this area need to be examined and a greater level of ownership needs to be fostered by Council to promote public use and access. This may need to include an examination of the landscape setting and character within this area to promote public access and biodiversity improvements.

- 5.1.5 **Continue to implement endorsed park Plans of Management and master plans, particularly those elements of master plans which will deliver improved family recreation areas.**

**Recreational Planning Notes:** With the future use and possible future development of Bridgewater Park a greater emphasis needs to be placed on the provision of quality recreational facilities. Urban green spaces such as Bridgewater Park need to be managed as the "green lungs" of a city which provide not only relief from the built environment but as pathways for city workers and the inner city resident providing both leisure and recreational opportunities for a wide and diverse spectrum of users. Multi purpose development which focuses on providing a range of leisure and recreational experiences should be fostered as a method of best practise and as a promotion of the concept of sustainable green spaces. Pocket parks have little value to the community and the value of such facilities needs to be weighed up in terms of the net benefit to the wider community.

The value of these sites from a recreational, social and economic perspective has been transformed over the last decade. Such spaces are now used by a wide range of users for a range of cultural, leisure and recreational pursuits. Likewise such users come from a diverse range of backgrounds and cultural affinities. They therefore have different needs, values and viewpoints on how open space should be utilised.

- 5.1.6 **Prepare Plans of Management for those open space areas yet to have an endorsed plan to guide their future upgrade and improvement, with particular emphasis on the provision of family recreation facilities.**

**Recreational Planning Notes:** The draft plan of management for Bridgewater Park emphasises the provision of a range of recreational facilities to meet a wide and diverse range of community needs.

- 5.1.7 **Continue the development of the integrated off-road and on-road bicycle and linear network to facilitate recreational cycling, walking and jogging. In addition promote the health and environmental benefits of cycling and walking.**

**Recreational Planning Notes:** The provision of the Bay Run extension and the physical access improvements, which Council has undertaken to the east of Balmain Shores allowing improved linkages through to Longview Street Balmain demonstrate a commitment by Council to improving accessibility and providing an integrated network of paths and walking trails.

Further physical work improvements are required on both the Iron Bay Run and the extended bay run route to address recreational conflict issues between cyclists and pedestrians and indicated shared zones where required.

- 5.1.8 Enhance interpretation of trails and park features through signage and education to foster appreciation of specific open space areas.

**Recreational Planning Notes:** Along the foreshore walk there are opportunities to undertake interpretation of the Bridgewater Park site and its evolution from pre-European times, settlement around the area, its industrial use and development through to its modern day use as community parkland. The importance of the foreshore in the evolution of the site should also be considered in any public interpretation works proposed for the site.

- 5.1.9 Provide interpretive signage at appropriate locations in selected reserves to provide simple information in relation to their environmental and heritage values

**Recreational Planning Notes:** As above but noting that heritage interpretation has been undertaken and is in place at the former Pump House.

**Image 1.7 and 1.8 Examples Public Interpretation Currently in Place at Bridgewater Park**





## **6.0 Current Park Use and Leisure Activities**

Current recreational use of Bridgewater Park is restricted to informal, passive and low impact recreation. Formalised active recreation in terms of junior sports has not been developed on the site to date. Active recreation opportunities are addressed in Section 8.0 of this Draft Plan of Management.

Current passive recreational opportunities which are popular within the park include:

- Children's birthday parties
- Family gatherings and barbeques
- Informal ball games
- Commercial fitness training
- Walking and scenic appreciation of Iron Cove.
- Linkage and travel route for cyclists and pedestrians to parklands in the west and the Balmain Peninsula in the East.

### **Commercial Fitness Training**

Bridgewater Park is also used by Commercial Fitness Trainers and their clients. Council has developed a Commercial Fitness Training Policy, which governs commercial fitness training within all Leichhardt Council managed parks. Bridgewater Park has been listed in the Council's current Commercial Fitness Training Policy as a park which can be accessed for commercial fitness training. Use of the park by trainers is limited to 1 trainer and six clients per session between the hours of 6am-9pm. All Commercial Fitness Trainers using Council open space must be registered and permitted with Council to access such space.

## **6.1 Quality Open Space**

As highlighted the Leichhardt LGA suffers from acute shortages of open space. Land values within the LGA are also relatively high and the costs associated with purchasing new open space can be cost prohibitive even to larger public organisations such as Council. Due to such

problems a greater emphasis and focus needs to be placed on the provision of quality recreational facilities within existing areas of open space.

