

# ***Mort Bay Park***



## ***Revised Plan of Management***

***November 2004***

Prepared by:



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Kath Hamey - (Balmain Association) for historical photo's



# Executive Summary

## 1.0 Introduction

The Mort Bay Park Plan of Management study was commissioned by Leichhardt Municipal Council in May 2000 and was undertaken by local Landscape Architectural consultants Environmental Partnership over a first phase of May - July 2000. The first version of the plan was finalised in February 2002 following the completion of a traffic assessment reviewing the potential impacts of the closure of McKell Street as developed in site planning concepts, and an option for the development of a Child Care facility within the extended park. Further revisions were undertaken in October 2004 following a Community Information Night which reviewed several potential adjustments to the approved masterplan arising out of further investigations on site.

The plan of management provides Council with a planning and management tool that meets legislative requirements, that can guide decision making and open space enhancement of Mort Bay Park over the next five to ten years.

## 2.0 Consultation

At the core of the plan of management process was consultation both with Council's Project Officer Group, and with a community stakeholder group derived through direct contact with organised groups, local letter box drops, and information releases in the local press. The consultation programme incorporated three community workshops held at key phases during the course of the study. Meeting notes from the workshops are included in Appendix C.

A summary of the community workshops and their specific topics are listed below

**Working Group No.1** - Monday 22nd May 2000 - 22 attendees:

Workshop discussed:

- values and roles of the park
- desired outcomes for the plan of management
- issues & opportunities that will influence realisation of desired outcomes

**Working Group No. 2** - Monday 26th June 2000 - 22 attendees:

Workshop review of Concept Masterplan Proposals

**Working Group No.3** - Monday 24th July 2000 - 31 attendees:

Workshop review of Final Masterplan Proposals and public exhibition presentation

**Working Group No.4** - Monday 18th February 2002 - 29 attendees:

Workshop review of McKell Street Shareway and Child Care facility, and preview of public exhibition presentation

**Community Information Night** - Wednesday 25th August 2004 - 30 attendees:

Workshop review of design development process and detailed design options presentation

## 3.0 Desired outcomes for the Plan of Management

Listed below are the desired outcomes for the Plan of Management as identified by the community working group. Outcomes are listed in relation to the park's broad community values.

### Natural

Promote diverse, predominantly native vegetation providing both wild and informal parkland spaces. The native vegetation should be self sustaining and provide sufficient diversity to act as habitat for native flora, enhance habitat areas, and reflect the natural and cultural indigenous heritage of the site.

### Social/Community

Maintain a community focus on the park involving the local youth and other interest groups, manage usage conflicts, and utilise the park for public art expressions. Clarify dog regulations and investigate the potential of creating some dog free areas.

Investigate the potential for the incorporation of a 35 place long day Child Care facility to serve the local community (replacing John McMahon Centre) without compromising recreational values of Mort Bay Park.

### Recreational

Provide for all park users to use the park comfortably, with enhanced facilities for formal sports use (eg. basketball and netball) and water access for swimming and water play. Recognise the value of wild spaces for unstructured play within the park.

### Education/Heritage

Increase interpretation of cultural and natural heritage of the park with links to off site sources of information

### Intrinsic

Conserve park as a green haven within a dense urban fabric, with expansive spaces and views with an industrial heritage.

### Visual

Maintain and improve view corridors to the city skyline and harbour bridge

### Cultural

Maintain diversity of users and uses/activities.

### Legacy for Future Generations

Provide a coherent design theme for an integrated open space (i.e. including Site C) to be implemented over a staged programme.

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## 4.0 Issues and Opportunities

The table below summarises the principal issues and opportunities identified by the community workshops. Issues are factors which may act against the realisation of desired outcomes whilst opportunities should be pursued to enhance the quality of environmental and recreational resource provided by the park open space.

Issues	Opportunities
<b>General</b>	<b>General</b>
•Contamination of soils and ground water on site C requires short term work	•Review of existing paths within the park and possible formalisation of existing desire lines worn in the grass, improvement of general path cohesion.
•Retaining wall along Short and Bay Streets requires structural repair	
•The site is physically divided by Church/McKell Streets affecting park access and usage.	
•The park acts as an echo chamber for the adjacent residents.	
•Poor condition of the Stanley Works building and the associated safety issues	
<b>Open Space</b>	<b>Open Space</b>
•The through road is subject to high vehicular speeds creating an unsafe environment for pedestrians and children.	•Possibility of removing the through road and creating a cul-de-sac on McKell Street to provide a more cohesive parkland.
<b>Usage/Recreation</b>	<b>Usage/Recreation</b>
•Use of park by commercial operators for large events is not desirable for the local community.	•Provision of a sustainable level of active facilities (eg basketball/netball courts) would be of benefit to the local youth.
•Thames Street wharf is currently a location for anti-social activities.	•Provision of space for artists studios etc. (eg Blackwattle Bay Studios).
•BBQ facilities would provide an additional community use but would also create potential issues through maintenance requirements and the potential to draw large crowds alienating general park use.	•Opportunity for Tall Ships to moor in the bay a potential viable community use of short term only and on shore requirements limited.
	•Provision of courts would ease pressure on local schools
<b>Heritage</b>	<b>Heritage</b>
	•Opportunity to provide greater interpretation of the industrial heritage of the site through landform, sculpture and facilities.
<b>Management/Facilities/Maintenance</b>	<b>Management/Facilities/Maintenance</b>
•Thames Street wharf generally needing repair and maintenance to discourage anti-social behavior.	•Carparking provision to be considered.
•Ongoing maintenance of lights and taps within park that are damaged intermittently.	•Community preference for previous maintenance practices with a greater variety of understorey planting.

## 5.0 Concept Masterplan

Based on the identified values, outcomes, and issues / opportunities a Management Strategy Framework was developed to guide resolution of planning and management strategies and to provide a basis for assessment of issues that may arise in the future (refer Appendix A). The Concept Masterplan (refer Figure following page) develops these principles in the form of site planning and landscape enhancement proposals. The plan includes adjustments made in October 2004 for removal of the proposed McKell Street shareway and incorporation of the remnant sandstone wall uncovered in demolition of the Stanley Works building.

The proposals detailed in the management strategies and the concept masterplan also respond to the core objectives for community land management as identified in the Local Government Act Community Land management amendments (1998) for the community land categorisations applying to Mort Bay Park:

### Objectives for Community Land Management

#### Categorisation

Park

#### Core Objectives

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

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## 5.0 Concept Masterplan (continued)

The following chart outlines the fundamental masterplanning/design principles established for Mort Bay Park and the potential concept masterplanning proposals resolved in development of these principles.

Principle	Proposal
1. Extend existing park area with Site C lands as integrated park amenity.	<ul style="list-style-type: none"> <li>Retain McKell Street to through traffic, subject to traffic investigations.</li> <li>Provide pedestrian crossing and traffic controls if required.</li> </ul>
	<ul style="list-style-type: none"> <li>Develop village green grassed area to provide for a range of activities in complement to the existing grassed foreshore areas of the park.</li> </ul>
	<ul style="list-style-type: none"> <li>Develop native bushland revegetation along retaining wall faces to Bay Street/ Short Street boundary.</li> </ul>
	<ul style="list-style-type: none"> <li>Provide path connections linking existing park to extended park area.</li> </ul>
	<ul style="list-style-type: none"> <li>Remove existing understorey planting along Church Street (south side) and regrade to integrate with existing park.</li> </ul>
	<ul style="list-style-type: none"> <li>Integrate Child Care facility on extended park area that has limited recreational potential</li> </ul>
2. Maintain green open space character.	<ul style="list-style-type: none"> <li>Conserve focus on green passive use parkland with shade tree planting.</li> </ul>
	<ul style="list-style-type: none"> <li>Carry out native revegetation to appropriate locations.</li> </ul>
	<ul style="list-style-type: none"> <li>Locate planting so as to minimise impacts on residential or internal park views.</li> </ul>
3. Conserve and enhance accessibility to and within open space.	<ul style="list-style-type: none"> <li>Maintain and upgrade park entry points to adjoining streets.</li> </ul>
	<ul style="list-style-type: none"> <li>Develop path link to Bay/short Streets</li> </ul>
	<ul style="list-style-type: none"> <li>Enhance public recreational/visual access to waterfront in area of industrial wharf. Provide lower foreshore promenade whilst retaining reduced width promenade at existing wharf level.</li> </ul>
	<ul style="list-style-type: none"> <li>Retain waterfront capacity to moor large boats.</li> </ul>
	<ul style="list-style-type: none"> <li>Open visual accessibility of park to Cameron street.</li> </ul>
	<ul style="list-style-type: none"> <li>Enhance path materials to provide safe/equitable pedestrian/cycle/wheeled access.</li> </ul>
4. Optimise interpretive quality of heritage fabric of site.	<ul style="list-style-type: none"> <li>Steel blades along wharf to incorporate interpretive engravings on history of ships constructed at dockyard and area members etc.</li> </ul>
	<ul style="list-style-type: none"> <li>Conserve and enhance existing Fitters' Shop remnant wall and provide interpretive signage</li> </ul>
5. Enhance quality of landscape treatments and facilities	<ul style="list-style-type: none"> <li>Upgrade path materials to safe durable surface in keeping with industrial/waterfront character of site (e.g.. Asphalt, sandstone to nodal areas).</li> </ul>
	<ul style="list-style-type: none"> <li>Upgrade park furniture (seats, bins, lights, bollards) over staged programme with furniture palette complementary to park character.</li> </ul>
	<ul style="list-style-type: none"> <li>Provide industrial/maritime character shelters to southern waterfront area for picnic use.</li> </ul>
	<ul style="list-style-type: none"> <li>Carry out soil conditioning to Fig trees to southern foreshores.</li> </ul>
6. Maintain and enhance unstructured passive recreational usage of park.	<ul style="list-style-type: none"> <li>Develop additional passive recreational grassland through site C area.</li> </ul>
	<ul style="list-style-type: none"> <li>Optimise park views through provision of viewing points at key locations.</li> </ul>
	<ul style="list-style-type: none"> <li>Integrate active facilities (e.g. Courts, play equipment) in appropriate locations to complement passive park use.</li> </ul>

## 6.0 Implementation

Section 6.0 of the Plan of Management describes a recommended works action plan for the implementation of planning and management recommendations.

The works action plan identifies:

- priority of works items
- detailed activities required for implementation
- action type (eg. policy, capital works etc.)
- indicative implementation costs
- potential sources of funding

Several of the actions proposed are identified as being high priority:

- Finalisation of formal dedication of site C area as part of Mort Bay Park community lands (now completed).
- Preparation of detailed ground survey of existing site and site C area (now completed).
- Based on outcomes of Council traffic assessment provide traffic management shareway zone to link McKell Street to Cameron Street (paved pedestrian priority zone).
- Demolition of existing Stanley Works Building and related shed structure (now completed).
- Remediation of metal and organic contamination of ground surface (stage one completed).
- Mounding adjacent existing retaining walls where width is limited to meet requirements of masterplan layout.
- Clean filling works and turf establishment of village green grassed open space as identified in masterplan.

The actions listed each involve a series of more detailed activities as outlined in the works action plan (see section 6.2). The high priority works are supplemented in the works action plan by a range of medium and low priority actions that are recommended to be implemented as part of a long term programme. The ability of council to secure external grant funding to supplement it's capital works funding and the initial park establishment funding provided by the Department of Housing will ultimately determine the programme time frame of improvement works. Funding secured for specific grant types may also require the adjustment of priorities during the course of implementation.





# 1.0 Introduction

## 1.1 Generally

Mort Bay Park provides an important community open space resource for the densely settled Balmain peninsula, an area in which urban renewal residential development will continue to place pressure on open space and recreation facilities. This plan of management seeks to balance open space and recreational needs with conservation of the inherent qualities of Mort Bay Park and the amenity of local residential neighbours to the park. A key aspect of the study process was consideration of the potential integration of the Department of Housing Site C lands into the existing park area. The opportunities provided by such an increase in park area are tangible both in terms of environmental and recreational quality.

Specific objectives for the development of the plan of management as identified in Council's brief include the following:

1. To ensure that the development of the plan of management achieves LMC's Management Plan objective relating to open space of the provision of "safe, enjoyable, and well maintained parks, reserves and streets that meet the communities needs".
2. To ensure that the development of the plan of management reviews the outcomes of LMC's Community Land - Plan of Management (1996) specifically applicable to Mort Bay Park and further expands and incorporates relevant objectives, strategies and actions applicable to the park - as identified through community consultation.
3. The draft plan of management shall consider potential permissible uses and types of activities, potential user groups (both casual and regular), and facility management.
4. Formulate an agreed community strategy which shall facilitate the operation, usage and maintenance of the park.
5. To maximise opportunities for community involvement in the plan of management process and ongoing park improvement and management
6. To identify major issues, opportunities and constraints within the park
7. To clarify and expand desired outcomes for the area
8. To develop appropriate strategies that enhance and maintain the values of the park.

## 1.2 Mort Bay Park at glance

ITEM	DESCRIPTION
Name and Address	Mort Bay Park, Cameron Street Birchgrove, NSW, 2041
Key Components	Lots 3,5,7,15,17,18 DP748753 Lot 1 DP 541267 (Site C) Lots 1 and 2 DP225552 (Site C) Lot 1 DP208512 Adjoining Bay Street Park: Lot 1 DP75680
Ownership	Leichhardt Municipal Council
Community land categorisation (local Govt. Act Community land management amendments (s.36)	<i>LMC Community Lands POM 1996</i> • Park <i>Mort Bay Park POM 2002</i> • Park  refer to key plan overleaf - Figure 1.2
Care, Control, Management	Leichhardt Municipal Council
Area	3.9 hectares existing parkland 1.3 hectares in Site C
Zoning	Open Space
Category	Foreshore park/creekline park comprising 50% parkland, 25% foreshore land, 25% community land.
Conditions of Park	Satisfactory for general recreational use - up-grade of facilities desirable.
Council Maintenance	3 weekly roster (5 person crew) - handmowing, general gardening. Weekly tractor mowing Weed removal 6-8 week frequency Litter bins emptied 3 times weekly, with extra as required on summer weekends.
Assets	36 seats 12 bins 1 doggy bin 2 drinking taps 1 basketball hoop
Condition of Buildings	Stanley Works Building - poor (now demolished)
Leases/Licences	MSB as owner of wharf - leased for council approved vessels for mooring.
Caveats/Easements	Lot 1 DP225552 - right of carriage way Lot 1 DP225552 - easement for support Lot 2 DP225552 - Cross easements affecting party wall on common boundary Lot 2 DP225552 - right of carriageway

# Mort Bay Park Plan of Management

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## 1.3 Format of the plan of management:

The draft plan of management is presented in six principal sections.

- Section 2      Background:**  
Review of the physical and cultural character of the site.
- Section 3      Basis for Management:**  
Summary of factors to be considered in the development of planning and management strategies.
- Section 4      Masterplan Strategies:**  
Planning and management responses to identified site values, desired outcomes and issues and opportunities.
- Section 5      Masterplan:**  
Application of planning and management strategies to site in the form of landscape masterplan proposals.
- Section 6      Action and Implementation Plan**  
Prioritisation of detailed actions required for the implementation of strategies including indicative costs and funding /management responsibilities.
- Section 9      Appendix**  
Supporting documentation and related information.

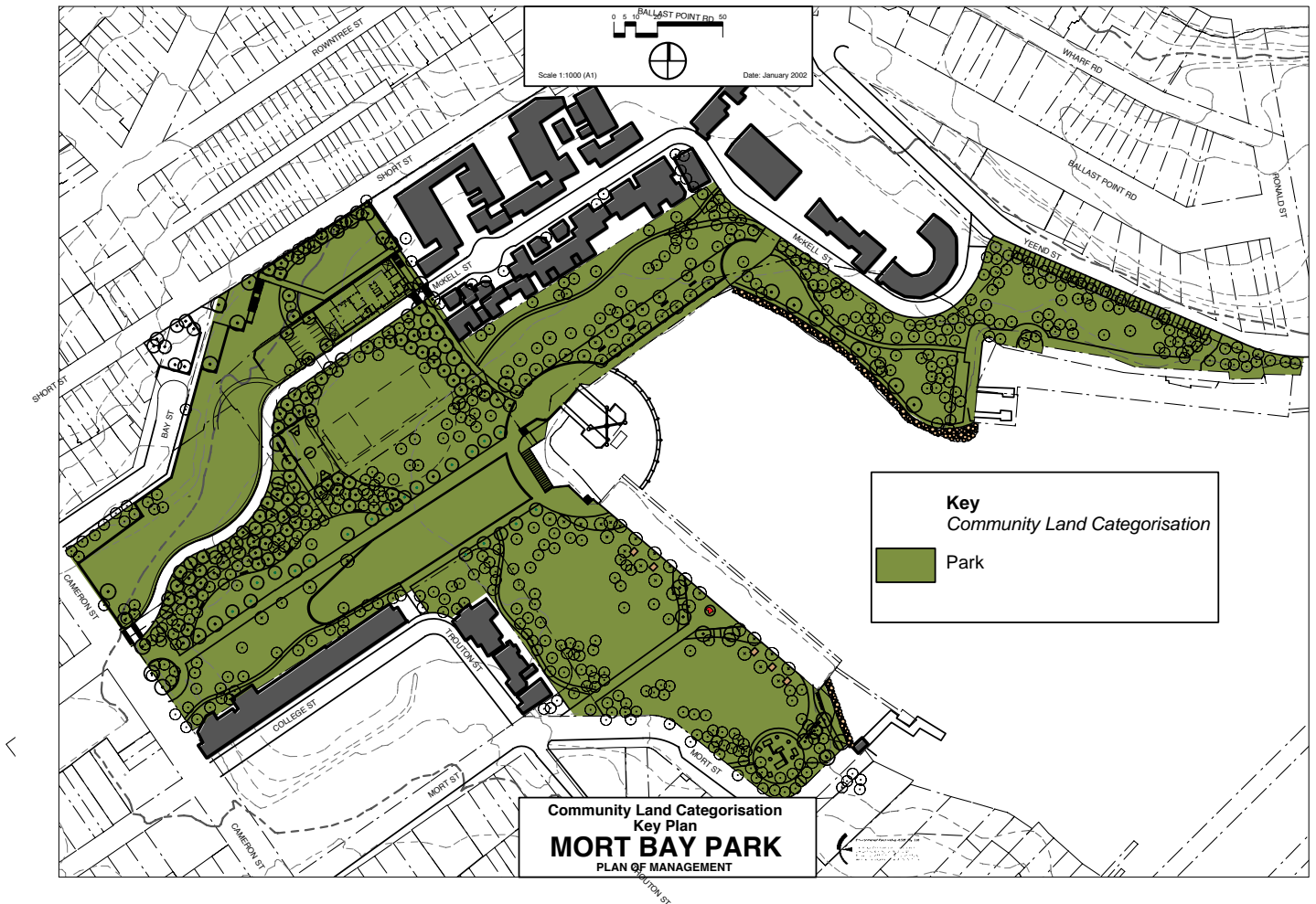


Mort Bay Park and surrounding Birchgrove.

Source: Sydney Waterfronts, Tim Mooney, 1999.

# 1.0 Introduction

Figure 1.2 Community Land Categorisations







# 2.0 Background

## 2.1 Context

Mort Bay Park is located east of the Balmain village precinct on the shores of Mort Bay in Birchgrove. Situated on the northern shores of Mort Bay, the park has a number of street frontages including Mort St. to the south, Cameron St. to the west, Yeend St. to the east and Short St. to the north. A regular state transit ferry operates from the Thames Street wharf located at the south eastern corner of the site.

Mort Bay Park covers an area of approximately 5.2 hectares (including the site C area) of significant waterfront land. The existing park (site D) is zoned Open Space - public recreation and is categorised as a foreshore park in Leichhardt Council's Community Land - Plan of Management (1996). Pedestrian access is possible along a majority of these street frontages. Access to the park from the north is restricted due to the substantial level changes of retaining walls to Philip, Bay and Short Streets.

The park can be currently expressed as two distinct areas: the existing Mort Bay Park (site D), and 'Site C'

which is proposed to be incorporated into the park area. Site C is located on the northern side of the existing park and comprises a significant parcel of land that will be of major open space and recreational benefit to park users and surrounding residents. Council is awaiting formal dedication of the site C area which is anticipated upon confirmation of resolution of all issues relating to Site B. The potential exists for the existing park area at the corner of Bay and Short Streets to be incorporated into the Mort Bay Park area.

The park historically was the location of heavy industry incorporating Mort's Dock - a facility which significantly influenced the development of Balmain and Sydney. The shape of the dry dock is recognisable in the sandstone wall that traces it's former location.

The park is a significant area of public open space in a densely populated area. The open space affords generous green open space in addition to spectacular views of the Sydney Harbour Bridge and the Central Business District of Sydney.



Figure 2.1 Location of Mort Bay Park  
Source: UBD Sydney 1999

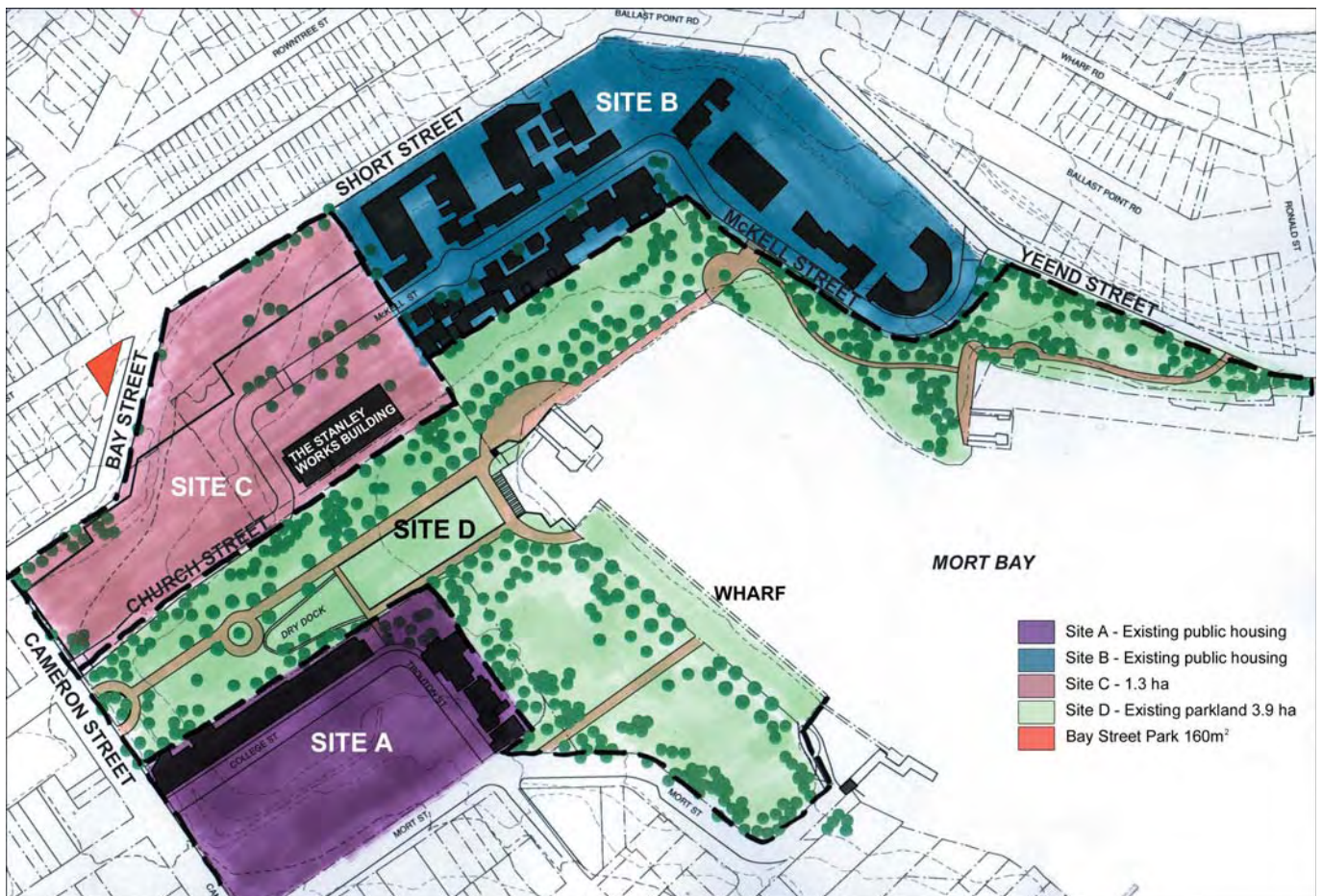


Figure 2.2 Location of 'Sites' within Mort Bay Precinct



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## 2.2 Heritage

Prior to European settlement the area of Balmain and Birchgrove was inhabited by the Wangal clan of the Darug tribe. The Wangal clan's territory was known as Wanne, and extended west from Balmain to Silverwater and Auburn, with the Parramatta River as the northern boundary, and the southern boundary unspecific. The most famous member of the clan was Bennelong - captured by Governor Philip to be studied, and taken to England in 1792. The clan was heavily affected by the small pox plague that was responsible for heavy population losses of Sydney tribes.