In this sense urban green spaces need to be viewed and managed as the "green lungs" of a city which provide the needed relief from the built environment and a pathway for city workers and the inner city resident providing both leisure and recreational opportunities for a wide and diverse spectrum of users. Multi purpose development which focuses on providing a range of leisure and recreational experiences must be fostered as a method of best practise and as a promotion of the concept of sustainable green spaces.

In this respect pocket parks have little value to the community and the value of such facilities needs to be weighed up in terms of the net benefit to the wider community. The traditional approach of the planned and organised civic squares and the manicured lawns, are no longer acceptable as the sole permitted use of such sites.

Green spaces are used by a wide range of users for a range of cultural, leisure and recreational pursuits. Likewise such users come from a diverse range of backgrounds and cultural affinities. They therefore have different needs, values and viewpoints on how open space should be utilised.

Development opportunities at Bridgewater Park which foster and promote functional and quality open space should therefore be promoted at Bridgewater Park. Such development must be undertaken with the wider community needs at the forefront of any decision making by Council and with due consideration to the amenity needs of adjoining residents who also benefit directly and indirectly from the provision of the park.

#### **Image 1.9 –Interpretive Art on the Interior Wall of the Historic Pump House**




## **7.0 Condition and Use of the Land and Existing Structures**

Table 1.0 below outlines the key site elements of Bridgewater Park, its condition and present use. A brief description and summary outline of the condition of the elements is provided in the table below, incorporating a summary outline of the priority for improvements (having regard for their suitability and condition, and the draft park development opportunities incorporated in Section 8.0. The priority for improvements as set out in the table below have been categorised in accordance with the following:


**Table 1.0 – Key for Priorities for Improvements**





| <b>Priority</b>     | <b>Timeframe</b> |
|---------------------|------------------|
|                     |                  |
| High (H)            | 0 - 2 years      |
| Medium (M)          | 2 - 10 Years     |
| Low (L)             | 10+ Years        |
| Regular Maintenance | Ongoing          |
| Not Applicable      | (N/a)            |

### **Playground and Park**




| <b>Item</b>  | <b>Description</b>  | <b>Condition</b> | <b>Priority for improvement</b> |
|--|---|------------------|---------------------------------|
| <b>Playground</b><br> | <p>Modular in construction the playground has been designed for younger children aged 2-7 years of age. The safety under surfacing requires improved maintenance and regular inspections to ensure compliance with relevant playground standards. Ramped wheelchair/pushchair access is recommended as part of a refurbishment programme. This will also necessitate the removal of bark chip under surfacing and its</p> | Fair             | Medium (M)                      |






|   |  |             |                 |
|---|--|-------------|-----------------|
|                           | <p>replacement with a rubber based under surfacing.</p> <p>Playground Shade Sail - Replacement Shade Sail required. Consideration to the provision of a larger shade sail which covers the entire playground is warranted. Shade over the playground is relatively poor.</p> | <p>Poor</p> | <p>High (H)</p> |
| <p><b>Buildings</b></p>  | <p>Picnic Shelter and tables. Large picnic shelter with corrugated roof. Three Picnic tables provided and two functioning Barbeques.</p>   | <p>Fair</p> | <p>Low (L)</p>  |

|   |  |      |          |
|---|--|------|----------|
|    | <p>Signage needs to be maintained and replaced.</p> <p>Heritage Listed Pump House.</p> <p>A Conservation management plan (CMP) is required to guide Council and the community on the long term management and possible adaptive reuse of this important community asset.</p> <p>A Conservation Management Plan needs to consider adaptive reuse options for the building which can contribute towards ongoing community appreciation of the building but also provide a revenue stream to ensure long term maintenance of the fabric.</p> <p>Graffiti continues to be major problem both on the exterior and interior walls of the heritage-listed building. Finding an adaptive reuse option for the building is one way in which these types of problems can be mitigated, and as means of ensuring community appreciation and a human presence.</p> | Poor | High (H) |
|   |  | Good | High (H) |
|  |  | Good | High (H) |
|  |  | Good | High (H) |



|  |   |                         |   |
|--|---|-------------------------|---|
|                                 |   |                         |   |
| <p><b>Retaining walls</b></p>  | <p>Large Sandstone wall which runs along the southern boundary of the park.</p>   | <p>Good</p>             | <p>Regular maintenance inspections Advocated.</p> |
| <p><b>Gardens</b></p>         | <p>Garden beds are a major feature across the site but are poorly maintained. A greater level of inspection and a maintenance regime needs to be employed by Council to address standards in this area.</p> <p>As above</p> | <p>Poor</p> <p>Poor</p> | <p>High (H)</p> <p>High (H)</p>                   |