In Leichhardt Municipality area there have been 16 discoveries of midden sites and several cave paintings. The area was used for Kangaroo hunting and the bays were utilised for the gathering of such shell fish as the Sydney Rock Oyster, the Hairy Mussel and the Hercules Club Whelk.

Shell middens are in evidence at Whitehorse Point in Elkington Park, along with several in the grounds of Rozelle Hospital. Aboriginal names in the area include Yurulbin Point (formerly Long Nose Point), and some street names including Numa Street and Yerroulbin Street in Birchgrove.

The land on which Mort Bay Park is located is rich in Sydney maritime and industrial heritage. Mort Bay was originally known as Waterview Bay, and at the corner of the bay was the mouth of a small stream which ran down from Balmain Hill through the valley of Strathean. The Stream collected in small waterholes on it's way to the harbour and these were known as Curtis' Waterholes'. James Curtis owned all the land from what is now Curtis Road down to the waterfront between Mort and Church Streets. The stream was an important source of water to that area of Balmain prior to tanks and piped water supply.

In 1842 James Reynolds purchased the land from Curtis, and constructed a sea wall, dammed the stream and built a stone house by the stream called 'Strathean Cottage'. The dam provided fresh water to ships anchored in the deep calm waters of the bay. The land was sold to Captain Rowntree in 1853, who recognised the site as a prime location for a patent slip. To finance this venture, Rowntree sold his ship the "Lizzie Webber" and it was through this process that he met Thomas Mort, one of Sydney's leading auctioneers. Mort recognised the necessity for Sydney to provide docking facilities for steamships needing repairs in the colony. At the time there were no such facilities south of Bombay. The location at Waterview bay was ideal not only physically, but also as it was located a few minutes by water from the city.

Mort and Rowntree formed the Waterview Bay Dry Dock Company and built the dry dock and patent slip that was to become the largest private employer in the colony at the time.

They excavated the stream, cut into the hillside using the cutting to form the stepped benches of the dry dock. The dock was being leased to various shipping companies ship repairers and engineers by 1861.

Prior to the construction of the dry dock, Balmain was a relatively quiet residential area with small boat building concerns located along the foreshore. Mort's Dock was the initial foray into heavy industrialisation of the area. The Dock was a large generator of housing in the suburb. Thomas Mort, along with Rowntree and Thomas Holt, purchased the land surrounding the dock which was subdivided into smaller lots and rented cheaply as workers cottages.

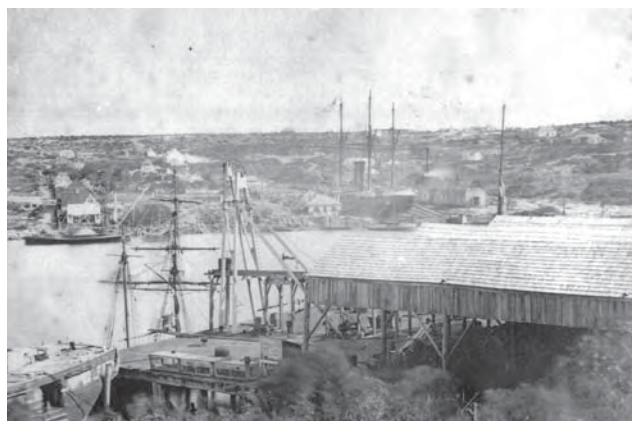
Mort and Rowntree's partnership ended in 1858 with Rowntree surrendering his lease of the drydock. Mort went on to form partnerships with several individuals, the most successful of which is his partnership with J.P. Franki.

One reason for the demise of the Mort/Rowntree partnership was the opening of the dock on Cockatoo Island. Originally, when the Mort's dry dock venture was in its infancy, Mort had persuaded the State Government to limit the work on the Fitzroy dock to naval vessels. When the Fitzroy dock opened in 1857 it immediately started with private jobs. The competition for such jobs was fierce and was the reason for Rowntree's lack of business.

By 1866 Mort had recognised the necessity of expanding the manufacturing base of the business, and had expanded to include heavy engineering facilities. In 1869 Mort bought out the shares of his existing partner, and to raise capital for the outlay, sold shares



*Sketch showing initial excavation of the dry dock with Strathean Cottage located adjacent in 1853.*



*Mort Bay in 1861*

## 2.0 Background

to his leading personnel. Manager of the company at the time was J.P Franki who purchased shares in the company and encourage Mort to concentrate on the manufacture of mining and railway equipment.



*Mort Bay from Yeend Street circa 1885*

In 1872 the company became Mort's Dock and Engineering Co. with Mort as the principal and Franki as the General Manager. The company employed 200 men. With its large workforce, the dock became a strong union base. In 1873 the workers won an eight hour day after strike action, and a pay increase. Mort attempted to fight against this with a general lock out but the strength of the workers solidarity was such that they prevailed and the 8 hour day was maintained. This solidarity became the cornerstone for union activity in Balmain.

Mort died in 1878 and the bay was renamed in his honour.

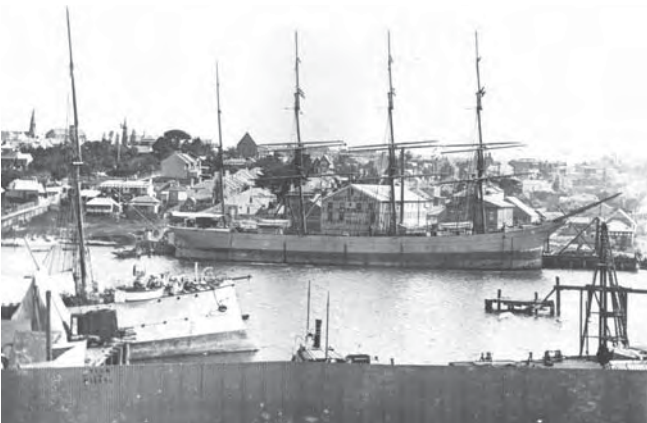
In the 1880's the unions gained in strength and became increasingly political. In 1880 Jacob Garrard, an active unionist at the dock, was elected as a member for Balmain on the strength

of the support from the local unionists. At the same time the company was expanding the dock to fit larger ships and in the 1890's Mort's Dock and Engineering Co. was the largest private employer in the country.

The Labor Electoral League (later the Political Labor League, later the Australian Labor Party) was founded in 1891 by Balmain unionists at the dock, and fielded 4 candidates in the State elections. At the same time the unions insisted that the dock employ only union labour. Consequently in 1893 when there was a general depression, Franki appealed to the unions to agree to a 5% pay cut, to which they agreed. In 1896 when the economy was in recovery and the company busy, pay increases were granted to those unions that had agreed to the earlier pay cut.

From 1900 to the 1930's the company leased the Sutherland dock on Cockatoo Island, constructed a new larger dock in Woolwich, enlarged the dock at Mort Bay, constructed a new patent slip, and catered for ship building, engineering, boilermaking, iron, brass, and steel foundries, joiners shops and saw mills. By 1925 Mort's Dock and Engineering Co. had a virtual monopoly on industry in the area. By the time of the second world war the dock had built 39 steam ships (including 17 Manly ferries) pumping engines for Waverly and Crown Street reservoirs and the iron work for the Sydney GPO. During the war the company built 14 Corvettes, 4 frigates and 1000 ton capacity floating dock.

Mort's Dock and Engineering Co. went into liquidation in 1959 due to rising costs, labour disputes and management problems. The site was sold to A.G Sims (of Simsmetal scrap recyclers) with the intention of using the area for a scrap metal business. Sim's original development application was denied by the local council, but overturned on appeal by the court of appeals however with such stringent conditions placed on it that Sims dropped his plans.



*Mort's Dock and Engineering Co. circa 1900*

In 1963 the Australian National Lines purchased part of the site from Sims for the Tasmanian car ferry terminal and in 1965 Mort's dock and associated buildings were demolished and the site bitumened over to make new wharfage and aprons for container shipping. The current wharf was constructed in the late 1960's as a general cargo berth. ANL continued to use the site until 1979 when provision for container ships was constructed at Port Botany and the wharf at Mort Bay became redundant and has served no commercial purpose since. During the years of operation local residents were increasingly influential in issues such as hours of operation and closure of some streets in the evenings to trucks due to noise and safety issues.

The State Government purchased the site in 1980 for public housing and public open space. The site was divided into 4 'sites' A, B, C and D. Sites A and B were developed as public housing, Site D was dedicated as public open space, and Site C was retained due to soil contamination and engineering issues, with the area proposed to be developed for housing in the future. Mort Bay Park was officially opened in September 1989.

Site C was subsequently earmarked as an extension of the existing park open space and is being considered as such by this plan of management. The Stanley Works building was demolished as part of the implementation of this plan of management. A remnant sandstone wall was discovered and was the subject of an archaeological review which confirmed that is likely to be a remnant stone wall of the Fitters' Shop building built at Mort's Dock in 1868.



# Mort Bay Park Plan of Management

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## 2.3 Ownership

The NSW State Government purchased the site from Australian National Lines and A.G. Sims in 1980 for the development of housing and related water front open space. Mort Bay park was created from the central section of the site, with public housing developed on the northern and southern areas of the site. In the late 1980's the State Government transferred ownership title of Mort Bay Park to Leichhardt Municipal council. This transaction did not include 'Site C', which (as outlined previously) was earmarked for future dedication to Council. This dedication has subsequently been finalised.

The existing Mort Bay Park comprises Lots 3,5,7,15,17,18 DP748753, and Lot 1 DP541267.

Site C is referred to as Lots 1 and 2, DP 225552 and lot 1 DP 208512. The Leichhardt Local Environmental Plan (LEP) No. 148 indicates Site C as 2b Residential however this was rezoned to open space (6) in February 2000. The existing concrete wharf on the western side of the bay and the associated dolphins belong to the maritime services board.

## 2.4 Usage

Generally Mort Bay Park is used by a range of users for a variety of purposes both regular and less frequent. These include: Residents of the Balmain Peninsula for general passive recreation, school and scout groups for organised activities and local youth for games and meeting activities.

### Special Events

Areas of the park have also been hired by private groups for such activities as scout group gatherings, weddings, BBQ's picnics etc. Generally approval has been gained from council with defined spaces hired out for standard council fees with conditions such as rubbish removal etc. applying. Further discussion of park usage is provided in section 3.2.

### Mooring of the Rainbow Warrior

On several occasions the Greenpeace vessel the Rainbow Warrior has moored in the bay. Permission has been sought from Council in advance with conditions applied to timing and operational protocol. Opportunities for more regular special event moorings such as tall ships and other maritime events have been raised with council although some local residents concerns exist with regard to traffic/other impacts.

## 2.5 Geology and Soils

The desktop survey and sampling study carried out by ERM Mitchell McCotter (1999) for Site C identified geology and soils characteristics for that site, which can also generally be applied to the existing park area.

Based on the Sydney 1:100,000 Geological series sheet 9130 (1983) the site is located on Hawkesbury Sandstones, comprising medium to coarse grained quartz sandstone with very minor shale and laminate lenses. Filling has also occurred within Mort Bay comprising dredged estuarine sand and mud along with demolition rubble and industrial / household waste.

The Sydney 1:100,000 Soil Landscape series sheet 9130 (1983) indicates that soils within the Mort Bay area are disturbed terrain comprising fill commonly capped with up to 400mm of sandy loam or up to 600mm of compacted clay over fill or waste material. The ERM Mitchell McCotter (1999) report identifies that Department of Land and Water Conservation records did not indicate any registered bores within 1 kilometre of the site.

Previous investigations within the Site C area conducted in 1993 by Groundwater Technology identified that sandstone bedrock was generally located at depths between 100-500mm below surface and was overlain by poor quality soils including weathered sandstone, and general brick and concrete fill material. The close proximity of bedrock indicated that significant excavation had been carried out to establish the building platforms below Short and Bay Streets.

This 1993 report and the 1999 ERM study reviewed contamination issues related to site soils. The outcomes of these reports are summarised in section 2.6 – Engineering Issues.

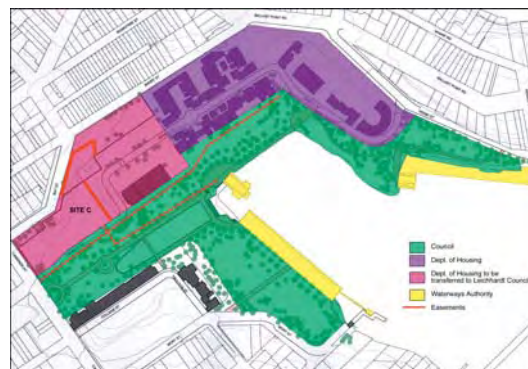


Figure2.3 Ownership of Mort Bay Park



Entry area on Cameron Street



Sea wall

# 2.0 Background

## 2.6 Engineering Issues

### Site Contamination

The 1993 Groundwater Technology “Preliminary Site Assessment” conducted sampling of site soils in the area of Site C which housed the iron foundry, brass foundry, and laboratory. The area which housed the fitting and machine shops (the previous Stanley Works building) was not investigated as part of this study.

The investigations identified concentrations of heavy metals which were re-evaluated in the ERM Mitchell McCotter (1999) assessment. Results showed elevated concentrations of copper in the central sections of site C and Copper and Lead in the eastern section.

The ERM Mitchell McCotter (1999) assessment comprised a Phase II Site Investigation and Hazardous Materials Audit under the supervision of a Contaminated Lands Auditor.

The assessment incorporated borehole samples over the full site C area. The assessment confirmed the soils character of the site of varying depths of fill material (including concrete, slag, and gravel, overlaying white orange and pink clayey sands over sandstone bedrock).

The boreholes indicated seepage water in several locations but groundwater was not encountered.

The report concludes that the site in its present state is not suitable for recreational use and will require remediation of a range of contamination concerns. These include:

- Petroleum Hydrocarbons;
- Priority Metals; and
- Asbestos based materials

The diagram on the following page indicates the general locations of these issues on site.

Problem areas for hydrocarbon contamination occurred through the southern half of the site. Depth samples indicated that the impacted material does not extend below the underlying natural Clayey Sands.

Elevated copper concentrations were identified in the vicinity of the old Coppersmiths Shop (to the south of the now demolished Stanley Works buildings). Deeper testing indicated that contamination remains a problem at over 1 metre depth. Copper concentrations were also identified in the area of the Brass Foundry (elevated area north of Stanley Works building site) at over 1 metre depth, with lead concentrations up to 0.5 metres depth. Lead concentrations exceeding safe levels for open space use at the south western corner of Site C and at the south eastern corner of the Stanley Works building.



*The Stanley Works Building*

The Stanley Works main building was inspected and found to contain a range of materials with Asbestos or synthetic fibre composition that would require specialised and controlled removal upon demolition of the building.

The assessment report outlines that to ensure that the site meets the safety requirements of environmental criteria relevant to its proposed open space usage, park users must be protected against the presence of contaminants as identified through appropriate remediation works.

It is identified that prior to remediation works commencing on site further delineation testing will be required to supplement existing soil testing data and delineate the horizontal extent of impact.

A Remediation Action Plan (RAP) has been prepared that:

- provides a summary of previous findings;
- provides the delineation investigation;
- further develops remediation strategies;
- outlines validation testing requirements;
- develops an Environmental Management Plan for remediation and hazardous waste removal works; and
- provides an occupational health and safety plan.

Three options for remediation are addressed in the RAP:

1. Excavation and removal of impacted material to landfill
2. Capping, containing and revegetating
3. A combination of 1 and 2 - excavation and removal of hot spots plus capping of site

For the materials to be removed from the site, further samples were collected and analysed for toxicity characteristics leaching procedure (TCLP) for the contaminants identified in previous investigations. This will enable the material to be classified based on NSW EPA Guidelines (1999).



# Mort Bay Park Plan of Management

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Figure 2.4 Contamination Map of Site C. Source: ERM Mitchell McCotter, 1999



## 2.0 Background



Retaining walls along Bay Street

Following removal of the Stanley Works building, further sampling of this part of the site was undertaken during Stage One of remediation works.

Capping and filling would contain the material on site, however is less desirable from a landscape perspective given the drainage controls required and the limitations placed on tree planting etc. Capping would also require site levels to be raised which may not be preferable for open space planning. The preferred option is a combination of removal and capping.

A further option that was raised in the community workshops was that of on site bioremediation. This type of treatment is a viable option to larger sites where economies of scale reduce unit costs and where handover timeframe is not a constraint. For Mort Bay Park bioremediation would be more expensive (in relative terms) and restrain handover of site for a longer period.

### Retaining Walls

The existing retaining walls which run east - west across the northern section of site C were the subject of a preliminary Structural Engineering Investigation in April 2000 (Scahill Castle and Coupe Pty Ltd. Consulting Engineers) to ascertain the structural stability of the walls and determine options for ensuring long term stability.

Further investigations were undertaken in 2004 to review geotechnical stability of the walls and develop preferred stabilisation methods. For the purposes of this study the walls were identified as indicated on the diagram below.

The report assumed demolition of wall 2b/c, however these wall runs are to be retained in the current masterplan and be subject to remedial works to be confirmed. Structural works are outlined for all other walls.

Generally the investigations found that whilst the walls are performing adequately that soldier piles have questionable toe restraint, with at best limited embedment into sandstone bedrock. In addition, weep holes are to be drilled along the entire length of the wall at approximate 2.4 m centres - as directed on site by the Geotechnical Engineer.

Specific recommendations are listed:

#### Remnant Wall (Wall 1)

A remnant stone wall identified by an archaeological assessment as likely to be part of the Fitters' Shop building is a heritage item for protection and conservation. The remnant wall was the subject of an archeological investigation to determine recommendations regarding structural stabilisation and appropriate conservation measures. Guidelines for construction works adjoining the remnant wall were developed for integration into detailed design.

#### Wall 2a

- no works required (with exception of removal of masonry parapet wall)

#### Wall 2b + 2c

- confirm scope of remedial works required for retention or demolition & rebuilding as part of landscape works

#### Wall 3a

- investigate existing rock a to west 18m
- replace rock bolts where required
- base of western 18 metres length of wall to be retained by fill to 2 metres depth

#### Wall 3b - 3g

- provide additional rock anchors to top of each existing soldier pile.
- base of wall to be retained by fill to 2 metres depth

#### Wall 3h

- provide additional rock anchors to top of each existing soldier pile.
- provide rock bolts to base of each existing soldier pile.

#### Wall 3i

- wall to be either demolished or rebuilt in park improvements

#### Wall 4a

- no works required

#### Wall 4b

- provide additional rock anchors to top of each existing soldier pile
- provide new rock bolts to base of each existing soldier pile

#### Wall 4c

- provide additional rock anchors to top of each existing soldier pile
- base of wall to be retained by fill to 2 metres depth

#### Wall 4d

- provide additional rock anchors to top of each existing soldier pile
- provide new rock bolts to base of each existing soldier pile

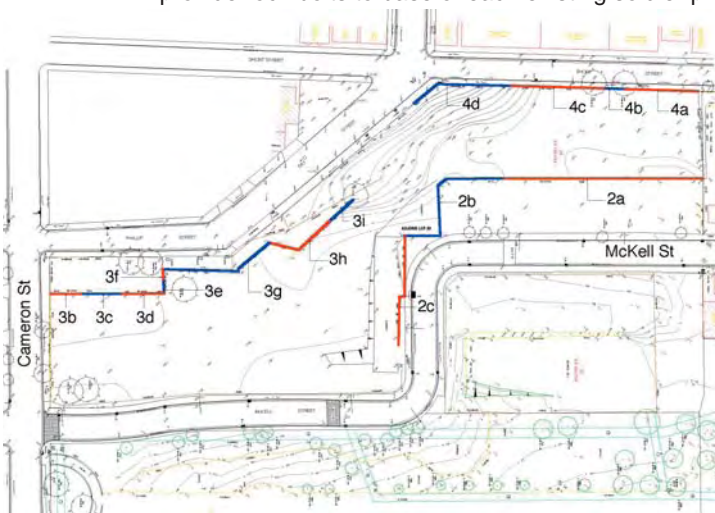


Figure 2.5 Wall Key Plan

# Mort Bay Park Plan of Management

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## 2.7 Vegetation

As outlined by Benson and Howell in *Taken For Granted* (1990), the sandstone foreshores of Glebe and Balmain would have supported typical Sydney sandstone open forest, including Smooth Barked Apple (*Angophora costata*), and Sydney Peppermint (*Eucalyptus piperata*). The original forests of Leichhardt were cleared early in the nineteenth century for agricultural estates and timber. By 1900 most of the native vegetation had made way for subdivisions, changing the vegetation and visual character of the harbour foreshores indelibly.

The vegetation of Mort Bay Park in 2000 is part of a constructed landscape initiated as part of the Mort Bay residential development in the late 1980's. Planting includes a variety of tree species:

### **Moreton Bay Figs** *Ficus rubiginosa*

To foreshore promenade in double row. The rows fronting the north foreshores of the bay have developed at a healthier rate than those to the edge of the concrete topped wharf structure to the west foreshores of Mort Bay. This is possibly due to the variable quality of subgrade material between the two locations

### **Mixed Eucalypt planting**

To the southern side of McKell Street, and to the frontages of Trouton Lane and Mort Street

### **Plane Trees** *Platanus* sp.

To the wide path axis that leads from Cameron Street. Again one planting location appears to be developing faster (the eastern side) reducing the avenue effect and visual impact.

### **She Oak groves** *Allocasuarina* sp.

To the eastern foreshore of Mort Bay previous landscape enhancement has focused on She Oak groves which have developed well on the foreshores. Despite providing an appearance of tree cover, the groves are not accurately representative of what would have existed on the sandstone foreshores, encourage a monoculture environment due to their heavy mulching habit and are a full length dense screen to any visual penetration. As outlined in Council's Foreshores Generic POM some selective thinning over time of these groves would be of benefit to park quality and safety.



*Fig Trees*



*Mixed Eucalypt Plantings at the Cameron Street entrance.*

## 2.8 Visual and Landscape Character

Landscape character is a function of a variety of elements including vegetation character and quality, social value, context, visual connections, and general visual quality. It is the combination of these elements that provide Mort Bay Park with its specific landscape character and environmental qualities.

Mort Bay park has a very 'Sydney Harbour' ambience. There are spectacular views from the site to the Sydney Harbour Bridge and the CBD, as well as to the working docks of the ferry terminal. The Sydney typology is reinforced by the Fig tree and native plantings, sandstone sea walls, and the mixed use character of the Mort Bay waterfront.



*Plane Tree plantings along the central parkway*



*Allocasuarina's on the eastern side of the park*



## 2.0 Background

With the incorporation of Site C into the Mort Bay Park open space, there is the opportunity to increase the variety of spaces within the park and to reinforce the physical and visual connections between the spaces as part of an integrated park masterplan.

Mort Bay Park can be expressed as several zones or 'landscape units' determined by the existing physical arrangement of roads and buildings and by landscape character. Between these units there is the capacity to provide for a range of activities, however in terms of providing an integrated 'whole' this high level of fragmentation (in particular in terms of accessibility) detracts from the quality of the open space.

The diagram below describes the park in terms of 11 discrete landscape units.

### 1. Open Wharf:

The existing concrete wharf structure was constructed to receive large container shipping in the late 1960's when the southern foreshores of the site were taken over by the ANL Line. The wharf is a wide, open and high structure and the community working group identified that in its current form the wharf has medium to high recreation values for fishing, rollerblading, and ball games despite its exposure to the summer sun. The wharf does have the effect of reducing direct visual and recreational contact with the water although the community workshops generally felt this was acceptable based on its historical role as a wharf and the range of foreshore opportunity provided elsewhere in the park.



ANL concrete wharf

### 2. Western Foreshore walkway

The western foreshore of the bay provides an intimate, pleasant gravel surfaced walkway flanked by a closely spaced Fig grove, and adjoining sandstone seawall. The walkway links to the focal corner of Mort Bay at the infilled Drydock. Ballast Point limits views from this location which are directed towards the eastern foreshores of the bay.



Figure 2.6 Landscape and Visual Character Units



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## 3. Fig Grove

The grove of Port Jackson Figs planted in the 1980's defines the western foreshore walk to the east and the open space area adjoining site B housing to the west. The planting incorporates a double row at close (<10m) spacings. It is expected that in the near future the grassed surface beneath the grove will become less practical to maintain. This area again provides a more intimate character from the open zones of the site

## 4. Residential open space

Adjacent to the housing of Site B (between McKell Street and the seawall) is a linear grassed area bounded on the south side by the Fig Grove. Other native tree planting is scattered along the residential housing edge. This area serves as 'outdoor space' for residents. Due to the proximity of the buildings to the boundary, windows that overlook the space, and enclosure of the Fig grove, this section of the park has a partly private character.

## 5. Eastern open grassed area

The eastern grassed area incorporates a central open grassed space defined by tree planting to its edges. The tree planting closer to the foreshore (Fig Grove as for area 2.) has not developed at the same rate and currently provides limited visual / shade amenity to the park. A pedestrian path connects Mort Street to the concrete wharf. Views from the open grassed area encompass the bay and foreshores with the backdrop of the Harbour Bridge and CBD. Future development of Fig plantings will limit views from this space over time. The open grassed area is popular for family functions, and this area of the park is a recognised location for viewing the fireworks on New Years eve.

## 6. Central open grassed area

The central grassed area provides a visual and functional axis from Cameron Street to McKell Street focusing upon the corner of the bay at the end of the infilled drydock structure. The area slopes gently down to the foreshore optimising panoramic views out over Mort Bay. Fig and Plane trees are planted along the south and north sides of a wide pedestrian path. This central area currently provides the main formal structure of the park linking to the semicircular park entry at Cameron Street, the circular junction at the west end of the drydock, and the western focal corner of the bay as identified previously.

During development of the existing park the Dry Dock was infilled retaining the profile of the dock perimeter. The grassed area within the dry dock wall is open and sunny with close proximity to the housing on College Street. The rear fencelines of these residences are highly visible and in several cases residents have placed outdoor furniture on the park side of the fence. A small amount of screen planting has occurred along this fenceline however there is little understorey planting, and residential fence structures detract from the visual quality of the park.

## 7. Northern Foreshores

The northern foreshores of Mort Bay have an informal character. The sea wall in this area is constructed from sandstone boulders providing a less structured water edge and allowing easier access to the water. The area incorporates a narrow strip between McKell and Yeend Streets and extends to Ballast point, terminating at the Yeend Street Wharf. There are a number of pedestrian desire routes worn in this area. Fig shade planting is provided along the gravel path to the top of the seawall and seating is provided adjacent to the wall. The formal Fig plantings make way for a less structured area of Casuarina and Eucalypt plantings adjoining the Yeend Street Wharf.



*Foreshore walkway*



*Fig Grove*



*Residential Grassed Area*



*Eastern open grassed area*



*Central open grassed area*

## 2.0 Background



Stanley works from rear



Site C south



Site C West



Site C East

### 8. Stanley Works zone

The Stanley Works zone is fenced off to public access currently. This area is a highly significant zone in terms of the consolidated (incorporating site C) park area in terms of visual and functional connections. The buildings incorporating the southern masonry structure and the steel shed to the north were disused and dilapidated. The structure was demolished in February 2003.

### 9. Site C South

The southern area of site C is the location of former steel working sheds and is typified by a flat open area with minimal colonising grass cover. The area was subject to previous excavation resulting in bedrock laying close to the ground surface. The retaining walls to Bay and Short Streets strongly define the west to northern edges of this zone. Contaminated ground has been identified through this zone and remediation of this part of the site has commenced. The area affords potential for provision of active facilities to the park (eg courts etc.).

### 10. Site C West

The western area of site C lies at an intermediate level between McKell Street and Short Street, formed by retaining walls on all edges. The area is accessible by a disused vehicular ramp from Short Street by which local children enter to play in 'Fennel Park' by which the area is called. The elevation of the space affords varied views to the bay and CBD, whilst limiting accessibility.

### 11. Site C East

Defined to the west by retaining walls and to the east by McKell Street this area is an isolated space generally of flat and open character.

## 2.9 Traffic and Parking

Speeding traffic is common along McKell Street which divides the site. This potentially creates safety problems within the consolidated park. Currently there is parking along the boundaries of the site only, with no off street parking provision within the park.

## 2.10 Pedestrian and Cycle Access

Ease of pedestrian and cycle access to the park is possible through the degree of street frontage the park provides, particularly in the southern area of the park. A path runs west-east from Mort Street to the wharf, and the wharf acts as a large pedestrian promenade. A wide pedestrian access runs from Cameron Street through to the bay. The path surfacing is asphalt based gravel which creates a surface that discourages cycle

use. Pedestrians from Short and Bay streets generally use the Cameron Street entrance due to the absence of stairway access through the retaining walls and the overgrown state of the ramp access way. With the inclusion of site C into the park the potential exists to formalise pedestrian access from these areas.



Northern foreshore



## November 2004

## Maintenance

- Mowing
  - Tractor mowing - weekly
  - Hand mowing - every 3 weeks
- Garden Beds
  - General maintenance carried out with hand mowing
  - Weed maintenance 6-8 week frequency
- General tidying/bins
  - 3 times a week with extra as needed on summer weekends.

Several members of the community working group identified that previous maintenance and gardening practices carried out on a continuous basis by one gardener an involving more intensive garden plantings were preferred.

Park management for Mort Bay Park is provided by Council's Parks and Landscape Division. Organised event usage must go through Council's standard booking/application process. Due to the high sound reverberation provided by the valley landform, Council has not supported events requiring the use of amplified sound.

The waterways authority as owner of the wharf structure also has a role to play in wharf management and maintenance. Council is currently investigating the possibility of leasing the wharf for special event docking.

# 3.0 Basis for Management

In accordance with the guidelines established in “Succeeding with Plans of Management” (DLWC / Manidis Roberts 1996), the Mort Bay Park Plan of Management has been prepared based on a “values based approach”. As identified in the DLWC document, using values as the foundation of the plan of management process ensures parts of the plan will remain valid for longer.

Alternatively an issues based approach (as often followed in plan preparation) whilst dealing effectively with the issues of the day has no flexibility to deal with new issues that arise over time, and may quickly become out of date. This is “based on the assumption that community values change at a much slower rate than issues” (DLWC / Manidis Roberts 1996).

The identification of the values of the Mort Bay site at the outset of the study through a combination of community workshops and study team investigations has enabled each step in plan preparation to relate and cross reference back to the established values.

Figure 3.1 below outlines the broad study process incorporating the relationship of site values to plan development, and the integration of consultation with the key study phases.

This section summarises the basis from which the plan of management strategies and actions have been developed. Through a synthesis of the findings of the preceding review and assessment phase with the outcomes of the Community Working Groups, a basis for management has been resolved that identifies:

- values and roles of Mort Bay Park;
- issues and opportunities to be addressed in developing, planning and management strategies; and
- desired outcomes for the Park Masterplan and Plan of Management.



Figure 3.1 Study Methodology

# Mort Bay Park Plan of Management

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## 3.1 Consultation

The plan of management has incorporated several consultation components aimed to both assist in the sourcing of information and development of planning and management strategies, and to inform relevant stakeholders and the local community of the study outcomes as they have developed.

### 1. **Press Releases/Publicity**

Press releases were provided through Leichhardt Municipal Council's corporate column or advertisements in the Courier, The Glebe and the Village Voice. Flyers were also distributed to local residents within a 500m radius of the park. Direct contact was made with organised groups/associations including Churches, schools, Chamber of Commerce, Mort Bay action Group, to advise of the plan of management process and to invite participation in the community workshops. Posters were provided (as an additional notification method) at Council and at several entries to the park and within the park itself.

### 2. **Community Working Group Workshops**

Respondents to the press release and stake holders sourced through organised groups participated in community reference group workshops for each of the key Plan of Management phases. The evenings involved varying degrees of technical input by the consultants to initiate discussion of topics and issues on the agenda, however the emphasis was on involvement and input by community representatives.

### 3. **Public Exhibition**

Public exhibition of the Draft Plan of Management invited broader public review and comment on the draft planning and management recommendations of draft plan revisions issued in 2002 and late 2004. Following the public exhibitions, comments were considered after which the Final Plan of Management was compiled and issued.

#### 3.1.1 **Press Releases**

Press Releases were provided in Leichhardt Municipal Councils corporate column or general advertisements in the local press. The press releases were supplemented by letterbox drops by Council to residents in the immediate area of the reserve. Press releases are included in the Appendix to this report.

#### 3.1.2 **Community Working Groups**

Summary meeting notes of the community workshops are provided in Appendix C of this report. Outcomes were used to confirm the values and roles, issues and opportunities, and desired outcomes outlined in the following sections, these were then included in the management framework and planning recommendations developed in Section 4.0 and 5.0.

#### **Working Group No.1** - Monday 22nd May 2000 - 22 participants: *Issues Review*

Meeting discussed:

- Values and Roles of the site
- Issues
- Opportunities

Items receiving most significant discussion by the workshop groups are listed below.

- The park is an important green space within a dense urban area providing visual and recreational relief and acting as a green lung for the surrounding areas.
- There is a diversity of park users with a high degree of tolerance to other users and has qualities that appeal to all ages and interests.
- There is the potential to provide facilities for organised sports such as basketball and netball as well as unstructured play areas and passive recreation.
- The park has a rich and interesting cultural heritage of significance to Sydney and Australia that can be emphasised and enhanced.

#### **Working Group No. 2** - Monday 26th June 2000 - 22 participants: *Review of Masterplan Proposals*

Workshop reviewed several of the key issues arising from the first community forum on the 22nd of May, and discussed issues relating to the concept masterplan presented by the study team. Workshop comments on the draft proposals have been incorporated into finalisation of draft masterplan strategies for exhibition. Key comments on the draft concept masterplan included:

- Necessity for off road/carpark access off Cameron Street to park questioned;
- Concentration of active recreational facilities (eg. courts) to be reviewed;
- Wharf to remain as an industrial structure.

#### **Working Group No.3** - Monday 24th July 2000

- 28 participants: Review of Concept Masterplan and Public Exhibition material

The study team outlined the amendments made to the masterplan concept following the previous community meeting:

- Number of multipurpose ball courts reduced from two to one, and night lighting excluded;
- Dry dock area to remain as an open use area with individual sculpture elements considered;
- Retention of the children's playspace in the southern corner of the park in complement to the existing family use of the area.
- Public toilets recommended to be located centrally, and be a well constructed permanent structure with LMC to lock the building on a daily basis.
- Retention of the concrete wharf in its existing form, with opportunity to utilise the area for occasional

# 3.0 Basis for Management

art displays etc.

General comments from the meeting include:

- Further investigation of issues related to the possible closure of McKell Street in particular the increased pressure on surrounding streets.
- There were general comments from participants regarding the wording and phrasing of the draft public exhibition questionnaire. Participants were encouraged to contact the study team with comments for inclusion in the questionnaire.

**Working Group No.4** - Monday 18th February 2001

- 29 participants: Review of proposed Child Care Centre / exhibition preview

The study team outlined the activities that had been ongoing since July 2000 including the traffic assessment of the McKell Street closure proposal and development of the Child Care Centre scheme.

No major concerns were identified, and there was general agreement that the facility was an appropriate use of the portion of the site as proposed - subject to appropriate management.

**Community Information Night - Proposed revisions to POM arising from design development**

- Wednesday 25th August 2004

- 30 participants: Detailed design options presentation

Council outlined the design development process and the key issues identified to date including the cost implications for the potential McKell Street realignment and the discovery of the remnant sandstone wall during Stanley Works building demolition. The study team presented preferred detailed design options for site C and potential landscape materials and treatments for the park. It was identified that the study teams preferred option 3a was the retention of McKell Street and relocation of multi-purpose court to elevated area on south side of McKell Street.

Issues relating to childcare centre facilities, playground provision, nature of bushland area, community garden management and park facilities were discussed. Although the proposed relocation of the future community garden to the corner of Cameron Street and Philip Street was queried, the positives of this option were noted by the group and no major concerns were identified. There was general community agreement that the design option 3A was preferred direction for the park.

## 3.2 Park Uses

As identified in section 2.0 Review, the park provides open space amenity for a variety of usage activities and diverse user groups. Other potential uses were also identified through the community working group, several having been subject to previous discussion.

The plan of management should aim to plan and manage for those existing uses where socially acceptable to be conserved and enhanced. There also exists the opportunity in particular through the site C expansion of the park to cater for a broader range of uses and experiences.

Existing passive recreational activities include:

- walking, jogging,
- dog walking,
- picnics,
- fishing,
- sitting/reading,
- kite flying.

Active recreational uses include:

- Basketball net (1/2 court net to wharf),
- Inline skating
- Ball games on grassed areas,

Recreational activities that could be emphasised in park improvements include:

- fishing from enhanced deck/wharf edge,
- promenade walking/viewing from enhanced deck/wharf edge,
- viewing from enhanced viewing points,
- school/informal group education through enhanced heritage interpretation,
- enhanced children's/youth play amenity through structured and unstructured facilities,
- sitting, viewing through enhanced shelter provision.

The significant location and physical/cultural qualities of the park will continue to provide the open space with both local and regional levels of usage. The community workshops suggested that whilst regional usage was a recognised and valid source of park patronage, this should continue to come as an extension of the existing local uses focusing on passive recreation and that specific facilities to cater for regional uses (eg BBQ's) should not be considered where impacts on other park qualities/values may result.

Organised use of the park for special or private events was also agreed to be a sustainable avenue of park use if effectively managed. Criteria should be established through the detailed management strategies for the assessment, approval, and conditioning of organised activities. Acceptable organised uses may include:

- Special event mooring of large vessels: with limited on shore activities
- Private gatherings: to occur within restricted area to limit conflicts with general park users and subject to rubbish removal
- Organised group picnics: as above

The incorporation of a long day child care facility within the Site C area is a community use that Leichhardt Council identified should be considered by the plan of management process (refer to section 5.2 - item 22 for further background).

# Mort Bay Park Plan of Management

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## 3.3 Strategic Planning Context

The principle strategic planning documents affecting planning and management of Mort Bay Park are Council's Open Space Strategy of 1993, and the Community Lands Generic Plan of Management adopted in 1996.

### Open Space Strategy (1993)

Several commitments for the conservation, development, and management of public open space as identified in the Strategy and in Council's Management Plan (1995-1998) are of particular relevance to the Mort Bay Park POM. These include:

- making open space more accessible through a policy of equity of access for all users;
- diversity and equity of recreational opportunities including provision for community gardens, permaculture, bush regeneration, and civic squares;
- provision of recreational opportunities within walking distance of most residences;
- assurance that community land meets the needs of youth;
- maintenance of parks to a standard acceptable to the community;
- linking of open space usage with arts and culture;
- sustainable management and enhancement of features including the harbour foreshore, views, built social and cultural values.

The open space strategy had as its primary focus the planning and management of new open space being acquired as industrial sites both on the foreshores and within urban areas were made available for urban renewal, and in particular the linking of open space corridors to link urban areas to the Parramatta River foreshores.

The strategy identifies that open space is an "inseparable part of the public realm" fulfilling a variety of uses including: sensory relief- aesthetic values, shared landscape, recreation / leisure, ecological, sense of place, cultural expression, and utility functions.

The strategy incorporated a survey of resident issues related to open space. Items of note for the Mort Bay Park POM are identified below:

- there is a need for more larger open space areas;
- better use should be made of existing parks for open space / recreational purposes;
- better linkages are required between parks and residential areas;
- equitable access for disabled required- wheelchair accessibility, toilet facilities, shade tables and seating;
- needs of elderly to be considered- seating, toilets, shelter, views, and dog control;
- needs of youth to be considered- kick around spaces, hard surfaces for skateboards/ roller blades, handball, basketball/ netball courts;

Council's Community Lands Plan of Management identifies a series of desired roles and themes for foreshore parks and creek corridors. The key objective of this classification being that the innate qualities of each specific site are conserved and reinforced whilst also maximising the number of environmental and recreational experiences available to park users.

The plan identified desired roles and themes for open space areas adjoining Mort Bay including Mort Bay Park as including:

Desired roles and themes	Mort Bay Park	Mort Bay Foreshore
Active recreation for youth / teenagers	yes	
Socialising	yes	
Active celebration of culture	yes	
Contemplation space	yes	yes
Conserve and present cultural heritage	yes	
Access, transport route	yes	yes
Aesthetic views	yes	yes
Dog exercise	yes	yes

The plan also identified a range of strategies and actions recommended for the conservation and enhancement of open space and recreational quality. Items relevant to Mort Bay Park include (management plan page reference indicated in brackets) :

- energy efficient park planning management and maintenance (8.C)
- improve effectiveness of maintenance (8.C)
- manage open space in accordance with identified roles and themes (10.C)
- increase outdoor recreation opportunities (10.C)
- promote equity and safety of access to community land (12.C)



# 3.0 Basis for Management

- maximise opportunities for public event usage of community lands (12.C)
- foster opportunities for special interest groups to use community lands (12.C)
- provide essential links and vistas – identify important viewing points and community access linkages (12.C)
- develop partnerships where appropriate with corporate sector and other government authorities where benefits to open space and recreational quality can be justified (16.C)
- in consultation with community groups apply for grant funding opportunities (16.C)
- establish and publicise educational and interpretive opportunities (20.C)
- encourage more uniform use of community land (20.C)
- ensure landscape and facility design enhance vistas to and from open space (22.C)
- design parks so that they are an escape from the built environment (22.C)
- ensure new developments do not encroach on vistas currently available to residents and visitors (22.C)
- develop cooperative arrangements with community groups (22.C)
- Re-establish and regenerate areas consistent with original native biodiversity (24.C)
- Improve the functioning of local ecological processes (24.C)
- Increase the number and proportion of indigenous vegetation species (24.C)
- Develop and implement a waste management strategy (26.C)
- Manage conflicting user groups through allocation of timing or operational codes (26.C)
- Identify opportunities for recreation events which enhance local community values (28.C)
- Explore ways for facilities to be multi purpose (28.C)
- Generate facilities and activities that are conducive to making areas community meeting places (30.C)
- Ensure facilities, activities, and landscape treatments emphasise and use the harbour setting (30.C).

## 3.4 Significance

### 3.4.1 Values and Roles

Values are the qualities of the park as identified in the community working group that are significant, special or important and that should be protected or enhanced. Roles are the functions of the park within the local and regional open space system. Values/roles for Mort Bay Park are described in the generic topics below:

#### Natural

- The open space provides recreational and visual relief.
- The park is a green lung for the surrounding, densely developed area.
- Park area provides potential for balance of structured and natural environments.

#### Social

- The park is a community meeting place.
- The park allows for casual interaction between park users.
- There is a diversity of park users with a high degree of tolerance to other users.
- The park has qualities that appeal to all ages and interests.
- The park has appeal for families and can be expected to retain its significance in this regard as younger families in the area look for open space and recreation opportunities.

#### Recreational

- The park has the ability to provide facilities for organised sports such as basketball and netball.
- The park provides opportunities for varied play experiences - unstructured, formal, active, passive etc.

#### Educational

- The park provides references to past usage of the site through structures and memorials eg. The dry dock wall.
- Heritage and environmental qualities of the park provide opportunities for non structured education of all age groups.

#### Heritage

- The site has a rich cultural heritage of significance to Balmain, Sydney and Australian history.

#### Intrinsic

- Peaceful haven within a busy residential area.
- Open space ambience within a dense residential area.
- Typical Sydney setting i.e.. Sandstone, water, fig trees, views to water etc.
- Forum for casual interaction.

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## Visual

- The scale and open character of much of the site enables its visual outlooks to be appreciated from a variety of locations.
- Expansive views from site to Sydney Harbour Bridge and Mort Bay foreshores.
- Views from site encompass a variety of scenes and distances.
- Views onto site from surrounding areas provide green relief from dense residential environment.

## Cultural

- Wide tolerance of different users of the park.
- Site C provides potential for provision of Childcare Centre to replace John McMahon Centre.

## Legacy for future generations

- Conservation of heritage fabric.
- Improved quality of landscape finish and facilities.

### 3.4.2 Issues and Opportunities

Issues may include impacts on the land or environment, and potential conflicts between users or usage and other qualities of the site. Opportunities are the qualities of the site which make it suitable for community or recreational uses or activities, and which may not be fully realised at present.

The following items incorporate the discussions of the community working group and the findings of the study team (refer also to issues and opportunities plan on the following page)

## ISSUES

### General

#### Natural/physical

- Contamination of soils and groundwater from previous industrial use of Site C will require remediation works and funding allocation to enable community usage (remediation of site C has commenced).
- Retaining wall to Short and Bay Streets will require repair works to enable community usage.
- Park acts as an echo chamber,
- Existence of graffiti on the sandstone wall of the dry dock.
- Church/McKell St. road link. Physically divides Site C from existing park affecting use and access.
- Church/McKell street road link subject to traffic speed dangers by users.
- Poor condition of The Stanley Works building and its physical separation of Site C from existing park (the Stanley Works building has now been demolished).
- Incorporation of public toilets into the fabric of the park in a safe environment.

#### Open Space

- Currently the road divides the site and cars travel along at high speeds creating an unsafe environment for pedestrians and children.

#### Usage

- Use of the park by commercial operators for large events not desirable for the local community.
- Commercial usage of park not appropriate.
- Thames Street Wharf is currently a location for antisocial activities.
- BBQ facilities would provide an additional community use but also create potential issues through maintenance requirements and potential to draw large crowds alienating general park use.

#### Management

- Thames Street wharf generally needs upgrading and repair - discourage antisocial behaviour.
- Ongoing maintenance of lights and taps within the park that are damaged intermittently.
- Status of roads within and adjacent to the park.

# 3.0 Basis for Management

## OPPORTUNITIES

### General

- Review surfacing of paths within park and possible formalisation of existing desire lines worn in grass. General cohesion of all paths desirable.

### Open Space

- Possibility of removing through road and creating a cul-de-sac on McKell Street to provide a more cohesive parkland - not pursued by Council due to potential traffic impacts.

### Usage

- Provision of a sustainable level of active facilities (eg. Basketball courts) would be of benefit to local youth.
- Previous discussion of provision of space for artists studios (example current Blackwattle Bay Studios).
- Opportunity to have Tall ships mooring in the Bay potentially a viable community use of short term only and on shore requirements limited.
- Potential to provide courts etc. to relieve pressure on local schools.
- Dog use an established activity - level of management to be provided must be resolved.
- Council has identified a need for upgrading of the community centre facilities in Balmain - possible siting in Mort Bay Park.

### Heritage

- Potential to provide tangible link of site to Australian history and peoples.
- Re-establishment of areas of indigenous vegetation.
- Potential to link heritage elements of site to a Balmain wide interpretive programme.

### Management

- Carparking provision to be considered.
- Community preference for previous maintenance practices with greater variety of understorey planting (Note: degree of understorey planting must be balanced with ongoing maintainability).

## 3.5 Desired Outcomes

Desired outcomes are expectations and objectives for making decisions (also known as goals and aims).

### Natural

- Increase in the sustainable diversity of native vegetation
- Control of weeds.
- Increase in degree of understorey vegetation to attract native fauna to the park.
- Utilise natural wetland areas within park to enhance habitat areas and the diversity of fauna associated.
- Improvement of fauna habitat generally within park including the management of domestic pets.
- Development of a coherent plan for the management of existing flora and the implementation of new plantings.
- New plantings that reflect the natural and cultural indigenous heritage of the site.
- Improvement of water quality.

### Social/Community

- Maintain and enhance community focus and casual interaction that the park enables.
- Management and maintenance to resolve usage conflicts (eg. dogs and small children, passive use).
- Potential for public art expression on site.
- Clarification of dog regulations.
- Possibility of creating a dog free area of the park.
- Involvement of youth and other specific interest groups in detailed design and planning for the park.
- Maintain park as local park with related regional use of the park as a natural extension, no need to specifically provide for regional activities (other than management of special events eg. New Years Eve).
- Investigate potential for incorporation of long day childcare centre within Site C extended park area without compromising recreational values.

### Recreational

- Possible implementation of boom nets to allow safe swimming in harbour.
- Provision for all age groups to use the park comfortably.
- Development of formal play spaces such as a netball court, skate board ramp, bike track.
- Retention of existing diversity of spaces to allow for a wide range of activities with little conflict between users.



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## 3.5 Desired Outcomes

### Recreational (*continued*)

- Provision of play spaces both structured and unstructured to cater for a wide range of experiences.
- Maintain and enhance existing ease of access to site from surrounding areas.
- Acknowledge value of wild areas within park that allow for unstructured play for children.
- Maintain and enhance physical and visual access to water.
- Possible provision of access to park from Short and Bay Streets.
- Possible inclusion of community gardens.

### Educational

- Interpretation of heritage fabric of site.
- Links to off site sources of information regarding heritage (eg. Balmain Library etc.)
- Information regarding indigenous use of land and water prior to development.
- Information regarding native flora and fauna i.e. mussels, penguins, water rats etc.
- Possible inclusion of stories relating to past uses, people of significance in the area around the site.

### Heritage

- Interpretation of all previous uses of land i.e. dock, boat building, engineering.
- Possible physical reference of heritage information regarding history of Corvettes constructed at boat yard.
- References to indigenous history of area.
- Reference to local cultural identities.