|   |   |             |                   |
|---|---|-------------|-------------------|
|    | <p>The formal shrub bed areas require and enhanced maintenance regime which includes more regular inspections, regular weeding and top ups with bark mulch to maintain a cared and managed appearance.</p>  | <p>Poor</p> | <p>High (H)</p>   |
| <p><b>Stairs and Access Ramps</b></p>   | <p>The asset is in good condition however maintenance of the stairs in particular is poor. A greater level of inspection and maintenance needs to be employed by Council to address standards in this area.</p>   | <p>Good</p> | <p>Low (L)</p>    |
| <br> | <p>Access Ramp - The access ramp which runs from Margaret Street to the mid section of the park is in good condition however some sections of the ramp are unfenced and in excess of 900mm in height. Additional safety rails on the lower approaches are needed to improve access safety along this pathway.</p> | <p>Fair</p> | <p>High (H)</p>   |
| <p><b>Viewing Platform</b></p>  | <p>Viewing Platform off Margaret Street which overlooks the park. Overall in good condition however regular inspections required to ensure the</p>  | <p>Good</p> | <p>Medium (M)</p> |



platform is safe and routine maintenance carried out to address defects.  
Regular formative pruning of trees immediately in front of the platform is also recommended to maintain vista's across the park.





Routine Maintenance inspections required to address faults and ensure platform safety.



|  |  |   |   |
|--|--|---|---|
| <p><b>Signage</b></p>  <p>The first photograph shows a wooden sign for 'Leichhardt Council Bridgewater Park' with a map of the 'Rooftop Covered Picnic Area'. The second photograph shows a 'SHARED ACCESS WAY' sign with icons for a wheelchair and a bicycle. The third photograph shows two dog-related signs: 'DOGS ON LEASH ALLOWED' and 'OWNERS MUST CLEAN UP AFTER THEIR DOGS'.</p> | <p>A number of signs are in poor condition and need to be replaced.</p>  | <p>Fair</p> <p>Fair</p> <p>Fair</p> <p>Fair</p> | <p>Medium (M)</p> <p>Medium (M)</p> <p>Medium (M)</p> <p>Medium (M)</p> |
| <p><b>Interpretive Signs</b></p>   | <p>Interpretive signage throughout the park is in a fair condition</p> <p>Regular inspections and ongoing maintenance is however required In addition it is important that good record keeping (including photograph</p> | <p>Fair</p>                                     | <p>Medium (M)</p>   |








records) are kept on the interpretive signage within the park for future replacement needs.

|  |  |   |   |
|--|--|---|---|
| <p><b>Footpaths</b></p>     | <p>Generally in good condition but the level of maintenance and inspection is poor. A number of areas are overgrown or weed infested and have become narrow in places due to a lack of maintenance.</p> <p>It is recommended that the Deco-granite path areas are replaced with an asphalt surfacing. A number of areas have been weathered badly due to poor drainage highlighting potential safety issues along the sections of the path areas.</p> <p>Path areas- Poor Condition in places</p> <p>Overgrown in areas. Improved maintenance regime</p> | <p>Fair</p> <p>Poor</p> <p>Poor</p> <p>Poor</p> | <p>Medium (M)</p> <p>High (H)</p> <p>High (H)</p> <p>High (H)</p> |
|--|--|---|---|





|   |  |             |                 |
|---|--|-------------|-----------------|
|    | <p>Missing bins to be replaced. Companion animal waste bag dispenser also required.</p>  | <p>Poor</p> | <p>High</p>     |
| <p><b>Open Space Areas</b></p>   | <p>There are significant problems with the open space areas which are also used for active recreation by Leichhardt Secondary College (Balmain Campus).</p> <p>Clover infestation on the open space areas is a major problem. Drainage problems along with open space levels also need to be addressed as does the irrigation system and its incorporation into Council's Cloudmaster system (a computerised system which controls irrigation on sporting fields).</p> | <p>Poor</p> | <p>H</p>        |
| <p><b>Lighting</b></p>   | <p>Maintenance and refurbishment of the pathways to support lighting is required. Lighting needs to be regularly inspected for function ability.</p>   | <p>Fair</p> | <p>High (H)</p> |

|   |          |      |          |
|---|----------|------|----------|
|  | As Above | Fair | High (H) |
|---|----------|------|----------|