### Intrinsic

- Conservation of retreat/haven within dense urban environment.
- Maintain sense of space and broad access to harbour views.
- Maintain diversity of uses without fragmentation of spaces.
- Maintain industrial fabric of park through design improvements.
- Site C to be incorporated into an overall park design as an integrated, continuous open space.

### Visual

- Maintain view corridors and panorama's to harbour bridge and Mort Bay.
- Park enhancement to maintain accessibility of views - improve where possible.

### Cultural

- Maintain diversity of users and uses/activities.

### Legacy for Future Generations

- Provide a coherent design theme for an integrated open space (i.e. including Site C) to be implemented over a staged programme.

### Management/Maintenance

- Improve provision and quality of park furniture (eg lights, seats, taps).
- Implementation of public toilets in an appropriate, safe location would be desirable.

# 4.0 Management Strategies

## 4.1 Management Approach

The Management strategies incorporated in this Plan of Management reflect a value based approach as outlined in 'Succeeding with Plans of Management' (DLWC & Manidis Roberts - 1996). As identified in that document this approach is based on the assumption that:

"community values change at a much slower rate than issues. Depending on the population, values may remain constant for up to a generation and beyond. The rationale behind using values is that once they are documented you can easily deal with issues that may arise after the Plan of Management has been prepared".

The first component of the management strategies is the Management Strategy Framework. This establishes a series of responses and required actions to the site's identified values and desired outcomes for the future management of Mort Bay Park. From this basis a masterplan direction for ongoing enhancement of the site and detailed management strategies can be developed.

## 4.2 Management Strategy Framework

The Management Strategy Framework, as incorporated in Appendix A, has been prepared as a basis for management decisions within Mort Bay Park as open space and related improvements evolve over the next 10 - 15 years. As such the framework establishes principles for development of the Landscape Masterplan. The Masterplan will provide a planning structure on which to formulate detailed design schemes for implementable improvement projects as funding becomes available.

### Framework Format

The management strategy framework outlines the recommended management responses to the key site issues under the following headings: -definitions are based on those provided in 'Succeeding with Plans of Management' (DLWC & Manidis Roberts - 1996).

#### **Value**

The qualities of the community land that are significant, special or important and that we wish to protect or enhance.

#### **Desired Outcome**

The optimum outcome, expectations, and directions upon which decision making should be based (also known as goals, aims and objectives).

#### **Issues**

Opportunities and problems that affect management and usage of community land.

#### **Strategies**

How to achieve the desired outcome.

#### **Actions**

Practical, achievable and measurable response to implementing management strategies.

The Management Strategies Framework chart is supplemented by a detailed description of the recommended actions (Chapter 4.3) under typical open space management categories.

### Framework Categories:

The framework presents the above as a series of site specific categories aimed to provide commentary across Council's site specific open space planning strategies:

<i>Natural/Environment:</i>	Physical and environmental factors relating to site quality and usage.
<i>Social:</i>	Factors relating to the role of the park as an amenity for social interaction and use.
<i>Recreation:</i>	Usage of the park for passive and active pursuits.
<i>Educational:</i>	Role of the park as a community educational resource.
<i>Heritage:</i>	Conservation significance of and historical fabric.
<i>Intrinsic:</i>	Specific factors contributing to site identity and character.
<i>Visual:</i>	Relationship of the park to surrounding areas in terms of internal views and views into and out of the park area.
<i>Cultural:</i>	Role of the park as part of the community and cultural fabric of the local area.
<i>Legacy for future Generations:</i>	Provision of a rich quality and sustainable resource for future generations.
<i>Management and maintenance:</i>	Factors relating to open space management and maintenance.

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## 4.3 Management Policies

The following management policies/actions further develop the actions identified in the Management Strategy Framework within the park management categories into which they will fall for day to day Council decision making and planning. The policies/actions also identify the Management Strategy Framework values to which they relate eg (6.1) where appropriate.

### 4.3.1 Engineering and Site Remediation

#### Generally

The development of the Mort Bay site for residential housing during the 1980's did not incorporate the area designated as Site C due to the issues of ground contamination from previous metalworking activities and the hazardous building materials incorporated in the Stanley Works and related buildings. At that time it was envisaged that the future amelioration of these issues would facilitate the development of Site C for further residential housing. However in 1999, the Department of Housing undertook discussions with Council for the potential dedication of Site C to extend the foreshore public park.

A series of investigations carried out in 1999 has established the basis from which the remediation process has been initiated to make the site safe for public recreational use. Parallel investigations into the structural stability of the retaining walls to Bay and Short Streets have been undertaken which identified that varied levels of structural remediation are required to walling to ensure safety for public recreational use.

The actions outlined below detail the items identified in the Management Strategy Framework and the Works Action Plan (Section 6.2).

#### Detailed actions

##### a. Site Remediation

Prepare brief for the detailed planning of site remediation works (1.1) to include (completed):

- Remediation Action Plan
- Environmental Management Plan
- Remediation Tender Documentation

Remediation Action Plan (RAP) to include (completed):

- Summary of previous findings
- Delineation investigation (on site testing to confirm horizontal extent of contamination)
- Develop remediation approach based on classification of contaminated material for disposal
- Validation testing requirements (for confirmation of contaminated ground remediation)

Environmental Management Plan to include:

- Strategy for building demolition (Stanley Works building and related shed) and hazardous materials removal and disposal (building demolished)
- Follow-up testing requirements (for confirmation of hazardous materials removal - completed)
- Prepare tender documentation for building demolition and reviewed to incorporate Environmental Management Plan (completed).
- Tender and commission site remediation works to contaminated ground (completed).
- Tender and commission building demolition works incorporating hazardous materials removal and handling (completed).
- Carry out validation follow testing
- Design of backfilling of contaminated ground removal zones to be coordinated with filling works against retaining walls (see b. retaining walls below) - not now possible - site capping to 0.5 metres will be done separately as stage 2 remediation.

##### b. Retaining Walls

- Carry out design development of park masterplan integration of Site C area as outlined in 4.3.5 Park Development (nearing completion).
- Carry out engineering design of filling and retaining wall works to existing retaining walls to include:
  - provision of detailed site appraisal of structures (through design or construction phase) and identification of any design constraints (completed).
  - design of filling profiles (for later landscape planting) to integrate with design layout and with seating terraces to multi purpose courts (completed). Design to integrate requirements for future development of Short Street stairs (landscape works).
  - design any low walling required to zones where adequate width not available.
  - design seating terraces to provide fill retention function adjacent area of multi purpose courts



# 4.0 Management Strategies

- Carry out infilling works against retaining walls coordinated with:
  - any required remediation works identified by detailed site appraisal and structural design of filling
  - infilling works to village green area to provide grassed open space - extent to be determined in conjunction with retention of Stanley Works building remnant heritage wall.
  - infilling works to contaminated ground removal zones
  - construction of seating terraces to courts
  - construction of low walling to edge of filling where required
  - provision of unified palisade steel fencing to top of retaining wall to Bay and Short Streets – removal of chain mesh fence. Provide unified concrete capping to wall (if required) for fixing of palisade fence.
  - conserve remnant sandstone wall and integrate into park design with supporting interpretation.

Note for proposed actions relating to existing concrete wharf refer to 4.3.5 – Park Development.

## 4.3.2 Pedestrian and Cycle Access

### Generally

Pedestrian and cycle access to the existing Mort Bay Park site is reasonably effective in providing a combination of defined and informal park entry points. Park pathway surfaces require upgrading generally for safety purposes.

The extension of the park into Site C area provides the opportunity to extend the path network and enhance spatial definition of the new and existing park area.

### Detailed Actions

- Park Masterplan and subsequent detailed design development of implementation stages to reinforce existing path access.
- Park Masterplan to identify principles for enhancement and unification of pavement materials. Integrate requirements for safe and comfortable disabled access (path links to Cameron Street and Mort Street to be designed to cater for service/emergency vehicle access)
- Park Masterplan to identify additional access routes to existing and extended park area to provide functional pedestrian/cycle access, define park spaces, visually reinforce park design themes and link the existing park to the extended Site C park area.
- Park Masterplan and detailed design development to incorporate park and stair access through retaining wall to Short Street/Bay Street corner.
- Upgrade step access to Ronald Street (upper ballast Point) to consolidate peninsula walking/jogging route.
- All park pathways to be on leash dog use only

## 4.3.3 Vehicular Access/ Parking

### Generally

The existing park is provided with several street frontages which enable drop off, on-street parking access. These frontages should be retained and enhanced. The Plan included the review of the traffic implications of the potential closure of the Church Street – McKell Street link as identified in the masterplanning options phase (refer masterplan Option Two). The traffic review (refer Appendix G) recommended that the provision of a “shareway” link reinforcing pedestrian priority whilst maintaining vehicular access was preferred. Further review of shareway option identified that road demolition and reconstruction would be of high capital costs and was not equitable use of “Park” development funds. Retention of road in its current location was resolved as the preferred design strategy.

### Detailed Actions

- Confirm feasibility of closure of Bay Street at Short Street to enable consolidation of pocket park / viewing area:
  - traffic assessment of potential impacts and community consultation
  - Leichhardt Council traffic committee review and approval
- Incorporate into detailed design/documentation of Bay Street closure limited parking provision as identified on Masterplan.
- Carry out community consultation to determine feasibility of angle parking to Yeend Street adjacent park as identified on Masterplan.
- Design, document, and implement Yeend Street parking conserving significant trees to street frontage.
- Potential development of Childcare Centre on McKell Street to incorporate required parking provision.

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## 4.3.4 Flora and Fauna Management

### Generally

The community workshops identified strongly the objective of re-establishment of natural flora and fauna qualities on the site. This must be balanced with the culturally influenced physical character of the site including conservation and enhancement of views and recreational amenity provided by the park.

### Detailed Actions

- Masterplan to make recommendations for enhancement of existing planting to improve horticultural performance, enhance recreational amenity, and enhance public views.
- Implement selective culling of tree plantings as confirmed in detailed design of implementation stages to:
  - Fig groves
  - Cameron Street frontage (Eucalyptus/Casuarinas)
  - McKell and Yeend Street frontage (Casuarinas)
- Carry out investigation/confirmation of likely vegetation character of peninsula and site specifically.
- Source (as feasible) local seed stock of site representative species for propagation of revegetation plant material. Where not feasible source stock from regionally (Parramatta River Basin) propagated seed stock.
- Integrate design of planting to retaining wall fill embankments to detailed design of Site C extension area to include:
  - consideration of residential views from Short Street/Bay Street
  - establishment of vegetation community of full strata (tree, shrub, and groundcover species).
- Park Masterplan to identify bush regeneration/fauna habitat enhancement zone to proposed filling mounds adjacent retaining walls.
- Council to undertake removal of deciduous trees to existing park area to consolidate nature park planting there.
- Park Masterplan to identify preferred locations for understorey planting to buffer residential fencelines.
- Conduct design workshops with residents to confirm design of fenceline buffer zones.
- Detailed design of park implementation stages to determine arrangement of sandstone edging, plant species and layout. Resident access through existing fence gates to be monitored by areas of stepping stones or stabilised granite gravel access path.
- Park tree planting to reflect Masterplan design scheme to be detailed through design development and documentation of park stages.
- Detailed design of areas adjoining Cameron Street frontage to consider potential conservation/enhancement of artificial wetland environment including potential hydraulic integration with local stormwater management.
- Detailed design of all soft landscape areas to incorporate community consultation and potential for ongoing community involvement in softworks implementation.
- Implementation of soft landscape works to incorporate community involvement where possible - under supervision and coordination of council representative.
- Council to follow up volunteer/zoological input into fauna habitat/use of bush regeneration zone.
- Council to follow up possible zoological fauna interpretive signage installed to relevant locations as part of coordinated signage plan.

## 4.3.5 Park Furniture, Structures and Facilities

### Generally

The community workshops identified the need to improve the layout and quality of park furniture and facilities. A simple palette of furniture, lighting, and related built elements is required that reflects the parks industrial and maritime heritage.

### Detailed Actions

- Develop coordinated furniture palette for incorporation in staged park improvements to include:
  - pedestrian light poles
  - backed seats
  - bench seats
  - bins
  - bollards (note: bollards to be used only at road junctions to restrict vehicular access - existing bollards should be subject to selective removal)
- Develop coordinated signage strategy for the park to incorporate:
  - integration with Balmain wide interpretive strategy (refer 4.3.10)
  - integration with Leichhardt graphic signage themes for open space areas
  - location strategy to avoid proliferation but afford adequate information for comfortable park use

# 4.0 Management Strategies

- Design development of park improvements, and establishment of park furniture palette to reflect foreshore and industrial materials themes of sandstone, timber, steel, etc.
- Design development of park improvements to locate furniture to optimise function and reinforce design themes
- Investigate, plan and design wharf improvements (refer 4.3.6)
- Design development of park improvements to locate furniture to optimise function and reinforce design themes
- Investigate, wharf improvements (refer 4.3.6)
- Design foreshore shelter structures and implement (refer 4.3.6)

## 4.3.6 Park Development

### Generally

Relates to the planning and implementation of park improvement works required for the integration of Site C into the existing Mort Bay Park Open Space area.

### Detailed Actions

Commission a detailed ground survey of the park area as identified on the diagram below:

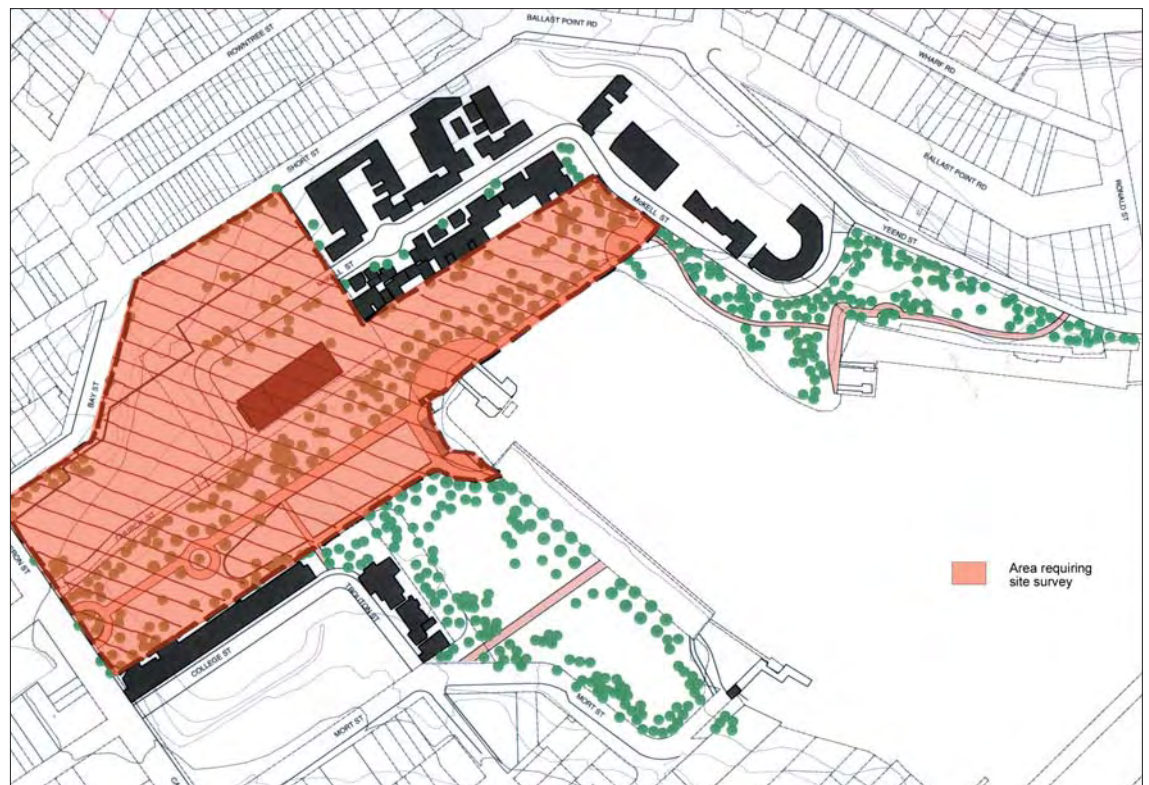


Figure 4.1 Site Survey Requirements

- Carry out design development of Site C (currently being finalised) extension area to incorporate:
  - retaining wall infilling, seating terraces, and low walling where required;
  - grading / earthworks related to road closure and establishment of Village Green and related path links;
  - Path link, stairway, and lookout to Short Street/Bay Street corner;
  - Multi purpose courts and related sandstone walling;
  - Potential public art/play sculptures;
  - Nodal waterfront area and sandstone sitting wall/grid surface to western foreshore zone;
  - Location and arrangement of public toilets;
- Cameron Street Frontage:
  - Consolidation of existing wall;
  - integration of ephemeral wetland / dry creek bed drainage zone / feature;
  - selective culling of trees to open frontage.
- Carry out tender construction documentation for park implementation stages:
  - retaining wall filling and revegetation;
  - Village Green, pathways, and multi purpose courts;
  - Cameron Street frontage.



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## 4.3.6 Park Development

### Detailed Actions (*continued*)

- Develop design scheme incorporating community consultation for wharf works to include:
  - Potential chalk art festival;
  - Potential interpretation of heritage elements in concrete apron.
- Compile background for industrial wharf upgrade to include:
  - detailed heritage review,
  - investigation of structural design/compile detailed survey.
- Community consultation workshops identified existing wharf structure is acceptable to community - no physical works proposed to wharf with the exception of possible development of themed handrail as public art project.
- Develop construction documentation upon construction of approved scheme.
- Conduct public design competition for major public art elements proposed on site:
  - sculpture garden;
  - Eco Mast;
  - Play Sculpture.
- Seek funding for implementation of design competition winners and follow through with implementation
- Carry out installation of established gravel surfacing to under Fig Groves to west and south shorelines incorporating sandstone edge
- Design and implement path and furniture improvements to foreshore walking to northern shoreline

## 4.3.7 Usage

### Generally

The community workshops identified that Mort Bay Park's principle recreational role was in the provision of foreshore passive recreational open space focusing on premium harbour and CBD views. This passive recreational role was sustained by foreshore access, grassed open space, and simple park furniture. It was believed that the regional use of the park occurred as an extension of local passive recreational uses and that specific facilities for regional usage (eg, BBQs) may not be justified. Primarily the workshop's identified that the passive recreational focus of the park should be conserved.

### Detailed Action

- Park planning and management to reinforce general park uses:
  - picnics and family gatherings,
  - walking,
  - jogging,
  - sitting/ reading,
  - fishing,
  - viewing.
- Park planning and management to cater for restricted park uses
  - off leash dog walking,
  - informal ball games,
  - court games,
  - swimming,
  - boat mooring,
  - temporary cafe/kiosk concession.
- Park Masterplan and subsequent design development to increase the extent of passive use open grassland within the park through integration with Site C area.
- Park masterplan to integrate potential for development of 35 place long day child care centre within Site C extended park area adjoining McKell Street. Incorporate potential extension area in masterplan.
- Park Masterplan and design development to enhance passive recreational amenity of park for local and regional users.
- Park Masterplan to incorporate village green area for controlled active uses (eg, kites, ball games) (Note: area of village green has been reduced by the retention of the remnant wall)
- Masterplan and design development to enhance the variety of open spaces and environmental experiences
- Masterplan and design development to enhance access to and environmental quality of water frontages
- Masterplan and ongoing park improvements to reinforce existing passive use grassed areas to southern foreshores
- Masterplan, and design development to pursue opportunities to enhance public usability and character of grassed open space adjoining Site B housing.
- Masterplan and design development to optimise heritage interpretation of dry dock area.
- Masterplan to identify location for active multi purpose courts so as to minimise impact on passive use, local residents, and with integration with complimentary amenities (eg, seating terraces, play/ activity sculptures).
- Masterplan to identify locations for:
  - structural toddlers playground,
  - public art/play sculptures.
  - in relation to other local open spaces Figure 4.2 below indicates potential dog management zones.

# 4.0 Management Strategies

- All paths to be on leash dog use only
- Council to review provision of information signage (has been done in accordance with LCAMP and recently implemented), dog waste bins and enforcement through consultation with Councils Planning Committee and Companion Animals Committee.
- Proposed dog management zones (see below) to reflect long term park planning including village green. Relevant committees to provide ongoing monitoring to maintain compatibility with park usage patterns and equitable provision of off leash dog areas in the district.



Figure 4.2 Dog Management Zones

- Masterplan and design development to incorporate shade provision through additional tree planting in keeping with maritime/industrial park character and conserving public view access.
- Park Masterplan to review potential location for community gardens if supported as ongoing viable facility by community:
  - Council to carry out specific community consultation to determine need/viability,
  - develop layout and management principles,
  - form Management Committee,
  - Implement on site.
- Masterplan to identify opportunities for establishment of swimming zone within Bay.
- Develop swimming zone concept:
  - undertake water testing and review of stormwater/tidal impacts,
  - design access decks and enclosure boom.
- Police night fishing activities within noise / fisheries regulations

## 4.3.8 Event Management

### Generally

Mort Bay Park is a recognised location for viewing of the new years eve fireworks and other harbour based fireworks celebrations in which crowds over 1000 can be expected to gather on the foreshores. Other special events which have occurred at the park have included mooring of feature vessels such as the Rainbow Warrior.

These events do cause temporary inconvenience to local residents through the impact of noise, vehicle movements and parking, however are an important community usage of the park as a public foreshore reserve. The traffic restrictions undertaken at the New Years Eve 1999 celebrations have provided more controlled conditions on the Balmain peninsula and have been retained for subsequent years.

Detailed actions for event management aim to define the scope of events suitable to take place at Mort Bay Park and the planning and management strategies required to manage these.

## November 2004

## Detailed Actions

Scope of Activities:

- ## Operational Conditions

### New Years Eve fireworks:

- Traffic management of Balmain peninsular on day of event to be maintained – Council to liaise with Police authorities
- Council to appoint officer responsible for coordination of preparations/operation of event for Mort Bay Park and other Leichhardt foreshore New Years Eve gathering points (eg Bicentennial Park, Elkington Park)
- Council to follow up potential funding (eg Sydney Festival) to assist in New Years event management and enhancement
- Carry out preparation activities:
  - barricading of emergency access route from Mort Street and Cameron Street entries
  - temporary lighting of sculpture garden/playground
  - provision of additional general waste and recycling bins
  - other entertainment
  - clean up provision for following day
- Council in liaison with police to maintain alcohol related impacts for further consideration of alcohol free park area if long term problems emerge.

## Organised Group Functions

- Organisers shall be responsible for the removal of all rubbish/waste related to the event from the site
- Organised functions shall not extend past 6pm
- Event use application shall be subject to Councils normal advertising and appraisal period

### Vessel Mooring:

It is recommended that Councils review of event usage applications shall incorporate consideration of :

- mooring objective
- details of vessel and mooring timeframe
- confirmation of mooring details, access etc.
- details of public liability insurance for public access situation



# 4.0 Management Strategies

As for special events, the potential for mooring of feature vessels for general public access/viewing is a community use complimentary to passive park qualities. The use must be effectively planned and organised to minimise impacts on other park uses and local residents. The following conditions shall apply:

- Mooring shall be for the purposes of public viewing access. In situations where public access is not to be provided vessel must be of recognised community interest.
- No transfer of waste water or materials from vessel to Mort Bay shall be allowable – fines as determined by NSW Legislation shall apply.

Refer also to 4.3.9 Leasing Management for recommendations relating to review of lease and policing of usage of wharf by other craft.

## Public Cultural Events:

Mort Bay Park with the incorporation of the Site C lands is of sufficient area to sustain a greater breadth of public use including non amplified performances. Council to consider each application based on its standard approval process an criteria.

### 4.3.9 Leasing Management

#### Generally

The Local Government Act 1993 and related Community Land Management Amendments make provision for leases and licenses to be granted for activities covered out on community lands complimentary to the park categorisation and its general community use. The act also requires that any money received through rents/leases of licenses must be expended in community land acquisition and management. As such Council must keep a separate account for land management monies.

The Community Workshops identified that permanent commercial activities (eg cafes, restaurants, water based concessions) were likely to conflict with local resident amenity. The equity of community benefit of such facilities is also questionable given the price of food and beverage outlets in Balmain generally.

The plan of management has considered Council's option for the development of a long day child care centre within the Site C area adjoining McKell Street. This activity would be undertaken by Council staff or may be subject to external operation under licence for Council.

This is the only lease / licence opportunity for establishment of permanent activities currently applying to the park, and must occur within the footprint defined by the Community Land Categorisation Key Plan (Figure 1.2). However section 4.3.8 has identified that Special Event, and Cultural Event usage may be potential one off uses subject to normal park hiring fees.

It is also evident that potential exists with the framework of the basis for management that temporary licenses for kiosk/café concessions to be considered. This may take the form of an area designated for temporary (eg, 7-10am) setup of a mobile café/kiosk with the park area. This service is believed to be complimentary to park use and license fees generated would assist in park management.

One potential location was recommended for consideration: adjacent Mort Street Wharf

#### Detailed Actions

- Proposed Child Care centre area to be categorised Park (as is remainder of park and site C extension) as the Leichhardt LEP 2000 facilitates the licensing and operation of this facility under this categorisation as a community facility. Operational requirements to include:
  - childcare activities to occur on weekdays only
  - parking area to be available for weekend use by general park users
- One mobile cafe concession to be allowed in Mort Bay Park - adjacent Thames Street Wharf.
- Design development of park improvements to incorporate provision of temporary concession setups:
  - paved bandstand area
  - paved area for outdoor seating (to be stored/managed by operator)
  - wash down facilities
  - rubbish facilities
- Council to advertise for cafe operators.
- Council to review lease of concrete wharf from Waterways Authority for it's expiry in September 2003 with a view to determining a long term direction and arrangement for management of tall ship mooring at the wharf.
- Council to follow up with Waterways Authority for provision of signage to wharf to prevent usage by non-approved vessels (ie. private craft)
- Council to follow up with Waterways Authority for provision of ongoing policing of mooring of non-approved vessels at the wharf.

# Mort Bay Park Plan of Management

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## 4.3.10 Culture / Heritage

### Generally

The cultural significance of Mort Bay Park is sustained through its community recreation amenity and diverse heritage fabric. Whilst the wharf structures and dry dock area are recognisable for park users, the representation of the sites cultural heritage fabric can be enhanced.

Park planning and management improvements should be focused upon the optimisation of the site's cultural significance to Balmain, Sydney and Australia for broad community appreciation and benefit. This should include the integration of public art.

### Detailed Actions

- Undertake detailed research into indigenous heritage of peninsula and site specifically to identify pre-European significance and potential cues/references for detailed design development of park improvements and interpretive facilities.
- Investigation of remnant wall to demolished Stanley Works building site, and development of heritage compatible rehabilitation and interpretation approach (complete).
- Incorporate indigenous culture/history references into design development policy.
- Investigate history of ships and crews originating from Mort's Dock to determine potential for incorporation into interpretive displays.
- Masterplan to identify broad opportunities for integration of interpretive elements into park design:
  - sculpture garden,
  - possible heritage interpretation within concrete apron of wharf (eg. mosaic etc.),
  - public art/play sculptures.
- Masterplan to identify opportunities for integration of public art into planning and design process:
  - Eco Mast/visual marker,
  - Ships Hull – Drydock Sculpture Garden.
- Council to develop Balmain Heritage Strategy to coordinate heritage interpretation across Balmain Village and integrate with pedestrian and cycle routes etc. Site specific heritage interpretation strategy for Mort Bay Park to be developed from this basis.
- Plan and implement interpretive display material on site

## 4.3.11 Maintenance, Management, and Council Policy

### Generally

The key objectives for policy, management and maintenance of Mort Bay Park as identified by the Community Working Group are the conservation of the area as passive community open space, and the enhancement of the quality of landscape setting provided.

### Detailed Actions

- Site C dedication to Mort Bay Park area (completed). Council to liaise with Department of Housing for completion of dedication process to enable commencement of park improvement works (completed).
- Council to review strategies/policy for provision of community centre on site as raised in previous (1999) community meetings.
- Undertake investigation planning and implementation of trash and water quality controls to stormwater outfalls.
- Design briefs for detailed design development of park implementation stages to integrate community consultation as part of design process.
- Council to liaise with Sydney Ferries regarding refurbishment of Mort Street Wharf facility. Council to integrate roadway improvement works.
- Council to liaise with Sydney Ferries regarding potential re-activation of Yeend Street Wharf integrated with Ballast Point Masterplanning. As such Council to also liaise with Sydney Harbour Foreshore Authority.

# 5.0 Masterplan

## 5.1 Masterplanning Principles

The principles and related proposals as identified below encompass the major recommendations of the plan of Management. The proposals detailed in the management strategies and the concept masterplan respond to the core objectives for community land management as identified in the local Government act Community land management amendments (1998) for the community land classification applying to Mort Bay Park.

The masterplan proposals as identified on the concept masterplan options (refer executive summary Figures 1 and 2), are detailed in the following section 5.2 Concept Masterplan.

### Categorisation

Park

### Core Objectives

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

Principle	Proposal
1. Extend existing park area with Site C lands as integrated park amenity.	<ul style="list-style-type: none"> <li>• Retain McKell Street to through traffic.</li> <li>• Provide pedestrian crossing and traffic controls if required.</li> <li>• Develop village green grassed area to provide for a range of activities in complement to the existing grassed foreshore areas of the park incorporating constraint of remnant wall.</li> <li>• Develop native bushland revegetation along retaining wall faces to Bay Street/ Short Street boundary.</li> <li>• Provide path connections linking existing park to extended park area.</li> <li>• Remove existing understorey planting along McKell Street (south side) and regrade to integrate with existing park.</li> <li>• Integrate Child Care facility on part of extended park area that has limited space and related recreational potential</li> </ul>
2. Maintain green open space character.	<ul style="list-style-type: none"> <li>• Conserve focus on green passive use parkland with shade tree planting.</li> <li>• Carry out native revegetation to appropriate locations.</li> <li>• Locate planting so as to minimise impacts on residential or internal park views.</li> </ul>
3. Conserve and enhance accessibility to and within open space.	<ul style="list-style-type: none"> <li>• Maintain and upgrade park entry points to adjoining streets.</li> <li>• Develop path link to Bay/short Streets</li> <li>• Enhance public recreational/visual access to waterfront in area of industrial wharf. Provide lower foreshore promenade whilst retaining reduced width promenade at existing wharf level.</li> <li>• Retain waterfront capacity to moor large boats.</li> <li>• Open visual accessibility of park to Cameron street.</li> <li>• Enhance path materials to provide safe/equitable pedestrian/cycle/wheeled access.</li> </ul>
4. Optimise interpretive quality of heritage fabric of site.	<ul style="list-style-type: none"> <li>• Steel blades along wharf to incorporate interpretive engravings on history of ships constructed at dockyard and area members etc.</li> <li>• Conserve and enhance existing Fitters' Shop remnant wall and provide interpretive signage</li> </ul>
5. Enhance quality of landscape treatments and facilities	<ul style="list-style-type: none"> <li>• Upgrade path materials to safe durable surface in keeping with industrial/waterfront character of site (e.g.. Asphalt, sandstone to nodal areas).</li> <li>• Upgrade park furniture (seats, bins, lights, bollards) over staged programme with furniture palette complementary to park character.</li> <li>• Provide industrial/maritime character shelters to southern waterfront area for picnic use.</li> <li>• Carry out soil conditioning to Fig trees to southern foreshores.</li> </ul>
6. Maintain and enhance unstructured passive recreational usage of park.	<ul style="list-style-type: none"> <li>• Develop additional passive recreational grassland through site C area.</li> <li>• Optimise park views through provision of viewing points at key locations.</li> </ul>



# Mort Bay Park Plan of Management

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## 5.2 Concept Masterplan

The following masterplan descriptions refer to the concept masterplan as indicated on Figure 1.

### 1. Cameron Street Frontage

The Cameron Street frontage is proposed to be upgraded to improve the visual presence of the park open space to the street environment at this major frontage. This will include provision of window openings to existing brick wall above footpath level north of Church Street and selective thinning of tree canopy at the semi circular entry which screens the park from the street. The paved entry area is proposed to be upgraded and extended in coordination with general path surface upgrading. A paved entry threshold is proposed at the Cameron Street access to reinforce pedestrian priority.

It is noted that the Plan of Management process incorporated consideration of the removal of the McKell Street link enabling consolidation of recreational open space. Limited parking (including disabled spaces) was to be provided on the short extension of Church street into the park.

However as outlined in section 4.3.3 a Council traffic review determined that the provision of a 'shareway' link to connect McKell Street to Cameron Street was the preferred management strategy based on potential traffic impacts of closure of McKell Street. The shareway is proposed to be of reduced width (approx. 5.0m) and of sinuous alignment to reduce traffic speeds. A paved/coloured road surface was proposed to reinforce pedestrian priority. This should be reinforced by appropriate signage. However the detailed design phase has identified that costs for implementation of the shareway are not sustainable, the cost for new McKell Street is found to be unsustainable. It was resolved that McKell Street be retained to focus available funding for park facilities and landscape improvements.

### 2. Drydock Walkway and Grassed Area

An option for a sculpture walkway with an interpretation of a ships hull was reviewed by the community workshop for the area within the drydock wall. A ships hull form was proposed to be engraved with heritage information and imagery of the drydock and ship building activities carried out at the site. The hull could also form an element upon which children can climb and walk. Public art installations could be placed within the defined area as temporary or semi/permanent installations for public viewing. The community workshops preferred the space to remain as simple grassed area as currently exists with the incorporation of interpretive signage/displays as above. The existing path links the either side of the drydock area are proposed to be subject to surface upgrading as part of the staged park improvements.

To the boundary fencelines of residential housing to College Street it is proposed that native display buffer planting be provided to unify and enhance visual appearance. Resident access from fence gateways should be maintained by mean of stepping stone or gravel paved access paths.

Detailed design of planting must consider security, fire, and over shadowing impacts. As such planting should be limited to shrub species to 2 metres height generally, with tree planting located at lot boundaries only.

### 3. Multipurpose Court

As identified in the community workshop forums the park must provide an area for activities such as basketball and netball as a youth meeting area to relieve pressure on other facilities in the area. A non-lit multi purpose court providing grassed seating areas and shade tree planting is proposed near the McKell Street shareway.

A stabilised gravel seating area with Fig shade tree planting is provided accessible to the McKell Street shareway. An attendee at the public hearing identified that a more comprehensive noise assessment would be desirable. This should be considered in the detailed design process for the village green.

### 4. Bay Street/ Short Street Access and Lookout

A major park access connection is proposed to link the elevated residential areas above Short and Bay Streets to the focal centre of Mort Bay park at the eastern end of the drydock. The path link will form the northern edge of the village green open space and is proposed to link to the corner of Short and Bay Streets by means of a timber or steel stairway.

The upper landing of the stairway at Short Street level is proposed to be developed as a lookout seating area with panoramic views to Mort Bay, the CBD, and Harbour Bridge.

At the existing intermediate level filled area below Short Street it is proposed that a further viewing and seating area with related grassed space is provided. Bush regeneration to fill mounding adjoining the existing retaining walls will enclose this space to the north with pedestrian access to the lower park provided by stair adjacent to the Childcare Centre

The Short Street lookout and access path have been identified on the concept masterplan as being on an axis with the concrete berthing structures adjoining the western foreshores of the bay. It is proposed that a

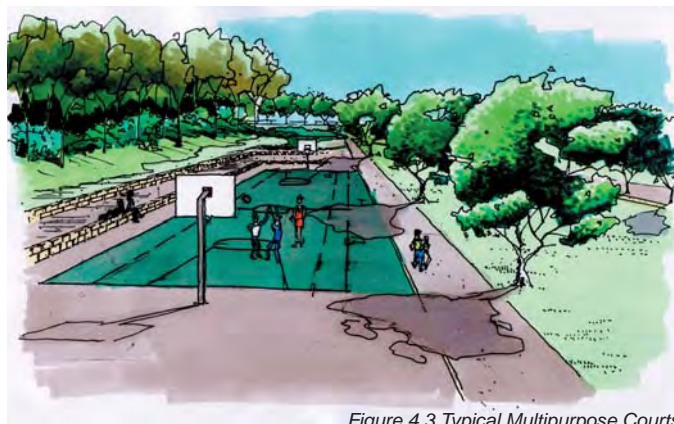


Figure 4.3 Typical Multipurpose Courts

# 5.0 Masterplan

visual marker/ sculptural element (e.g. Ecomast – refer item 8) constructed on the berthing structures act as a visual focus for the park layout.

## 5. Pocket Park

Integration of the Council owned site at the corner of Bay and Short Streets into a pocket park/viewing area is proposed. The closure of Bay Street at Short Street (as suggested by the proposal) was the subject of previous investigation and concepts developed by Council. Proposal would require traffic assessment and Traffic Committee review prior to further consideration.

## 6. Bushland Revegetation

Carry out revegetation of fill areas, proposed against site retaining walls for structural purposes, and integrate evolved wetlands as environmental management feature. Revegetation to provide flora and fauna habitat and location for gravel nature walk. Enhancement and extension of the impeded drainage wetland as a water management and park feature should be explored in design development with potential for a crushed sandstone nature walk accessing the area.

## 7. Retaining Wall and Remediation Works

Carry out clean fill mounding works against existing retaining walls to assist in structural stabilisation of walls to be preceded by any required structural works determined to be required as integrated approach.

Integrate filling mounding with seating terraces as proposed to multi purpose courts.

Provide native bushland revegetation of tree, shrub and groundcover species to fill mounding to establish bushland corridor against wall/ cliff face.

Areas of existing organic and metals contamination area to be subject to remediation as outlined in section 2.6 and 4.3.1. Stage 1 completed - Stage 2 capping to be done.

## 8. Village Green

A principle objective of the proposed closure of Church Street/ McKell Street through access was the consolidation of an expansive area providing grassed recreation surface to compliment the southern and western foreshores. The retention of McKell Street limits this objective somewhat, however a significantly increased passive recreational space can still be provided.

Some clean filling works will be required on the site of the demolished Stanley Works building, prior to establishment of turf grassing. The discovery of the remnant stone wall believed to be part of the past Fitters' Shop has provided the opportunity to develop a paved seating area above the wall with feature Fig tree plantings and interpretive signage.

Defined by major path linkages and focusing upon the western corner of the bay the village green is proposed to cater for unstructured active recreation including informal ball games, dog free area, and general play.

Emergency access across paved pathways and grassed areas to be considered along with mountable kerb/ knockdown bollard requirements as applicable.

## 9. Native tree woodland

The existing planted bank adjoining McKell Street is proposed to be retained and extended with a native grassed understorey. Shrub plantings should be removed to maintain security sight lines and limit the sense of physical enclosure to the spaces.

This zone also provides a transition between the grassed areas of the park and the full revegetation zones adjoining Bay Street retaining walls.

## 10. Western Foreshore Area

A range of landscape improvements are recommended to the western foreshore area to improve visual appearance and enhance recreational usage:

- Tidy and refurbish existing sandstone seawall, remove vegetation and make good jointing.
- Upgrade timber headstock sitting edge in coordination with pavement resurfacing of gravel walkway.
- Provide sandstone sitting wall edge (400-500mm height) to edge of grassed area adjoining walkway to define walkway, provide informal seating and retain proposed gravel surfacing under Figs.
- Provide stabilised granite gravel pavement surface under existing Fig Grove to provide long term wearing surface (existing grass will be subject to increased shading in the long term).
- Selective culling of existing Fig Tree plantings to enable trees to develop to mature form.
- Provide backed and informal bench seating through gravel area
- Provide native buffer planting to park frontage of site B housing to improve public amenity in existing grassed open space. Tree planting to be restricted to block facades or unit boundaries to avoid impacts on resident views. Stepping stone or path access to be maintained from private open space/ fencelines to park.

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## 10. Western Foreshore Area *(continued)*

- Upgrade pavement to focal radial pedestrian space at western corner of bay. As the major pedestrian node within the park, the application of a high quality pavement finish such as sandstone would be appropriate. Sandstone sitting walling is proposed to define the edge of radial paved area.

## 11. Visual Marker/ Sculpture

To the existing concrete berthing structures related to the development of the industrial wharf facility in the late 1960's it is proposed to provide a visual marker to reinforce the focal visual location of the structure in relation to park layout. The marker element should ideally take the form of a public art work/ sculpture feature with a maritime / industrial theme that provides an identifiable, individual effect, in addition to having a functional interactive role. Such a role may involve the provision of harbour, water, and weather related information by means of interactive displays, or a structure activated by tidal movement such as the 'Tied to tide' work at Pyrmont Point Park. A design competition could be held to allow for initial public comment and community consultation incorporated in detailed design.

## 12. Swimming Area

The community workshops identified the potential for use of a defined area in the bay for public swimming. It is proposed that the foreshore area adjoining the main pedestrian space and eastern end of the drydock area is a preferred location.

A floating pontoon to allow water and surface liquid movement but prevent trash movement and shark access is proposed to define the swimming area.

Prior to the further development of the swimming area concept, investigations of recurrent water quality and management of stormwater out falls is required. Stormwater outfalls are expected to require upgrading with rubbish and water quality management similar to "CDS" type systems expected to be needed to ensure ongoing water quality.

## 13. Southern Foreshore Area

Fig plantings to the Southern Foreshores have not developed at the same rate as those to the western foreshores. This is expected to relate to the heavy compaction and poor quality of material adjoining the industrial wharf in this location. It was proposed to the community workshops that detailed Arborist advice is sought on the potential soil conditioning of subgrade around the Figs to enhance grassing conditions and tree performance. The workshops identified that the current status of the tree planting had been accepted as part of the park character and additional planting was preferred.

Varied seating can be provided to the areas under existing and new tree plantings along with native grassed beds at path junctions to define access. These details should be developed further at the time of design development.

It is proposed that several picnic tables be located to the southern foreshore zone to provide public amenities in this high use area. Gravel wearing areas should be provided to the tables.

As for item 1, residential housing to Trouton Street is proposed to be provided with low native buffer planting to visually enhance fencelines whilst maintaining views onto the park. Access from residences to the park should be retained through stepping stones or gravel paths.

## 14. Yeend Street / Eastern End of Park

The reinforcement of open space links (visual and pedestrian access) to Ballast Point should be investigated further through the development of the Ballast Point masterplan by Sydney Harbour Foreshore Authority (Council to liaise with SHFA).

## 15. Seating Area

Upgrading of seating and viewing area to include:

- Provision of sandstone edging to gravel paved access ways
- Replacement of aged and vandalised furniture including lighting and seating
- Selective culling of Casuarina plantings to enhance security.

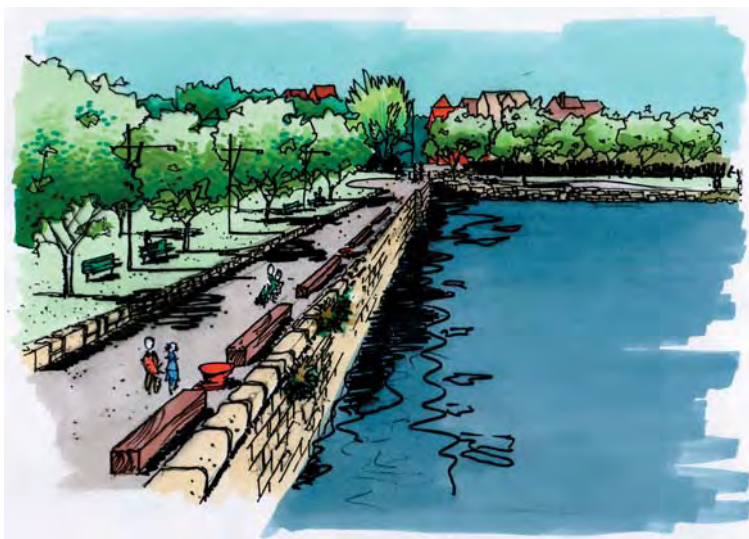


Figure 4.4 Proposed landscape improvements to the foreshore walkway

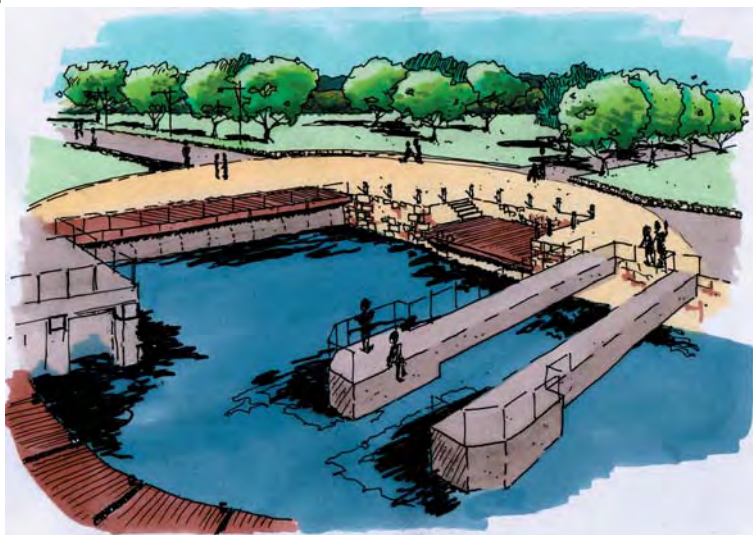


Figure 4.5 Proposed treatment of the swimming area



## 16. Northern Foreshore Area

It is proposed that the foreshore access link to the northern foreshore area is reinforced by means of surface upgrading and widening. A stabilised gravel surface may be appropriate through this zone given the reduced volume of pedestrian traffic. The level change at the junction with the northern foreshore should be resolved through selective filling incorporating low sandstone terrace steps as required.

The gravel surface should extend to the edge of the existing sandstone revetment to prevent weed establishment. The edge to grassed areas should be provided with a sandstone edge. Existing Fig plantings shall be retained whilst existing street furniture should be removed and replacement furniture items provided (refer item 20).

## 17. Retain Existing Industrial Wharf

The existing concrete industrial wharf structure was constructed in the late 1960's to service container shipping functions in the adjoining area. At almost 20 metres in width and 5 metres above water level the wharf is industrial in scale and limits contact of park users with the water edge.

The community working groups were unanimous regarding the retention of the industrial wharf and concrete apron on the western shore of Mort Bay. There exists the potential to utilise the wharf for chalk art exhibitions, and also temporary heritage and art interpretations on the concrete slab (for example temporary sculpture installations). It was identified that the wharf has a strong recreational use for activities such as promenading, biking, skating, fishing, and as such should have little alteration.

The ability to moor large vessels should also be maintained with the potential retention of major piers at regular intervals to facilitate large vessel berthing.

## 18. Mobile Cafe Concession

The existing operation of a mobile cafe/ kiosk vendor in the vicinity of the Mort Street Wharf indicates the potential definition of a paved area for mobile cafe setup with moveable furniture as a temporary use complementing the community passive recreation role of the park.

## 19. Play space

A play space is proposed to the eastern end of the grassed open space adjoining Mort Street integrated with existing mounding and garden bed planting. In addition to the local residential area the play space will serve passive recreational users of the open space generally and is compatible with the dog "on leash" status of the southern grassed area. The play space should integrate appropriate 'off the shelf' items with the opportunity to use built elements and land form to provide a one off play experience. During the POM consultation, concerns were raised by several residents about potential noise and vandalism impacts related to this location. It was resolved that detailed design should incorporate a review of siting options within the southern area allowing further discussion and community consultation.

## 20. Thames Street Wharf

It is recommended that Council liaise with Sydney Ferries over the potential upgrading of the Thames Street Wharf and Wharf shelter. The community workshops identified that the poor design and quality of the existing structure encouraged vandalism and antisocial behaviour. Upgrading of the shelter and potential simplification of the wharf structure could be undertaken concurrently with road improvement works to the Mort Street termination. Council liaison with Sydney Ferries to incorporate potential integration of public toilets and possible enhancement of services / timetable to Mort Bay.

## 21. Gravel Edge/childrens cycle path:

The provision of a children's cycle play routes through the park was identified by the community workshops as a desirable objective. The use of gravel edge paths as multipurpose edging maintenance functions, in addition to a series of potential circulation routes integrated with park pathways is proposed in preference to a defined track.

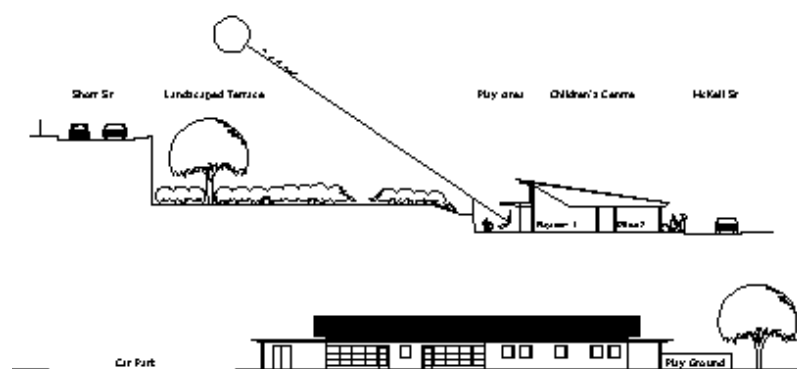
## 22. Child Care Facility

In early 2001 Council was considering it's options for the redevelopment of the existing Balmain Depot precinct on Darling Street as an enhanced civic precinct. In May 2001 Council resolved to prepare a DCP for the precinct. This process identified that whatever the final form of the development the existing John McMahon Childcare Centre would need to be temporarily relocated due to the 2 year construction period. Council with Architectural input reviewed the options available. Of the three feasible options: Gladstone Park, Birchgrove Park, and Mort Bay Park, the Site C extended park area at Mort Bay was believed to offer the greatest potential without compromising heritage, recreational, and residential values.