## 8.0 Description of Proposed Future Development and Permissible Uses

The tables below describe the purposes for which land at Bridgewater Park may be used; the purpose as it relates to future development of the land; and the scale and intensity of the development proposed.

| Area/Item  | Purposes for which land or buildings are permitted to be used  | Purpose for which further development of land will be permitted (lease or licence)   | Scale and intensity of permitted use or development |
|------------|--|--|---|
| Open Space | Passive and Active Open Space use including: <ul style="list-style-type: none"> <li>• Organised Sports games and training</li> <li>• Physical education instruction</li> <li>• Commercial Fitness training</li> <li>• Children's birthday parties</li> <li>• Filming</li> <li>• Public events approved by Council.</li> <li>• Family picnics</li> <li>• Weddings</li> <li>• Companion Animal exercise (on leash provisions)</li> </ul> | Park improvements advocated particularly in relation to the possible provision of junior playing fields for match play only.<br>Biodiversity and landscape improvements around the periphery of the park.<br>Maintenance issues associated with the children's play area and equipment to be addressed.<br><br>Playing field improvements only to be undertaken after issues associated with maintenance regimes | <i>Refer to Draft Masterplan</i>                    |

|                          |  |   |   |
|--------------------------|--|---|---|
|                          |  | <p>within the park are addressed.</p> <p>Investigate options for junior sports provision (active sports) which are limited to daytime activities only (dawn to dusk). Address clover infestation, drainage, irrigation and open space level issues. Continue use for informal recreation and leisure activities, school use, and children's play and on leash dog exercise.</p> <p>Extend Biodiversity corridor below Margaret Street and on the foreshore edge of the open space</p> |   |
| <i>Heritage Building</i> | <p><i>Undertake development of a Conservation Management Plan (CMP) for the Pump house building. Include assessment of options for possible adaptive reuse and address issues associated with the ongoing conservation of the fabric of the building</i></p> | <p><i>To be determined by Council as part of a review of a conservation plan for the building.</i></p>  | <p><i>Refer to Draft Masterplan</i></p> |
| <i>Playground</i>        | <ul style="list-style-type: none"> <li>• <i>Children's birthday parties</i></li> <li>• <i>Structured play.</i></li> </ul>  | <p><i>Replace shade sail and increase shade sail coverage over the playground. Replace bark soft fall with rubber soft fall. Design and construct access ramp to the playground. Design and develop new pathway from the base of the Margaret Street access ramp to the playground.</i></p>   | <p><i>Refer to Draft Masterplan</i></p> |



|  |   |  |                                  |
|--|---|--|----------------------------------|
| <i>Paths, stairs and access ramps.</i> | <i>Install safety hand rails along the access ramp where fall height is greater than 900mm.</i> |  | <i>Refer to Draft Masterplan</i> |
|--|---|--|----------------------------------|

## **9.0 Master Plan**

### **Refer to Attached Master Plan.**

## **9.1 Master Planning Issues**

### **9.1.2 Junior Sports Field Provision**

As highlighted in Section 6.0 recreational use of Bridgewater Park is presently restricted to passive recreational activities. The original development application for the park included the provision of junior sports fields (refer to Section 3.5.1) to facilitate active community sporting use of the park. This option was not pursued by Council at the time the park was opened in 2001. Given the high deficiencies in open space provision within the Leichhardt local government area there is a demonstrated need to utilise and improve existing open space areas to meet sporting activity needs and improve the carrying capacity of existing open spaces to meet ongoing community recreation and leisure needs.

In 2011 Leichhardt Council has 8 sporting grounds all of which are at full capacity in terms of training and match play, particularly during the winter sporting season. King George Park, the closest sporting facility to Bridgewater Park is one of the most utilised sporting parks in Leichhardt with sporting use in the winter months in excess of 28 hours per week. The recommend industry standard for sports field usage is no more than 25 hours per week. This highlights a significant problem within the Leichhardt Municipality due to the fact that Council only has access to 8 sporting grounds to meet the needs of 15 sporting clubs.

Table 1.0 (below) highlights the level of training and game play hours on current Leichhardt sporting grounds during the winter sporting season.