The review was supplemented by consultations with local community users of the facility who identified that the Mort Bay site would generally offer improved amenity. The development envisaged is a single storey 500m2 building with an overall site area of 800m2 including play space and 10 space carpark. Capacity of the centre would be 35 spaces (refer elevations over page).

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Left: Preliminary elevation drawings of Community Childcare Facility

## 23. Public Toilet

The regional recreational role, size, and range of facilities potentially provided by Mort Bay Park suggest that toilet facilities are required to support public use. This was borne out in the community workshops, and must be considered in site planning and development. Three potential locations were identified:

- Adjacent the proposed playground near the Mort Bay Wharf
- Adjacent the multi purpose courts at the Church Street turning circle
- As part of the proposed Child Care facility building

Whilst all 3 locations present benefits for siting of public amenities the community workshops identified that the McKell Street location was preferred due to its central location within the park, and location within a larger building.

Note: also potential for additional public toilets related to the recommended Thames Street Wharf refurbishment. (item 20.)

## 24. Carparking

A 10 space carpark required as part of the Child Care Centre development, is proposed to be accessed off McKell Street. Whilst provided to meet licensing requirements the parking area could be used on weekends by the general public using Mort Bay Park.

## 25. Community Gardens

Potential for community gardens located off Bay Street to be reviewed in liaison with community. Potential location at upper level adjoining Bay Street provides good street access defined garden area, and allows for potential expansion of Childcare Centre facility.

## 26. Paths and Pavements

As a basis for staged detailed design implementation of park improvements a coordinated pavements strategy is required to enable a unified hierarchy of safe, disabled suitable and comfortable path linkages to be developed. Outline parameters for development of pavement policy are listed

- Pedestrian space adjacent western corner of bay: Sandstone pavement
- General pedestrian path links: Asphalt with sandstone edge
- Secondary path links: Decomposed granite gravel with sandstone edge
- Gravel paved areas: Decomposed granite gravel with sandstone edge

## 27. Park Furniture

As for pavements it is important that a simple and coordinated approach to park furniture is provided for ongoing application to park implementation stages

Existing park furniture is badly worn, dilapidated, and of a design theme not in keeping with the maritime, industrial character of the site.

As such a robust palette of sturdy steel and timber seating, and steel lighting fixtures is required to be selected. Light fittings may be chosen as an anodised or other weathered steel finish as opposed to powder coated metal. Bollards where required should again be a robust steel fitting preferably to match weathered metal appearance of light fittings. Bollard placement should be reviewed with bollards limited to essential locations as opposed to the existing proliferation through the site. Seating placement should be considered incorporating a balance of summer shade / winter sun, and located away from dog waste bins

As outlined in the Detailed Management Strategy a signage strategy is recommended to be prepared to coordinate information and interpretive signage through the Balmain peninsular.

# 6.0 Action and Implementation

## 6.1 Staging

The Preliminary proposals as described in the Concept Masterplan comprise a range of potential improvements with varying community and environmental priority. The following works action plan assigns priority to the proposals based on those which are of most community benefit, with lower priority items to be implemented as budgetary and funding opportunities allow.

## 6.2 Works Action Plan

The Works Action Plan (Figure 6.1 commencing on the following page) identifies tasks and areas of work which need to be addressed in order to implement the park enhancement works and management requirements. It is essential that the Works Action Plans involve the active participation of all relevant departments of Leichhardt Council and relevant community groups.

The Works Action Plans are in the form of a schedule that:

- establishes recommended priorities for worked items;
- describes the detailed activities required including pre-construction elements for capital works items;
- describes the nature of actions required (capital works, policy review, management action, liaison action);
- recommends possible sources of funding for the works; and
- notes and specific comments relating to the implementation of that item.

### Action Types

The actions and detailed activities required for implementation of the planning and management recommendations have been presented in several categories relevant to Council corporate management planning.

Where relevant actions are also further defined within these categories into specific management disciplines as described below.

#### 1. Council Policy and Management

Activities involving internal Council mechanisms and decision making

*Policy:* Review of Council policy or procedure

*Management/Liaison:* Council internal management activities and liaison with other authorities

*Education/Promotion:* actions that promote awareness and knowledge of history and environment

#### 2. Investigation, planning and design

Activities required to facilitate the implementation of capital works. May be undertaken as external consultancies.

*Investigation:* primary research or site investigation of outstanding issues

*Planning /Design:* development of design solutions from ideas identified in the concept masterplan

#### 3. Capital works – civil works

Implementation activities related to the development of site infrastructure to facilitate landscape enhancement and recreational use and to address environmental issues.

#### 4. Capital works – landscape works

Implementation activities related to the landscape development and enhancement of the extended site C area and existing park

#### 5. Capital works – furniture works

Implementation of public furniture and facilities improvements.

#### 6. Capital works – public art

Implementation of public art aspects of the design proposals – may be subject to external funding opportunities.

#### 7. Maintenance

Actions related to ongoing maintenance of the existing and new park facilities.

#### 8. Balmain/Leichhardt District actions

Actions of relevance/importance to Balmain and Leichhardt areas generally that will influence Mort Bay Park.

It is noted that the development of the Child Care facility adjoining McKell Street is not included as part of the Works Action Plan. This facility will be developed under LMC Community Services coordination. The plan of management identifies the proposed development footprint as Park (community land categorisation)



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Figure 6.1 Works Action Plan

No.	Item	Framework Reference	Priority	Indicative Cost Estimate	Action Type	Possible Funding Sources	Activities Required	Comment
<b>1.0</b>	<b>Council Policy and Management</b>							
1.1	Finalise site C dedication	9.1	High	N/A	Management / Liaison	N/A	<ul style="list-style-type: none"> <li>• Liase with Dept. Housing</li> <li>• Facilitate implementation of dedication</li> </ul>	<i>Completed</i>
1.2	Review need and preferred location for child care centre.	2.1	High	N/A	Policy Management	N/A	<ul style="list-style-type: none"> <li>• Council to review requirements for Community Centre - ideally to be provided elsewhere in less isolated location with less impact on usable open space</li> <li>• Incorporate to area identified for possible community gardens if required in Mort Bay Park - provide off street parking.</li> </ul>	
1.3	Investigate potential for Zoo / volunteer assistance with habitat monitoring	4.2	Med	N/A	Management	Council	<ul style="list-style-type: none"> <li>• Follow up potential volunteer and zoo involvement in habitat monitoring on site.</li> <li>• Follow up potential volunteer and zoo involvement in fauna information signage</li> <li>• refer item 2.14 for implementation</li> </ul>	
1.4	Dog access to park	2.3	Med	N/A	Policy Management	Council	<ul style="list-style-type: none"> <li>• Council to confirm status of Mort Bay park as controlled dog access area in the context of district open space areas:</li> <li>- Drydock area (off leash dog access)</li> <li>- other park areas (on leash access only)</li> </ul>	• Define by LCAMP
1.5	Use of wharf for public art displays	8.2	Med	N/A	Policy Management	Council	<ul style="list-style-type: none"> <li>• Council to encourage use of wharf for temporary art displays - eg. Temporary installations limits of park usage controls</li> </ul>	
1.6	Liaison with Sydney Ferries re Mort St Wharf	3.4	Med	N/A	Management	Council	<ul style="list-style-type: none"> <li>• Council to liase with Sydney Ferries for upgrading of wharf and shelter (incorporate potential for public toilets in discussions)</li> </ul>	
1.7	Review of dog signage		High	N/A	Management	N/A	<ul style="list-style-type: none"> <li>• Review signage and dog waste facilities along with enforcement with Councils Planning and Companion Animals Committee</li> <li>• Implementation outcomes</li> </ul>	<i>Completed</i>
<b>2.0</b>	<b>Investigations, Planning, and design</b>							
2.1	Prepare site survey of site C extension area of park and adjoining park area	N/A	High	Ground Survey \$15K	Investigation	Council	<ul style="list-style-type: none"> <li>• Prepare survey brief</li> <li>• Commission survey</li> </ul>	<i>Completed</i>
2.2	Prepare RAP (for site contamination) and EMP (for hazardous materials removal)	1.1	High	EMP and RAP studies \$40k	Investigation	Council	<ul style="list-style-type: none"> <li>• Prepare survey brief</li> <li>• Commission studies</li> </ul>	<i>Completed</i>
2.3	Prepare detailed design development of site C extension of park	N/A	High	Detailed design include Civil Eng \$120k	Planning/ design	Council	<ul style="list-style-type: none"> <li>• Prepare design brief</li> <li>• Commission preparation of design, doc, superv, to include:</li> <li>- village green grading</li> <li>- road closures</li> <li>- Short St steps</li> <li>- multi-purp. courts &amp; sitting steps</li> <li>- walling works and filling</li> <li>- palisade fencing and pedn path to upper streets</li> <li>- planting</li> <li>- paths</li> <li>- Cameron Street frontage improvements</li> </ul>	<i>Completed</i>
2.4	Road closure to Church St / McKell St link - Traffic investigations	3.3/6.5	High	Traffic Investigations \$10k Design \$3.5k	Investigation  Planning/ design	• Council	<ul style="list-style-type: none"> <li>• Prepare investigation brief for assess't of traffic impacts on Yeend and Short St's and related Streets</li> <li>• Prepare civil design for road closure integrated with 2.3</li> </ul>	<i>Completed by Council in late 2000 - recommended shareway link.</i>

# 6.0 Action and Implementation

Figure 6.1 Works Action Plan

No.	Item	Framework Reference	Priority	Indicative Cost Estimate	Action Type	Possible Funding Sources	Activities Required	Comment
2.5	Contaminated ground -Validation Testing	1.1	High	Testing \$15K	Investigation	•Council	•Following remediation works carry out Validation Testing in accordance with RAP	Completed
2.6	Wall filling design and structural design	6.5	High	Design \$15K	Planning/ design	•Council	•Integrated with item 2.3 develop structural documentation for wall remedial works incorporating filling mounding, and palisade fencing / footpath wks Note: to incorp. Requirements for future provision of Short St stair access	Completed
2.7	Develop pavement and furniture design / materials guidelines	3.3, 9.2	Med	Design \$3.5K	Policy Planning/ design	•Council	•Develop guidelines for Mort Bay park integrated with Council open space policies	
2.8	Review stormwater management options	3.4	High	Study \$ 3K	Investigation Planning/ design	•Council	•Develop approach to stormwater trash / nutrient management - design required works	
2.9	Detailed indigenous History	4.2	Med	Research \$10K	Investigation	•Council •Heritage Council	•Carry out detailed research into indigenous history to determine aspects/ information to be incorporated in detailed design development	
2.10	Detailed Dockyard History Refer also 8.4	4.1, 5.1	Med	Research \$7.5K	Investigation	•Council •Heritage Council	•Council to develop an integrated Balmain Heritage strategy for interpretive displays etc •Carry out detailed research into dockyard history to determine aspects/ information to be incorporated in detailed design development	
2.11	Residential buffer planting	1.2	Med	Design \$12K	Planning/ design	•Council	•Conduct consultation with residents to confirm planting design	
2.12	West Fig Grove gravel areas	N/A	Med	Design \$10K	Planning/ design	•Council	•Design gravel seating areas under Fig Grove to west foreshores (include s'stone wall)	
2.13	Play Space design	3.2	Med	Design \$12K	Planning/ design	•Council	•Conduct community consultation •Develop playground design /doc.	
2.14	Develop information signage strategy for park Refer also 8.5	N/A	Med	Study \$5K	Planning/ design	•Council	•Council to develop Balmain open space signage strategy / palette •Develop signage location strategy for park	
2.15	Fauna habitat monitoring / information signage	4.2	Med	Study \$5k	Investigation	•Council	•Establish volunteer group to monitor fauna habitat development / quality •Develop fauna information signage integrated with over site signage	
2.16	Northern foreshores improvements	3.4	Med	Design \$2.5K	Planning/ design	•Council	•Design northern foreshores improvements	
2.17	Ronald St steps - upgrading	3.3	Med	Design \$3K	Planning/ design	•Council	•Design improvements to public safety and access	
2.18	Swimming enclosure	3.4	Low	Investigation / Design \$15K	Capital works	•Council	•Water testing •Prepare design and documentation for enclosure. Integrating comm. consultation	
2.19	Visual Marker / Eco Mast	7.3	Low	Competition \$10K Design \$10K	Planning/ design	•Council •Australia Council	•Council to conduct design competition for visual marker design •Develop design concept for construction	

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Figure 6.1 Works Action Plan

No.	Item	Framework Reference	Priority	Indicative Cost Estimate	Action Type	Possible Funding Sources	Activities Required	Comment
<b>3.0</b>	<b>Capital works - Civil Works</b>							
3.1	Stanley Works building demolition	7.2	High	Demolition \$40K	Capital works	Council	•Following preparation of EMP carry out demolition works	Completed
3.2	Contaminated ground remediation works	1.1	High	Remediation works \$300K	Capital works	Council	•Following preparation of RAP carry out remediation works •Note requirements for validation testing (item 2.5)	Commenced
3.3	Wall remedial works	6.5	High	Structural Works \$100K	Capital works	Council	•Based on design of item 22.6 carry out wall remediation works in preparation for item 3.5	Commenced
3.4	Clean Filling Works -wall mounding -village green -contam. Excav.	1.3, 1.4, 2.1, 2.5, 6.5	High	Filling Works \$90K (based on supply at no cost)	Capital works	Council	•Following preparation of RAP carry out remediation works •Note requirements for validation testing (item 2.5)	
3.5	Palisade fencing to top of Bay St / Short St walls	6.5	High	Fencing / low walling Works \$115K	Capital works	Council	•Carry out footpath and fencing works to Bay / Short Sts - integrate with potential closure of Bay St if relevant	
3.6	Multi purpose courts	3.1, 6.5	High	Court / terrace Works \$130K	Capital works	•Council works •NSW DSR works	•Carry out court works based on design - item 2.3 including low walling for informal seating	
3.7	Implement S/W management devices	3.4	High	Works \$150K	Capital works	•Council	•Implement stormwater management through installation of CDS trap etc as determined by 2.8	
3.8	Swimming enclosure	3.2	Low	Civil Works \$250K	Capital works	•Council	•Implementation of swimming enclosure works as per 2.23	
3.9	Remedial works to remnant stone wall	5.1	High	Fencing / low walling Works \$115K	Capital works	•Council •Heritage Office Funding	•Design development •Implementation	
<b>4.0</b>	<b>Capital works - Landscape Works</b>							
4.1	Implement landscape works to village green	2.5	High	Landscape works incl. maintenance \$170k	Capital works	Council	• Implement landscape works including path works, turfing and tree planting.	
4.2	Planting to wall mounding	1.3, 1.4, 6.5, 7.1,	Med	Landscape works incl. maintenance \$160K Bush path \$3.5k Wetland enhancement \$15k	Capital works	• Council • Metropolitan Green Space • Environment Trust.	•Carry out landscape preparation planting and mulching based on design - item 2.3 •Carry out bush path works •Enhance impeded drainage wetland	
4.3	Cameron St frontage improvements	N/A	Med	Landscape works incl. maintenance \$50k	Capital works	Council	•Implement landscape works as determined in design phase (refer 2.3)	
4.4	Residential buffer planting	1.2	Med	Landscape works incl. maintenance \$190K	Capital works	Council	•Implement planting works as per design - item 2.11	
4.5	Gravel path edge to residential boundaries	3.2	Med	Path and edge works \$65k	Capital works	Council	•Implement path works coordinated with item 4.4	
4.6	Gravel seating area to west shore Fig Grove	3.4	Med	Landscape works incl. maintenance \$180K	Capital works	Council	•Implement landscape works as per item 2.13 including: -sandstone walling -gravel surfacing -furniture	
4.7	Southern foreshores area improvements	3.4	Med	Landscape works incl. maintenance \$130k	Capital works	Council	•Implement landscape works as per item 2.13 including: -native grassing beds -table / seating units -additional native tree planting -sculpture -Mort Street entry	
4.8	Existing path resurfacing	3.3	Med	Path works -West f'shores \$30k -West f'shore - s'stone \$290k -Dry Dock w'kway \$160k -Sth f'shores refer item 4.8 -Nth f'shores refer item 4.9	Capital works	Council	•Construct playground and related landscaping to southern foreshores	

# 6.0 Action and Implementation

Figure 6.1 Works Action Plan

No.	Item	Framework Reference	Priority	Indicative Cost Estimate	Action Type	Possible Funding Sources	Activities Required	Comment
4.9	Playground construction	3.2	Med	Landscape works incl. maintenance \$70k	Capital works	Council	•Construct playground and related landscaping to southern foreshores	
4.10	Northern foreshores improvements	3.4	Med	Landscape works incl. maintenance \$25k	Capital works	•Council	•Implement northern foreshores improvements as per item 2.17	
4.11	Short St Park and Lookout	7.3	Low	Landscape works incl. maintenance \$275k	Capital works	Council	•Implement path works co-ordinated with item 4.4 (Note: palisade fence refer item 3.6)	
4.12	Intermediate Lookout	7.3	Low	Landscape works incl. maintenance \$131k	Capital works	Council	•Implement wall, paving, soft landscape and stair works (Note: fill mounding and planting to Short St wall - refer items 3.5/4.1)	
4.13	Ronald St steps - upgrading	3.3	Low	Landscape works incl. maintenance \$20k	Capital works	•Council	•Implement improvements to public safety and access as per item 2.18	
<b>5.0 Capital works - Furniture Works</b>								
5.1	Implement pedestrian light replacement	2.2	High	Lighting poles: -Vill. Green \$30k -Bay St Pk \$20 -Dry Dk wk \$28k -Nth f'shores \$40k -Sth f'shores \$40k -Wt f'shores \$18k	Capital works	Council/ DLWC	•Liase with Energy Australia •Implement lighting replacement (allowance of \$2.5k per pole at 20m centres)	
5.2	Implement information signage installation	N/A	Med	Supply and installation \$10k	Capital works	Council	Implement site signage as per item 2.15	
5.3	Implement heritage/interp. signage installation	4.2, 5.1	Med	Supply and installation \$25k	Capital works	Council	Implement site signage as per item 2.15	
5.4	Implement Fauna information signage	4.2	Med	Fabrication & installation \$3k	Capital works	Council National Heritage Trust	•Implement signage as developed - item 2.16	
5.5	Implement dog control signage and waste disposal	2.3	Med	Supply and installation \$2k	Capital works	• Council	•Implement signage and waste disposal units - co-ordinate with landscape design	Completed
5.6	Implement furniture installation to works stages	2.2	Med	refer to 4.0 Landscape Works area costings	Capital works	Council/ DLWC	• Implement furniture installation to works stages	
<b>6.0 Capital works - Public Art</b>								
6.1	Visual Marker / Eco Mast	7.3	Low	Const \$100k	Capital works	•Council •Australia Council	•Implement marker / sculpture as per item 2.24	
<b>7.0 Maintenance</b>								
7.1	Irrigation	N/A	Med	Design and Installation \$75k	Capital works	•Council	•Incorporate irrigation in design development / documentation for works stages •Implement irrigation in construction of works stages	
<b>8.0 Balmain/Leichhardt District Actions</b>								
8.1	Re-zone site C as public Open Space	1.2	High	N/A	Policy	N/A	•Following dedication of site C carry out amendment of LEP	Completed during course of Plan of Management
8.2	Road closure to Church St / McKell St link	3.3/6.5	High	N/A	Management / Liaison	N/A	•Liase with Dept Housing re road closure concept refer also actions 2.5 & 3.1 •Traffic committee approval	Not being done
8.3	Event usage approval process	N/A	Med	N/A	Policy Management	Council	•Council to integrate detailed assessment criteria / guidelines as listed in POM in appraisal of event usage applications	
8.4	Detailed Dockyard History Refer also 2.10	4.1, 5.1	High	Research \$7.5K	Investigation	•Council •Heritage Council	•Council to develop an integrated Balmain Heritage strategy for interpretive displays etc	
8.5	Develop information signage strategy for park Refer also 2.14	N/A	Med	Study \$5K	Planning/ design	•Council	•Council to develop Balmain open space signage strategy / palette	



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## 6.3 Funding

In addition to funds available from Council's capital works programme and maintenance budgets, there are opportunities for grants and corporate sponsorship that could contribute to the completion of development works to Mort Bay Park.

The review below outlines applicable sources of external funding that should be pursued by both Council and the parks's active stakeholders to hasten the progress of park improvements.

The most applicable sources of funding are listed below, summarising these funding bodies and relevant application criteria.

NAME OF GRANT	PURPOSE	ADMINISTRATING AGENCY	SCOPE AND LIMITS OF ASSISTANCE
Public Reserves Management Fund Programme - Local Parks and Reserves Public Reserves Management fund Programme - Showgrounds Assistance Scheme	Improvements to Crown Reserves	NSW Dept. of Conservation and Land Management	Dollar for dollar funding but level of assistance is limited.
Job Skills	Over 21 year old trained labour for revegetation work	Dept. of Employment, Education and Training	Labour to assist in documented revegetation work. Grant covers funding for a co-ordinator and approx. 20 trainee staff for 12 months.
Heritage 2001	Funding for physical conservation works on heritage sites & structures	NSW Heritage Office	Additional funding for items being directly from State Treasury. Capital works/project specific funding only, with expectation that Council or other authority will manage and maintain.
Metropolitan Greenspace (DUAP)	Funding for development and enhancement of open space	Department of Urban Affairs and Planning	1 million total per year - average funding \$50-100 000 on dollar for dollar basis with council.

## 6.4 Monitoring and Evaluation

The assessment of performance in all areas of government operations is a fundamental component of Council Corporate Strategy's. For Mort Bay Park it is important that regular reviews are carried out by the ultimate management authority to ensure that:

- Capital works construction items meet design and quality objectives;
- Stakeholders are meeting individual commitments for operational, management, and maintenance responsibilities;
- Recurrent maintenance is of acceptable standard and regularity; and
- Park facilities are progressively evolving to meet the needs of local and regional recreational users.

Increasingly, park managers are giving attention not just to quantitative measures of performance but also to qualitative measures, based on the satisfaction derived from the public, their use of the park and the short term and the long term benefits they accrue from the park experience. The performance indicators identified in this chapter are of no practical value unless data is available to measure them. This is relatively straight forward in the case of some indicators such as incoming revenue, expenditure and comments from users. However, in a number of other areas such as total use figures and qualitative measures such as levels of satisfaction and benefits, appropriate data is not available. It is recommended that as part of Leichhardt Council's data base, that information is collated from requests for action, and from ongoing use surveys (in particular of active recreation use) which may take the form of resident questionnaires on an annual bases across the district area, if funding is available.

The range of appropriate performance indicators for Mort Bay Park should cover measures of both 'input' and 'output'. Input measures would include but not be limited to:

- level of on going funding
- input in kind by stakeholders
- incoming revenue (eg. leases)

Output measures for the reserve relate to its provision of recreational opportunities and community recreation benefits. This requires measures such as:

- number and type of recreational and educational users
- comments by local residents, lessees or regular users
- feedback from organised groups
- expenditure and recurrent costs
- use for special and community events
- media articles

# 6.0 Action and Implementation

As defined in 'Succeeding with Plans of Management' (DLWC and Manidis Roberts 1996) evaluation can be used to determine whether:

- the planning process was effective and satisfactory to stakeholders
- the plans strategies and outcomes are being achieved
- the plans strategies and outcomes remain appropriate
- the expectations of the stakeholders remain appropriate
- relevant legislative requirements remain appropriate
- the overall plan remains appropriate

Listed on the opposite page are a series of performance indicators related to each of the Management Framework Strategies. These indicators provide a basis for periodic reviews.

ITEM	STRATEGIES	PERFORMANCE CRITERIA	MONITORING TECHNIQUE	EVALUATION
<b>NATURAL ENVIRONMENT</b>				
1.1a	Site remediation to be provided as first stage priority.	Site C remediated such that the space may be safely and effectively utilised as public open space	Remediation action plan prepared and remediation works successfully implemented Site C confirmed as safe for public use.	Mort Bay Park is extended to incorporate Site C and park enhancement and subsequent park use are able to commence
1.1b	New planting to reinforce vistas and visual access.	Views from site enhanced and maintained with additional planting in park.	Monitoring by maintenance staff Number of resident complaints Level of tree vandalism	Improved quality of vegetation in park whilst views over and from park maintained / enhanced
1.1c	Removal of Stanley works building and northern warehouse structure.	Safe removal of existing structures and hazardous building materials to allow for open space inclusion in Mort Bay Park.	Completion of demolition, Remediation of adjoining contaminated areas inclusion in Mort Bay Park open space.	Area integrated into park and used by community
1.1d	Existing tree planting to be reviewed for future impacts on visual access.	Tree plantings present and future monitored to maintain visual access to and from park	Monitoring by maintenance staff Number of resident complaints Level of tree vandalism	Improved quality of vegetation in park whilst views over and from park maintained / enhanced
1.1e	Provide maintenance effective CDS or alternative trash control to SW outfalls.	Improvement in quality of water in Mort Bay such that swimming is considered safe.	Amount of litter in Mort Bay, Monitoring of water quality.	Swimming in Mort Bay is made possible Water quality is improved
1.2a	Park area to be conserved as open space.	Mort Bay Park is maintained as public open space.	Conservation of park area for open space	Mort Bay Park continues to provide open space amenity for the local and regional community
1.2b	Park planning and management to maintain focus on green open space enhancement.	Park character of soft landscaped passive use open space is conserved and enhanced	Review of detailed design of staged park implementation to maintain character	Extension of park area and implementation of park improvements
1.2c	Provide more effective vegetative buffer to residential fences.	Residential fencelines are visually enhanced and semi private use by residents is discouraged.	Development of planting Degree of semi-private use of park edges	Visual amenity of park is improved at edges and boundaries. Public accessibility and comfort of park is enhanced
1.2d	Educate residents to not leave furniture out permanently.	Semi-private use of the park is discouraged.	Extent to which semi-private use of park occurs Monitoring through park maintenance staff.	Residents in adjacent housing continue appropriate use of park excluding the practice of setting up furniture items within the park area
1.2e	Review sustainability of wetland maintenance and enhancement and follow through outcomes.	Wetland potential investigated and the most made of any opportunity for enhancement.	Assessment and recommendations completed Level of public interest through community planting programmes etc	Evolved wetland conserved and enhanced as park feature if sustainable
1.3f	Identify optimum locations for encouragement of natural settings, in compliment to intensive usage zones of park.	Reestablishment of natural bushland habitat to appropriate locations	Implementation of natural bush revegetation within Mort Bay Park.	Mort Bay Park sustains a greater diversity of flora and fauna habitats enhancing environmental quality and community use
1.4a	Identify areas for native revegetation	refer 1.3f	refer 1.3f	refer 1.3f
1.4b	Provide integrated weed removal / revegetation programme.	Visual and environmental quality of park setting Quality of fauna habitat	Monitoring of level of weed cover in park open space by Council's maintenance staff.	Improvement in quality of vegetation within park without erosion or loss of visual buffer / bird habitat
1.4c	Provide understorey vegetation where view or safety objectives will not be compromised.	Enhanced diversity of vegetation Improvement in the indigenous integrity of vegetation Provision of landscape enhancement to park setting Screening of poor views	Increase in diversity of species on site compatible with site indigenous plant communities	Provision of a greater diversity of flora and fauna habitat whilst addressing functional landscape issues
1.4d	Native revegetation areas provide potential for fauna habitat provision.	Native fauna habitat encouraged through the provision of a range of flora communities.	Amount of native fauna habitat provided through the park.	Mort Bay Park increases value of native flora and fauna habitat on the Balmain peninsular
1.4e	Broad strategies to be defined in masterplan for future refinement through design development.	Masterplan and plan of management to address long term issues with later detail design development incorporating community consultation	On site implementation develops basic principles of masterplan strategies Level of community and user satisfaction with park implementation	Masterplan provides a basis for the development of detailed design which incorporates detailed site issues and community input
1.4f	Revegetation to reflect site indigenous plant palette from locally sourced seed stock.	Revegetation of site indigenous plant species to promote species diversity	degree of plant material sourced from local seed stock number of site indigenous species incorporated in park enhancement	Increase in the degree of indigenous vegetation cover through the park.

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Figure 6.2 Monitoring and Evaluation

ITEM	STRATEGIES	PERFORMANCE CRITERIA	MONITORING TECHNIQUE	EVALUATION
	<b>SOCIAL</b>			
2.1a	<ul style="list-style-type: none"> <li>Enhance the extent of grassed open space available for major community gatherings.</li> <li>Provide organisational and operational support for special event (eg. New Years Eve) use of the park.</li> </ul>	<ul style="list-style-type: none"> <li>Users provided with community open spaces, catering for a variety of public uses</li> <li>Provision and enforcement of guidelines for operational support / management of large gatherings.</li> </ul>	<ul style="list-style-type: none"> <li>Guidelines in place</li> <li>Large community gatherings undertaken effectively</li> </ul>	<ul style="list-style-type: none"> <li>Community events take place within Mort Bay Park in coexistence with other uses and local residents.</li> </ul>
2.1b	<ul style="list-style-type: none"> <li>Review strategic status of Community Centre function - incorporate if relevant.</li> </ul>	<ul style="list-style-type: none"> <li>Issue of community centre investigated fully to determine local need.</li> </ul>	<ul style="list-style-type: none"> <li>Rationale for need / location of community centre developed</li> </ul>	<ul style="list-style-type: none"> <li>Community centre provided if required to appropriate Balmain location</li> </ul>
2.1c	<ul style="list-style-type: none"> <li>Council to confirm need for centre - consider other sites if required.</li> </ul>	<ul style="list-style-type: none"> <li>Most appropriate site for facilities determined</li> </ul>	<ul style="list-style-type: none"> <li>Community centre located in an effective position to serve population in need</li> </ul>	refer 2.1b
2.1d	<ul style="list-style-type: none"> <li>Identify suitable area for community garden establishment - liaise with community for ongoing development.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate siting of a community garden considered if community indicates such a facility is desirable.</li> </ul>	<ul style="list-style-type: none"> <li>Local community garden committee established</li> <li>Community garden implementation and management put in place</li> </ul>	<ul style="list-style-type: none"> <li>Increase in community ownership of park through implementation of community based programmes.</li> </ul>
2.1e	<ul style="list-style-type: none"> <li>Identify opportunities for public art integration into design.</li> </ul>	<ul style="list-style-type: none"> <li>Public art incorporated in park design and implementation as design elements</li> </ul>	<ul style="list-style-type: none"> <li>Implementation of public art elements</li> </ul>	<ul style="list-style-type: none"> <li>Public art elements add to functional and aesthetic appreciation of park environment by users</li> </ul>
2.2a	<ul style="list-style-type: none"> <li>Enhance range of passive recreational opportunities.</li> </ul>	<ul style="list-style-type: none"> <li>Passive recreation catered for as the major park activity / use</li> </ul>	<ul style="list-style-type: none"> <li>Level of passive use of park</li> </ul>	<ul style="list-style-type: none"> <li>Passive recreation amenity of Mort Bay Park conserved and enhanced</li> </ul>
2.2b	<ul style="list-style-type: none"> <li>Improve siting and quality of park seating.</li> </ul>	<ul style="list-style-type: none"> <li>Park furniture provides a functional and aesthetically pleasing component of park character and amenity</li> </ul>	<ul style="list-style-type: none"> <li>Implementation of new park furniture</li> <li>Number of public complaints regarding furniture items</li> </ul>	<ul style="list-style-type: none"> <li>Improvement of aesthetic and functional contributions of park furniture to park environment</li> </ul>
2.3a	<ul style="list-style-type: none"> <li>Increase extent of passive grassland to enable range of passive uses to occur.</li> </ul>	<ul style="list-style-type: none"> <li>Park enhancement to provide extended passive open space for a variety of usage activities</li> </ul>	<ul style="list-style-type: none"> <li>Level of passive use of park</li> </ul>	refer 2.2a
2.3b	<ul style="list-style-type: none"> <li>Maintain basic character of park facilities - regional use to occur as extension of local type activities - facilities should not be aimed to extend regional use.</li> </ul>	<ul style="list-style-type: none"> <li>Regional use of park to occur without major changes to park character or level of facilities</li> </ul>	<ul style="list-style-type: none"> <li>Level of regional use maintained</li> </ul>	<ul style="list-style-type: none"> <li>Mort Bay Park conserves passive local use focus catering for regional use.</li> </ul>
2.3c	<ul style="list-style-type: none"> <li>BBQ provision should only be considered if strong community support is evident.</li> </ul>	<ul style="list-style-type: none"> <li>BBQ facilities implemented if strong community support identified to appropriate location on site</li> </ul>	<ul style="list-style-type: none"> <li>Community needs addressed as identified through user surveys</li> </ul>	<ul style="list-style-type: none"> <li>BBQ's as a high impact facility only to be implemented if community needs determine - appropriate location for ease of maintenance and minimisation of impacts provided</li> </ul>
2.3d	<ul style="list-style-type: none"> <li>Park to retain capacity to moor large ships for short term periods - carry out DA process for each instance.</li> </ul>	<ul style="list-style-type: none"> <li>Mort Bay Park to maintain facilities to moor large vessel</li> <li>Assessment procedure to be implemented for large vessel use to be assessed on individual merits.</li> </ul>	<ul style="list-style-type: none"> <li>Successful carrying out of tall ship mooring in Mort Bay.</li> </ul>	<ul style="list-style-type: none"> <li>Mort Bay Park retains link to industrial past through the short term mooring of appropriate vessels in the bay.</li> </ul>
2.3e	<ul style="list-style-type: none"> <li>Consider potential non-permanent activities (eg. Mobile café) that would complement passive recreational park use.</li> </ul>	<ul style="list-style-type: none"> <li>Existing mobile facility enhanced with procedural guidelines in place.</li> </ul>	<ul style="list-style-type: none"> <li>Location for carpark implemented, provision of parking spaces.</li> <li>Level of public complaints etc.</li> </ul>	<ul style="list-style-type: none"> <li>Non permanent provision of services to park users enhanced within performance controls to limit impacts</li> </ul>
2.3f	<ul style="list-style-type: none"> <li>Provide limited off street parking to cater for local use (eg disabled users, parents etc.)</li> </ul>	<ul style="list-style-type: none"> <li>Equitable parking and access provided for park users of all abilities.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate use of limited parking by disabled / family users</li> </ul>	<ul style="list-style-type: none"> <li>Limited parking provided for park use, with out impacting park open space area or visual qualities</li> </ul>
2.3g	<ul style="list-style-type: none"> <li>Minimise conflicts through extension of available space for passive activities and management control of impact uses (eg dog use).</li> </ul>	<ul style="list-style-type: none"> <li>Dog use of park undertaken with limitation of impacts on other users</li> </ul>	<ul style="list-style-type: none"> <li>Implementation of area restrictions and signage</li> <li>Number of complaints registered at Council.</li> </ul>	<ul style="list-style-type: none"> <li>Conflicts between park users minimised.</li> </ul>
2.3h	<ul style="list-style-type: none"> <li>Council's policy for dog access / use to be co-ordinated and applied with clarity.</li> </ul>	<ul style="list-style-type: none"> <li>Dog access policy co-ordinated between open space areas</li> </ul>	<ul style="list-style-type: none"> <li>Regular inspections by parks staff,</li> <li>Reporting of issues by maintenance staff,</li> <li>Regular user survey.</li> </ul>	<ul style="list-style-type: none"> <li>Accommodation of dog use of park with regard to other users co-ordinated through set of regulations that are clearly indicated in the park.</li> </ul>
2.3i	<ul style="list-style-type: none"> <li>Review signage and upgrade to reflect park zonation.</li> </ul>	<ul style="list-style-type: none"> <li>Clear understanding of dog restrictions provided to users through signage / other education</li> </ul>	refer item 2.3h	refer item 2.3h
2.3j	<ul style="list-style-type: none"> <li>Off leash dog access area to be located in a suitable area of the park with equitable open space / visual value to other use areas.</li> </ul>	<ul style="list-style-type: none"> <li>Recognition of the importance of an off leash dog area within the dense urban suburb. This area should be in complement to other areas of the park.</li> </ul>	<ul style="list-style-type: none"> <li>Demarcation of off leash area with supporting Signage,</li> <li>Reporting of issues by park staff,</li> <li>Regular user survey.</li> </ul>	<ul style="list-style-type: none"> <li>Recognition of the importance of an off leash dog area within dense urban settlement in complement to other usage areas of the park.</li> </ul>
2.4	<ul style="list-style-type: none"> <li>Detailed design development of masterplan proposals to incorporate community consultation and special interest group input.</li> </ul>	<ul style="list-style-type: none"> <li>Detail design stage involves full community consultation.</li> </ul>	<ul style="list-style-type: none"> <li>Protocol in place for consultation,</li> <li>Community support of park improvements through usage, user surveys, and complaints received</li> </ul>	<ul style="list-style-type: none"> <li>Understanding of the needs of special interest groups (disabled, youth etc.), with input from such groups incorporated in detailed design development of implementation stages</li> </ul>
2.5	<ul style="list-style-type: none"> <li>Use extended park area to enhance range of activities possible and range of potential users.</li> </ul>	<ul style="list-style-type: none"> <li>Extended range of open space settings</li> <li>Park better caters for existing uses and appropriate new uses</li> </ul>	<ul style="list-style-type: none"> <li>Community consultation,</li> <li>Consultation results incorporated into masterplan,</li> <li>Masterplan and Plan of Management adopted.</li> </ul>	<ul style="list-style-type: none"> <li>Mort Bay Park expanded to include site C with a related increase in range of usage / activities and spaces offered by the park.</li> </ul>

# 6.0 Action and Implementation

Figure 6.2 Monitoring and Evaluation

ITEM	STRATEGIES	PERFORMANCE CRITERIA	MONITORING TECHNIQUE	EVALUATION
	<b>RECREATIONAL</b>			
3.1a	<ul style="list-style-type: none"> <li>Provide multi-purpose courts integrated with other active facilities in appropriate location</li> <li>Consider location of other active facilities within park if verified by Council's recreation needs profile.</li> </ul>	<ul style="list-style-type: none"> <li>Mort Bay Park to respond to recreation needs profile of Balmain,</li> <li>Active recreation facilities in park improved to include a ball court for netball, basketball,</li> <li>Active recreation facilities to be located in complement to passive recreation use.</li> </ul>	<ul style="list-style-type: none"> <li>Usage levels of active and passive facilities</li> <li>User survey</li> <li>Level of public complaints related to court usage / other usage</li> </ul>	<ul style="list-style-type: none"> <li>Active recreation needs met within Mort Bay Park without a decline in passive recreational amenity.</li> </ul>
3.1b	<ul style="list-style-type: none"> <li>Subject to staging of permanent court works consider temporary court facilities to existing slabs.</li> </ul>	<ul style="list-style-type: none"> <li>Concrete slab associated with the Stanley Works Building assessed for possible temporary use as ball courts,</li> <li>Programme of works organised to provide court facilities in park at the earliest opportunity.</li> </ul>	<ul style="list-style-type: none"> <li>provision of ball court facilities within park.</li> <li>level of usage of court facilities</li> </ul>	<ul style="list-style-type: none"> <li>Active recreation needs within the park met at the earliest opportunity - with regard to the overall masterplan strategy for final location of facilities</li> </ul>
3.2a	<ul style="list-style-type: none"> <li>Explore potential for provision of a variety of play spaces.</li> </ul>	<ul style="list-style-type: none"> <li>Mort Bay park addresses the play requirements of all children and provides suitable play opportunities for all.</li> </ul>	<ul style="list-style-type: none"> <li>level of usage of play facilities</li> <li>User survey.</li> </ul>	<ul style="list-style-type: none"> <li>Mort Bay Park contains a range of play structures and spaces that addresses the play requirements of children of all ages and abilities.</li> </ul>
3.2b	<ul style="list-style-type: none"> <li>All play facilities to meet requirements of relevant Australian Standards.</li> </ul>	<ul style="list-style-type: none"> <li>Play equipment meets relevant safety requirements.</li> <li>Play spaces are challenging and interesting</li> </ul>	<ul style="list-style-type: none"> <li>User survey</li> <li>Public complaints received regarding play spaces</li> </ul>	<ul style="list-style-type: none"> <li>Mort Bay Park provides safe play environment whilst maintaining challenges for skills development</li> </ul>
3.2c	<ul style="list-style-type: none"> <li>Park planning to provide for imaginative play through provision of a variety of spaces and visual, aural stimuli.</li> </ul>	refer 3.2a and 3.2b	refer 3.2a and 3.2b	refer 3.2a and 3.2b
3.3a	<ul style="list-style-type: none"> <li>Maintain and enhance major park entries and access routes and incorporate new access routes to reinforce park planning and extended park area.</li> </ul>	<ul style="list-style-type: none"> <li>Increase park presence on surrounding streets and enhance views into park,</li> <li>Maximise usage and accessibility of new park area through park planning and layout.</li> </ul>	<ul style="list-style-type: none"> <li>Level of park use</li> <li>User survey.</li> </ul>	<ul style="list-style-type: none"> <li>Mort Bay Park expands seamlessly to include site C with enhanced park presence on surrounding streets.</li> </ul>
3.3b	<ul style="list-style-type: none"> <li>POM to recommend closure of through road link to consolidate park area and improve safety.</li> </ul>	<ul style="list-style-type: none"> <li>Enable strong visual and functional connection between existing park and site C</li> <li>Facilitate appropriate safety for park users</li> </ul>	<ul style="list-style-type: none"> <li>Level of ongoing traffic impacts to Yeend/ Short Sts</li> <li>Reports of traffic / safety issues</li> </ul>	<ul style="list-style-type: none"> <li>Mort Bay Park extended into site C improving open space amenity and safety.</li> </ul>
3.3c	<ul style="list-style-type: none"> <li>POM to recommend establishment of co-ordinated approach to park pavements.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of safe pedestrian surface</li> <li>Provision of unified and attractive path surfacing</li> </ul>	<ul style="list-style-type: none"> <li>Completion of path upgrade works,</li> <li>User survey,</li> <li>Monitoring by Council maintenance staff.</li> </ul>	<ul style="list-style-type: none"> <li>Existing path surfacing upgraded and paths consolidated to provide safe access and movement environment.</li> </ul>
3.3d	<ul style="list-style-type: none"> <li>Enhance accessibility of park to adjoining residential areas.</li> <li>Take advantage of elevated views.</li> </ul>	<ul style="list-style-type: none"> <li>Access to park from surrounding areas increased</li> <li>Views from park and adjoining areas optimised</li> </ul>	<ul style="list-style-type: none"> <li>Detail design commenced for stairway access from Bay/Short Streets incorporating community consultation.</li> </ul>	<ul style="list-style-type: none"> <li>Use of Park by local residents maximised through ease of access to park.</li> </ul>
3.3e	<ul style="list-style-type: none"> <li>Potential alteration of wharf edge to enhance access / visual contact whilst maintaining industrial character.</li> </ul>	<ul style="list-style-type: none"> <li>Wharf and concrete apron opportunities for public art and heritage interpretation potential addressed.</li> </ul>	<ul style="list-style-type: none"> <li>Incorporation of public art expression into park fabric</li> <li>Level of public participation.</li> </ul>	<ul style="list-style-type: none"> <li>Plan of management to canvas opportunities for enhancing water access and public art opportunities</li> </ul>
3.4a	<ul style="list-style-type: none"> <li>Improve park pathways to maximise equitable access.</li> </ul>	<ul style="list-style-type: none"> <li>Path access to provide equitable links through park and to be integrated with park character.</li> </ul>	<ul style="list-style-type: none"> <li>Level of disabled use of park</li> <li>Number of requests for action to Council,</li> <li>User survey annually.</li> </ul>	<ul style="list-style-type: none"> <li>Path access to provide equitable links through park and to be integrated with park character.</li> </ul>
3.4b	<ul style="list-style-type: none"> <li>Provide access to waterfront areas for disabled users.</li> </ul>	refer 3.4a	refer 3.4a	refer 3.4a
3.4c	<ul style="list-style-type: none"> <li>Council to follow up relevant authorities for enhancement of wharf precinct.</li> </ul>	<ul style="list-style-type: none"> <li>Visual and functional quality of wharf structures improved</li> <li>Public safety and social environment adjacent wharf improved</li> </ul>	<ul style="list-style-type: none"> <li>Implementation of wharf related improvements</li> </ul>	<ul style="list-style-type: none"> <li>Thames Street wharf is maintained as a effective facility with regular ferry services and appropriate level of quality of facilities</li> </ul>
3.4d	<ul style="list-style-type: none"> <li>Regional role of park, scale and scope of facilities determine that toilets facilities in appropriate location are required.</li> </ul>	<ul style="list-style-type: none"> <li>Toilets building provides visual element of aesthetic quality</li> <li>Antisocial behaviour minimised and user safety enhanced</li> </ul>	<ul style="list-style-type: none"> <li>Location for toilets confirmed,</li> <li>Detail design stage commenced,</li> <li>Construction of toilets.</li> </ul>	<ul style="list-style-type: none"> <li>Toilets provided as a safe accessible amenity within park.</li> </ul>
3.4e	<ul style="list-style-type: none"> <li>Park planning to retain existing positive spatial definitions and integrate opportunities for new spaces.</li> </ul>	<ul style="list-style-type: none"> <li>Retention and enhancement of existing park areas</li> <li>Development of new park spaces to enhance recreational amenity</li> </ul>	<ul style="list-style-type: none"> <li>Level of usage of new park areas</li> <li>User survey annually</li> </ul>	<ul style="list-style-type: none"> <li>Mort Bay Park continues to provide users with a facility that has a diversity of spaces and uses with a minimum of conflict.</li> </ul>
3.4f	<ul style="list-style-type: none"> <li>Consider opportunities for provision of safe swimming amenity</li> </ul>	<ul style="list-style-type: none"> <li>Swimming area concept to meet safety requirements</li> <li>Swimming area is used by community</li> </ul>	<ul style="list-style-type: none"> <li>Review of swimming concept feasibility</li> <li>Number of swimmers.</li> </ul>	<ul style="list-style-type: none"> <li>Increases recreational amenity of Mort Bay Park through integration of safe swimming area in the bay.</li> </ul>