**Table 1.0 2010 Winter Sporting Use of Playing Fields**

| <b>Sporting Ground</b>                       | <b>Sport</b>             | <b>Average weekly use for Sporting Activities Games and training (hours per week)</b> |
|--|--------------------------|---|
| Sydney Secondary College (Leichhardt Campus) | Soccer                   | 14.21   |
| Leichhardt Number 3                          | Soccer                   | 16.64   |
| Blackmore Park                               | Rugby Union/Rugby League | 21.23   |
| Cohen Park                                   | Soccer                   | 26.25   |
| King George Park                             | Rugby League/            | 28.88   |



|                        |                     |       |
|------------------------|---------------------|-------|
|                        | Soccer              |       |
| Leichhardt Number 2    | Soccer/Rugby League | 29.39 |
| Easton Park            | Soccer              | 30.89 |
| <i>Birchgrove Park</i> | <i>Soccer</i>       |       |
| <i>Birchgrove 1</i>    |                     | 38.75 |
| <i>Birchgrove 2</i>    |                     | 35.05 |

**Note:** Table 1.0 is based on seasonal bookings by LGA based sporting teams. The table does not include allowances for seasonal wet weather periods where grounds are closed by Council thus reducing hours of usage. In addition the table does not include weekly usage figures associated with school use. The table does not include Leichhardt Oval Number 1 or Lambert Park which are exclusively leased to Leichhardt Tigers and APIA Leichhardt Tigers Football Club Inc respectively.

As part of the plan of management process for Bridgewater Park Council considered the provision of two junior sporting pitches below Margaret Street on the northern sector of the Bridgewater Park to facilitate junior soccer. Such use was proposed to be restricted to junior sports during day light hours and would not include training facilities to foster evening use (i.e. sports floodlighting facilities).

As part of the Plan of Management formation process an in-depth study into the suitability of the junior sporting field proposals, Council officers spent considerable time analysing the need to balance residential amenity needs with the needs of the wider community. The lack of sufficient car parking on the site to support weekend sporting activities was a significant issue as was the lack of toilet facilities. Both these issues were reported to Council as part of this process. In addition the position of the open space relative to the close proximity of the adjoining residential properties also raised number of amenity issues associated with weekend sporting activities. As part of its consideration of a revised Plan of Management for Bridgewater Park and with respect to officer recommendations, Council resolved to make improvements to current central open space to allow for expanded informal recreation use by way of:

- Biodiversity improvements,
- Access improvements
- Public toilet provision with its location to be decided with community consultation.
- Playground improvements
- Provision of play facilities for older adults.
- Companion Animal Access noting further research and public engagement is required in keeping with Council's *Community Engagement Framework*

### **9.1.3. Biodiversity Improvements**

Currently to the north of Bridgewater Park there exists a number of garden beds which were planted during the development of the park. These garden beds run through to the stairs at Balmain Shores, and include a mixture of exotic and native plants.

While providing amenity to the park, they also provide a valuable foraging area for two locally vulnerable bird species, the Superb Fairy Wren and Willie Wagtail. The garden beds are currently restricted to the margins of Bridgewater Park. An opportunity exists to extend the planting along the boundary of the park using native plants of local provenance grown by volunteers at the Rozelle Bay Community Native Nursery. While adding further amenity to the park, and promoting community involvement in open space management, such a planting regime would also improve and foster biodiversity within this area.

In order to be of significant benefit to the two locally vulnerable bird species, the proposed planting will need to be around 3-6m wide. The Priority for undertaking this work has been identified and recommended as medium 2-10 years.

### **9.1.4 Heritage Listed Pump House**

As highlighted in Section 4.0 Bridgewater Park is situated in a Heritage Conservation zone, and is valued as a site of archaeological significance. Within the site, two buildings namely the Pumphouse and the Administration Building (villa) are considered to have Heritage Conservation value.

The Pumphouse is a significant feature of the park due to its historical links to industrial architecture and archaeological significance. In respect to this plan of management and the significance of the building's location on Balmain Shores and the extended bay run, it recommended that Council undertake the development of a Conservation Management Plan to govern future maintenance and management options for the building. Secondly it is recommended that a business plan is also undertaken to explore potential adaptive reuse options, which Council can consider as part of the long-term management and conservation of the building. Adaptive reuse of the building is required not only to give the building a practical use and human presence but also to address ongoing issues associated with vandalism to the fabric of the building and promotion of its heritage value.

### **9.1.5 Playground and Barbeque Area**

Ramped access to the park from Margaret Street currently leads down to the base of the open space area. No formal path is currently present from the base of the ramp to the playground or barbeque area. It is recommended that hard surface access is extended from the base of the Margaret Street access ramp to the playground area to facilitate improved access in this area. In addition the playground area is currently raised some 200mm above the ground. Access to the playground is limited to able bodied persons. It is recommended that access is improved through ramped access for wheelchairs, prams and pushchairs. To facilitate such access the safety under surfacing of the play area will also need to be improved by providing rubber under surfacing.

Shade within the play area is also considered poor. The current shade sail is in poor

condition (*refer to Table 1.0 Playground and Park*) and covers only a limited play zone. It is recommended that the shade structure is replaced and the shade sail area increased to cover the majority of the play zone. Additional support poles will be required and the height of the shade sail will need to be increased to prevent access from the cliff top. Water bubbler-the current water bubbler is not child friendly in terms of its height and does not meet DDA standards. It is recommended that the water bubbler is replaced with a drinking station, which meets DDA standards.

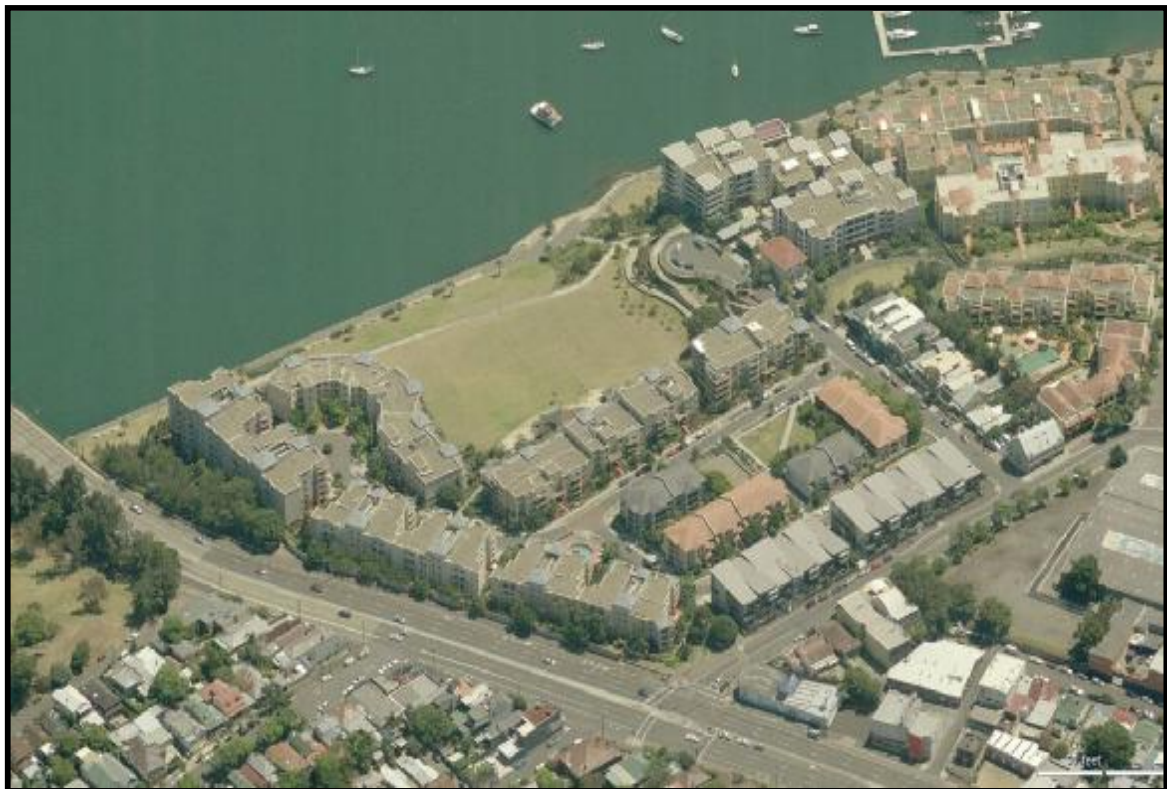
#### **9.1.6 Quantity Survey and Development Costs**

As part of the planning process associated with this draft plan of management a full analysis and break down of the costs associated with the draft master plan and recommended park improvements has been undertaken by Council. The values of the proposed works are in the region of \$610,000. A full break down and summary of these costs is attached in **Appendix C**

### **Appendices**

#### **Appendix A**

#### **Oblique Ariel Photographs Bridgewater Park**





## Appendix B

### Original Ausraland Development Application Proposal for Bridgewater Park Open Space Provision