# Mort Bay Park Plan of Management

November 2004

Figure 6.2 Monitoring and Evaluation

ITEM	STRATEGIES	PERFORMANCE CRITERIA	MONITORING TECHNIQUE	EVALUATION
<b>EDUCATION</b>				
4.1	<ul style="list-style-type: none"> <li>Provide heritage references through planning and design of park improvements.</li> <li>Integrate heritage interpretation on the Mort Bay site with a Balmain wide interpretation strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Community understanding of cultural importance of park increased,</li> <li>Implementation of key heritage interpretive schemes,</li> <li>User survey.</li> </ul>	<ul style="list-style-type: none"> <li>User survey.</li> <li>Community support of heritage related events</li> </ul>	<ul style="list-style-type: none"> <li>Community understanding of the history of the site / area and its importance to Sydney and Australia increased.</li> </ul>
4.2a	<ul style="list-style-type: none"> <li>Provide heritage information in subtle manner by integrating with appropriate park features.</li> </ul>	<ul style="list-style-type: none"> <li>provision of appropriate information content</li> <li>integration of information with art and other park elements</li> <li>provision of links to off site sources of information.</li> </ul>	<ul style="list-style-type: none"> <li>User survey.</li> <li>Community support of heritage related events</li> </ul>	<ul style="list-style-type: none"> <li>Mort Bay Park's cultural heritage is displayed in an easily understood and aesthetic form appropriate to the park character.</li> </ul>
4.2b	<ul style="list-style-type: none"> <li>Further investigate indigenous heritage of area and site specifically</li> <li>Incorporate indigenous cultural references to public art elements</li> <li>Facilitate appropriate and innovative use of site for indigenous cultural events.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of indigenous heritage references</li> <li>Incorporation with other cultural heritage references in park design / materials.</li> </ul>	<ul style="list-style-type: none"> <li>Implementation of references in park</li> <li>User survey.</li> </ul>	<ul style="list-style-type: none"> <li>Aboriginal heritage of site incorporated in the fabric of park improvements and understood by park users</li> </ul>
4.2c	<ul style="list-style-type: none"> <li>Develop co-ordinated fauna information signage programme.</li> </ul>	<ul style="list-style-type: none"> <li>Native fauna encouraged in park</li> <li>community awareness raised.</li> </ul>	<ul style="list-style-type: none"> <li>Successful implementation of signage programme,</li> <li>User survey.</li> </ul>	<ul style="list-style-type: none"> <li>Park users have a degree of understanding of fauna values of site and harbour</li> </ul>
4.2d	<ul style="list-style-type: none"> <li>Provide references on site to supplementary sources of heritage information.</li> </ul>	<ul style="list-style-type: none"> <li>provision of links to off site sources of information.</li> </ul>	<ul style="list-style-type: none"> <li>Implementation of signage,</li> <li>User survey</li> </ul>	<ul style="list-style-type: none"> <li>On site information supplemented by off site resources</li> </ul>
<b>HERITAGE</b>				
5.1a	<ul style="list-style-type: none"> <li>Conserve existing heritage elements and develop references to additional aspects of site history.</li> </ul>	<ul style="list-style-type: none"> <li>Conservation and enhancement of existing heritage references</li> <li>Identification and development of additional opportunities</li> <li>User appreciation of heritage information.</li> </ul>	<ul style="list-style-type: none"> <li>Implementation of signage/interpretive elements on site.</li> <li>User survey.</li> </ul>	<ul style="list-style-type: none"> <li>Mort Bay's existing heritage references preserved and enhanced by the provision of appropriate additional references</li> </ul>
5.1b	<ul style="list-style-type: none"> <li>Integrate history of ships built at yard into interpretive information on site.</li> </ul>	<ul style="list-style-type: none"> <li>Historical study of ships and shipyard activities</li> <li>development and implementation of interpretive strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Completion of study</li> <li>User survey for awareness of history</li> </ul>	<ul style="list-style-type: none"> <li>The life of ships and crew linked to Mort Bay become part of the heritage fabric of the park</li> </ul>
5.1c	<ul style="list-style-type: none"> <li>Provide native bushland revegetation to appropriate areas of site.</li> </ul>	refer items 1.3f, 1.4c, 1.4d, 1.4f	refer items 1.3f, 1.4c, 1.4d, 1.4f	refer items 1.3f, 1.4c, 1.4d, 1.4f
5.1d	<ul style="list-style-type: none"> <li>Recognize cultural history of bay as working foreshore - retain built edges but improve foreshore water access.</li> </ul>	<ul style="list-style-type: none"> <li>Robust character of foreshore treatments conserved / enhanced</li> <li>Optimisation of water access at appropriate locations.</li> </ul>	<ul style="list-style-type: none"> <li>Conservation of maritime waters edge character</li> <li>Implementation of improved water access design elements.</li> </ul>	<ul style="list-style-type: none"> <li>Retention of working / utilitarian character of bay</li> <li>Increased water access for park users.</li> </ul>
<b>INTRINSIC</b>				
6.1	<ul style="list-style-type: none"> <li>Retain current passive and informal active recreational role of park.</li> <li>Locate active facilities where noise impacts can be ameliorated.</li> </ul>	<ul style="list-style-type: none"> <li>Sustainable level of active facilities provided in park</li> </ul>	<ul style="list-style-type: none"> <li>Level of usage of active facilities</li> <li>Public complaints received</li> <li>User survey.</li> </ul>	<ul style="list-style-type: none"> <li>Passive activity focus of areas of park is retained, with active recreation amenities incorporated in appropriate locations.</li> </ul>
6.2	<ul style="list-style-type: none"> <li>Maintain and enhance open character of park to bay and CBD views.</li> </ul>	<ul style="list-style-type: none"> <li>Views of park maintained.</li> </ul>	<ul style="list-style-type: none"> <li>User survey,</li> <li>Reporting by maintenance staff.</li> </ul>	<ul style="list-style-type: none"> <li>Views over, through, and from the park are conserved and enhanced</li> </ul>
6.3a	<ul style="list-style-type: none"> <li>Park enhancement to build upon Sydney themes.</li> <li>Park furniture to be upgraded to simple palette that compliments industrial / maritime setting.</li> </ul>	<ul style="list-style-type: none"> <li>Mort Bay Park has a very 'Sydney' character that should be enhanced through park furniture.</li> </ul>	<ul style="list-style-type: none"> <li>Selection of appropriate furniture range, installation,</li> <li>User survey.</li> </ul>	<ul style="list-style-type: none"> <li>Mort Bay Park is enhanced by the provision of appropriate materials finishes and park furniture range.</li> </ul>
6.3b	<ul style="list-style-type: none"> <li>Integrate industrial themes and character into park improvements.</li> </ul>	<ul style="list-style-type: none"> <li>park improvements build on and integrate maritime / industrial themes.</li> </ul>	<ul style="list-style-type: none"> <li>Review of improvements</li> </ul>	<ul style="list-style-type: none"> <li>Industrial and maritime themes conserved and enhanced in park development</li> </ul>
6.4	<ul style="list-style-type: none"> <li>Provide defined park spaces without excessively prescribing usage.</li> </ul>	<ul style="list-style-type: none"> <li>Allow for unstructured play and recreation areas.</li> </ul>	<ul style="list-style-type: none"> <li>User survey,</li> </ul>	<ul style="list-style-type: none"> <li>Mort Bay Park provides for a diversity of informal play and recreation spaces.</li> </ul>
6.5a	<ul style="list-style-type: none"> <li>Follow up implications of road closure with Dept Housing and Council Traffic Committee.</li> <li>Follow through with closure if viable.</li> </ul>	<ul style="list-style-type: none"> <li>Full investigation of proposed road closure to limit adverse impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Completion of studies,</li> <li>Implementation of recommendations.</li> </ul>	<ul style="list-style-type: none"> <li>The potential closure of the through road is investigated fully and developed if feasible.</li> </ul>
6.5b	<ul style="list-style-type: none"> <li>Provide dual purpose mounding against walls (structural enhancement / planting medium).</li> </ul>	<ul style="list-style-type: none"> <li>Structural stabilisation of walls without impact on open space quality and in a cost effective manner</li> </ul>	<ul style="list-style-type: none"> <li>Implementation of preferred actions for structural improvements.</li> <li>development of revegetation zone.</li> </ul>	<ul style="list-style-type: none"> <li>The development of vegetated mounding provides a dual purpose outcome of environmental enhancement of park and stabilisation of walls (in conjunction with wall works).</li> </ul>

# 6.0 Action and Implementation

Figure 6.2 Monitoring and Evaluation

ITEM	STRATEGIES	PERFORMANCE CRITERIA	MONITORING TECHNIQUE	EVALUATION
<b>VISUAL</b>				
7.1	•Planting strategies to minimise long term impact on resident and park views and enhance where possible.	• detailed design development has regard for visual issues in siting of new plantings	• Monitoring by maintenance staff • Number of resident complaints • Level of tree vandalism	• Viewscapes over through and into park are not unduly impeded by new plantings
7.2	•Demolish Stanley works building and incorporate area into passive parkland.	• Integration of existing park and site C areas • Visual enhancement of park setting • Safe public use of site C facilitated	• Safe demolition of existing building. • Level of use of village green grassed area	Mort Bay Park gains open space area through inclusion of the space currently occupied by the Stanley Works building, and visual integration of existing park with site C is facilitated.
7.3	•Park planning to optimise visual axis and key viewing points.	• Visual features of park site and setting optimised in park development.	• User survey	• Visual axes enhanced and emphasised and views from major high points highlighted.
<b>CULTURAL</b>				
8.1	•Provide range of park spaces with attractive landscape settings.	• Maximise qualities of spaces within Mort Bay Park.	refer 3.4e	refer 3.4e
8.2	•Provide refurbishment of wharf that recognises heritage objectives and interpretation but optimises recreational amenity.	• Consultation identified that retention of existing character / form was preferred	• Level of usage of industrial wharf	• Plan established that retention of existing wharf character with enhanced usage was preferred strategy - park management to develop art display / other temporary uses.
<b>FUTURE GENERATIONS</b>				
9.1a	•Park incorporating extended area to be conserved for community open space purposes.	• Inclusion of site C into Mort Bay Park to be maintained as community open space.	refer 1.2a	refer 1.2a
9.1b	•Council to monitor dedication follow - through with Dept Housing.	• Finalisation of dedication is required for park improvement works to commence • Incompletion of handover creates community uncertainty.	• completion of dedication of site C to Leichhardt Council	• Site C dedication as part of Mort Bay Park finalised
9.2a	•Park planning to integrate site C as part of overall site layout.	• Effective site planning to integrate existing park with site C in terms of open space / access • Closure of through road link to enable spatial integration and facilitate user safety.	• Handover of site C to Leichhardt Council • Level of usage of extended park area	• Site C is integrated into Mort Bay Park as a consolidated open space facility
9.2b	•Provide staged programme of furniture improvements.	• Furniture with the park is upgraded.	• Installation of selected park furniture range.	• Park facilities are upgraded to a quality functional and aesthetic standard.
<b>MANAGEMENT/MAINTENANCE</b>				
10.1a	•Incorporate understorey planting for landscape / functional benefit where views and safety / security can be maintained.	refer 1.4c	refer 1.4c	refer 1.4c



# 7.0 Public Exhibition

Two public exhibitions for the Mort Bay Park Plan of Management was undertaken from 8th April to 31st May 2002 and late 2004. Comments sheets were completed with written submissions received from a variety of sources including:

- Local residents
- Planning NSW
- Sydney Secondary College

The completed comments sheets and general comments provided input on a range of issues. The responses to the numbered masterplan proposals along with specific and general comments are summarised in the attachments to the Public Hearing Report (refer Appendix D).

Also identified are the actions undertaken in response to the issues in finalising the plan of management. Outlined below are several of the most common issues raised and the responses undertaken.

Item – Issue	Response in POM
<b>2002 Public Exhibition</b>	
<b>Bay Street Park</b> Traffic implications of closure	<ul style="list-style-type: none"> <li>• Add requirement for traffic assessment and Traffic Committee review prior to further consideration</li> </ul>
<b>On / Off leash dog use</b> Extent of off / on leash	<ul style="list-style-type: none"> <li>• Include requirement that all paths be on leash dog use only.</li> <li>• Dog usage information signage and enforcement to be subject to further consultation / development through Councils Planning committee and Companion Animals committee.</li> </ul>
<b>Buffer planting to residential fencelines</b> Screening of views	<ul style="list-style-type: none"> <li>• Include requirement that planting to be lower level to retain security and sight lines other than trees to property boundaries</li> </ul>
<b>Visual marker</b> Concern about how it will look – safety – impact on fishing	<ul style="list-style-type: none"> <li>• Strengthen explanation that structure will not be accessible - should be of maritime / industrial theme, and should be subject to community consultation through detailed design</li> </ul>
<b>Parking on Yeend Street</b> Levels, attract more people	<ul style="list-style-type: none"> <li>• Delete parking - identify that eastern edge of park and interface with Ballast Point to be further investigated through Ballast Point masterplanning by SHFA</li> </ul>
<b>Wharf – artworks</b> Concern with permanent artwork	<ul style="list-style-type: none"> <li>• Delete reference to permanent feature - maintain potential temporary use for eg. Chalk art / temporary sculpture installation</li> </ul>
<b>Stanley Works building</b> Retain building and adaptively re-use	<ul style="list-style-type: none"> <li>• Building and site are heavily contaminated – physically divides rest of park from site C</li> </ul>
<b>Community Garden</b> Should be definite proposal Size / location of area	<ul style="list-style-type: none"> <li>• Community Garden added as numbered item on masterplan</li> <li>• Size can be subject to confirmation – location provides at grade access (disabled access &amp; servicing)</li> </ul>
<b>Yeend St Wharf – re-establish ferry access</b>	<ul style="list-style-type: none"> <li>• Council to follow up with Sydney Ferries - out of Council jurisdiction</li> <li>• May be reviewed as a part of Ballast Point Masterplan by SHFA</li> </ul>



# Mort Bay Park Plan of Management

November 2004

Item – Issue	Response in POM
<b>2004 Public Exhibition</b>	
<b>Proposed steps</b> Should have dog friendly / high heel friendly	<ul style="list-style-type: none"> <li>Stairs within the park will be constructed to be high heel and dog friendly</li> </ul>
<b>Proposed wetland</b> Questions relating to wetland proposal due to cost of establishing and maintaining wetland in an 'unnatural' position	<ul style="list-style-type: none"> <li>The poorly draining area shown as a wetland in the POM will not be developed as a true wetland but will be an ephemeral landscaped 'dry creek bed' feature which will hold excess stormwater in times of heavy rain and will dissipate this stormwater into the existing stormwater system</li> </ul>
<b>Play Areas</b> There should be more play areas for children - include an adventure playground for all ages	<ul style="list-style-type: none"> <li>It is intended that a large, regional type playground be established in the existing part of Mort Bay Park, as per the adopted POM</li> </ul>
<b>Court Area</b> Believe that the court area location clashes with the urban bushland - the court would be more appropriately located on wharf	<ul style="list-style-type: none"> <li>Court area will form a natural transition between the urban bushland area and the more formally landscaped parts of the site. The dense native planting will also form a buffer for the court area from residents above. The adopted POM does not allow for a ball court on the wharf area. The wharf area is for viewing, promenading and passive recreation.</li> </ul>
<b>Cameron Street Brick Wall</b> The brickwall facing Cameron Street is significant industrial archaeology	<ul style="list-style-type: none"> <li>Viewing windows to wall are to be integrated in design development</li> </ul>
<b>Village Green</b> Should be dog free	<ul style="list-style-type: none"> <li>Has been dealt with as part of Companion Animals Management Plan. The Site C area is 'no dogs'</li> </ul>
<b>Childcare Centre Setback</b> Concern about setback / distance from the childcare centre to adjoining residential boundary - plans show about 5 metres - should be at least 10 - 12 metres	<ul style="list-style-type: none"> <li>Comments should be resubmitted and dealt with during the DA for the childcare centre</li> </ul>
<b>Public Toilets</b> Shown on the plans are directly adjacent to private property	<ul style="list-style-type: none"> <li>Plan amended to indicate toilets at southern (carpark) end of building</li> <li>Comments should be resubmitted and dealt with during the DA for the childcare centre</li> </ul>

## 8.0 Bibliography

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Michael Guider (1998), *Aboriginal History of Leichhardt Municipality*, Leichhardt Municipal Library.

Leichhardt Municipal Council (2001), *Resolution and Report to Council on possible relocation of the John McMahon Childcare Facility*



### A.Management Strategy Framework





### A.Management Strategy Framework

## Management Strategy Framework

ITEM	VALUES	DESIRED OUTCOME	ISSUE OPPORTUNITY	STRATEGIES	ACTIONS
1.0	Natural / Environment				
1.1	The open space provides recreational and visual relief.	Preservation and enhancement of open space.	Contamination of soils in Site C will require short term works and funding allocation.	<ul style="list-style-type: none"> <li>Site remediation to be provided as first stage priority.</li> <li>New planting to reinforce vistas and visual access.</li> </ul>	<ul style="list-style-type: none"> <li>i. Prepare brief and tender documentation for site remediation works.</li> <li>ii. Prepare Remediation Action Plan and Environmental Management Plan.</li> <li>iii. Implement site remediation through excavation and removal of impacted material.</li> <li>iv. Carry out follow up testing.</li> <li>v. Masterplan to identify broad tree and understorey planting zones.</li> <li>vi. Detailed design development of staged works to detail tree planting locations.</li> </ul>
		Preservation of visual qualities - panoramic and local views.	<ul style="list-style-type: none"> <li>Impact of McKell St and Stanley Works building on visual quality.</li> <li>Tree canopy can alter view access over time.</li> </ul>	<ul style="list-style-type: none"> <li>Removal of Stanley works building and northern warehouse structure.</li> <li>Existing tree planting to be reviewed for future impacts on visual access.</li> </ul>	<ul style="list-style-type: none"> <li>vii. Masterplan to incorporate removal of Stanley Works building co-ordinated with site remediation.</li> <li>viii. Masterplan to review existing tree planting.</li> <li>ix. Masterplan to make tree recommendations in relation to visual issues.</li> <li>ixi. Implement culling / transplanting works if required.</li> </ul>
		Improvement of water quality.	<ul style="list-style-type: none"> <li>Management of stormwater outfalls.</li> </ul>	<ul style="list-style-type: none"> <li>Provide maintenance effective CDS or alternative trash control before SW outfall.</li> </ul>	<ul style="list-style-type: none"> <li>ixii. Determine preferred equipment and location for trash control.</li> <li>ixiii. Install trash control devices.</li> </ul>
1.2	The park is a green lung for the surrounding, densely developed area.	Maintain local role as community open space and green refuge.	<ul style="list-style-type: none"> <li>Active community role will assist in ongoing park management.</li> <li>Housing to College Street has made use of park area as extension of private space - outdoor furniture etc.</li> </ul>	<ul style="list-style-type: none"> <li>Park area to be conserved as open space.</li> <li>Park planning and enhancement to maintain focus on green open space enhancement.</li> <li>Provide more effective vegetative buffer to residential fences.</li> <li>Educate residents to not leave furniture out permanently.</li> </ul>	<ul style="list-style-type: none"> <li>i. Site C area to be zoned as Public Open Space "Community Lands" through an amendment to the Leichhardt LEP.</li> <li>ii. Park masterplan to define handstand path links to link grassed open space areas.</li> <li>iii. Park masterplan to incorporate buffer planting to residential edge</li> <li>iv. Park planting works to be subject to detailed design for confirmation of size species and layout.</li> <li>v. Conduct community workshop with residents to explain buffer planting (maintaining gate access) and need to only temporarily use park space.</li> </ul>
		Utilise natural wetland areas within park to enhance habitat areas and the diversity of fauna associated.	<ul style="list-style-type: none"> <li>Sustainability of wetlands in park context.</li> </ul>	<ul style="list-style-type: none"> <li>Review sustainability of wetland maintenance and enhancement and follow through outcomes.</li> </ul>	<ul style="list-style-type: none"> <li>vi. Review wetlands - hydraulic engineering input.</li> <li>vii. Carry out recommendations.</li> </ul>
1.3	Park area provides potential for balance of structured and natural environments.	Park to integrate opportunities for re-establishment of natural/ semi natural environments with recognition of industrial cultural heritage fabric and usage.	<ul style="list-style-type: none"> <li>Cultural history and high level of recreational usage of park.</li> <li>Extensive space available offers potential for incorporation of multiple uses in park in a sustainable manner.</li> </ul>	<ul style="list-style-type: none"> <li>Identify optimum locations for encouragement of natural settings, in compliment to intensive usage zones of park.</li> </ul>	<ul style="list-style-type: none"> <li>i. Park masterplan to identify bush regeneration / fauna habitat zones with related management requirements.</li> <li>ii. Park masterplan to indicate visual and functional linkages between environmental and recreational management zones.</li> </ul>
1.4	Park provides potential for establishment of urban bushland.	Increase in the sustainable diversity of native vegetation.	<ul style="list-style-type: none"> <li>Site indigenous plant species are not necessarily functional landscape planting.</li> </ul>	<ul style="list-style-type: none"> <li>Identify areas for native vegetation rehabilitation.</li> </ul>	<ul style="list-style-type: none"> <li>i. Park masterplan to identify areas for native vegetation regeneration.</li> <li>ii. Park masterplan to define principles for non-native vegetation to reinforce functional usage if appropriate.</li> </ul>
		Control of weeds.	<ul style="list-style-type: none"> <li>Coordinated weed control / revegetation programme required.</li> </ul>	<ul style="list-style-type: none"> <li>Provide integrated weed removal / revegetation programme.</li> </ul>	<ul style="list-style-type: none"> <li>iii. Implementation of park improvements to incorporate integrated removal / revegetation works.</li> </ul>
		Increase in degree of understorey vegetation to attract native fauna to the park.	<ul style="list-style-type: none"> <li>Understorey limits visibility and requires maintenance.</li> </ul>	<ul style="list-style-type: none"> <li>Provide understorey vegetation where view or safety objectives will not be compromised.</li> </ul>	<ul style="list-style-type: none"> <li>iv. Park masterplan to identify optimum locations for understorey planting to meet design requirements.</li> </ul>
		Improvement of fauna habitat generally within park including the management of domestic pets.	<ul style="list-style-type: none"> <li>Control through subtle demarcation of areas is possible.</li> </ul>	<ul style="list-style-type: none"> <li>Native revegetation areas provide potential for fauna habitat provision.</li> </ul>	<ul style="list-style-type: none"> <li>v. Implementation of native revegetation to integrate habitat enhancement objectives in detailed design and management.</li> </ul>
		Development of a coherent plan for the management of existing flora and the implementation of new plantings.	<ul style="list-style-type: none"> <li>Masterplan and further design development based on masterplan required.</li> <li>Fig Grove plantings to southern foreshore (adjacent wharf) have not developed satisfactorily.</li> </ul>	<ul style="list-style-type: none"> <li>Broad strategies to be defined in masterplan for future refinement through design development.</li> <li>Carry out remedial works to enhance plant development.</li> </ul>	<ul style="list-style-type: none"> <li>vi. Masterplan and management strategies to define principle and strategies for vegetation management.</li> <li>vii. Ongoing implementation to develop and apply principles.</li> <li>viii. Engage Arborist to develop strategies for plant enhancement eg. drainage / aeration adjacent to rootball).</li> </ul>
		New plantings that reflect the natural indigenous heritage of the site.	<ul style="list-style-type: none"> <li>Site indigenous plant material has long since been removed from site.</li> </ul>	<ul style="list-style-type: none"> <li>Revegetation to reflect expectations of indigenous plant material from locally sourced seed stock.</li> </ul>	<ul style="list-style-type: none"> <li>ix. Identify likely vegetation character of the site at time of settlement.</li> <li>x. Source local (as possible) seed stock.</li> <li>xi. Implement planting works.</li> </ul>

# 9.0 Appendix

## Management Strategy Framework

ITEM	VALUES	DESIRED OUTCOME	ISSUE OPPORTUNITY	STRATEGIES	ACTIONS
<b>2.0 Social</b>					
2.1	The park is a community meeting place.	Maintain and enhance community focus and casual interaction that the park enables.	•Impact of major community events on local use and residential amenity.	•Enhance the extent of grassed open space available for major community gatherings.	i. Park masterplan to increase the extent of grassed open space for multi purpose community use through incorporation of Site C.
			•Suitability of the site for major community events eg. Waterfront location.	•Provide organisational and operational support for special event (eg. New Years Eve) use of the park.	ii. Council to investigate improved planning and operational management of special event usage of peninsular foreshore open spaces.
			•Previous earmarking of site for Community Centre.	•Review strategic status of Community Centre function - incorporate if relevant.	iii. Incorporate Community Centre if confirmed by Council's strategic recreation planners.
			•Council requires additional location for Childcare Centre.	•Council to confirm need for centre - consider other sites if required	iv. Council's strategic planners to confirm requirement for centre and review other sites that will not result in a loss of recreational space - incorporate potential consideration of capacity to extend centre in future within controlled footprint.
		Possible inclusion of community gardens.	•Limited private open space of many local residents.	•Identify suitable area for community garden establishment - liaise with community for ongoing development.	v. Masterplan to identify potential location for community gardens. vi. Council to carry out follow up consultation with community over establishment and ongoing use of community gardens. vii. Implement community gardens if viable - establish community management group.
2.2	The park allows for casual interaction between park users.	Maintain and enhance causal passive qualities of park.	•Emphasis in current use is on passive recreation.	•Enhance passive recreational amenity of a range of opportunities.	i. Masterplan to increase extent of passive recreational grassland through site C along with smaller intimate spaces to enable a range of use.
		Enhance meeting place role of park.	•Poor condition / location of park seating.	•Improve siting and quality of park seating.	ii. Management strategies to incorporate recommendations for several seating types, and location principles for incorporation in detailed design development.
2.3	There is a diversity of park users with a high degree of tolerance to other users.	Maintain park as local park with related regional use of the park as a natural extension.	•Regional usage increases demand on park facilities.	•Increase extent of passive grassland to enable range of passive uses to occur.	i. Masterplan to increase extent of passive grassland through site C area. ii. Improve quality and location of basic passive use park facilities (seats, bins lights signage).
			•Regional usage would be complemented by additional park facilities.	•Maintain basic character of park facilities - regional use to occur as extension of local type activities - facilities should not be aimed to extend regional use.	iii. Masterplan and management strategies to incorporate improvements to passive recreational amenity for both local and regional user benefit.
			•BBQ's etc can have detrimental affects on park use and maintenance.	•BBQ provision should only be considered if strong community support is evident.	iv. Canvas potential for BBQ provision at public exhibition stage. v. Masterplan to identify preferred location of BBQ's for inclusion if supported by community.
			•Opportunity to have tall ships / other water events in Bay.	•Park to retain capacity to moor large ships for short term periods - carry out DA process for each instance.	vi. Establish DA review criteria for mooring of ship s for display purposes.
			•Commercial activities within park not desired by local community.	•Consider potential non-permanent activities (eg. Mobile café) that would compliment passive recreational park use.	vii. Masterplan to identify potential locations for non permanent concession setup.
			•Carparking provision must be considered.	•Provide limited off street parking to cater for local use (eg disabled users, parents etc.)	viii. Masterplan to identify limited off street parking in locations to minimise impacts on park.
		Management and maintenance to resolve usage conflicts.	•Scale of park may enable conflicts to be resolved through planning.	•Minimise conflicts through extension of available space for passive activities and management control of impact uses (eg dog use).	ix. Masterplan to extend passive recreational grasslands x. Management strategies to provide controls for high impact uses (eg. dogs, ball games).
		Clarification of dog regulations.	•Confirmation of LGA park status for dog use required.	•Councils policy for dog access / use to be coordinated and applied with clarity.	xi. Council to confirm status of Mort Bay Park as controlled dog use area (ie. limited to designated areas). xii. Masterplan to identify suitable areas for off leash dog access.
			•Existing signage is ambiguous.	•Review signage and upgrade to reflect park zonation.	xiii. Management strategies to incorporate recommendations for dog management, signage waste disposal etc.
		Possibility of creating a dog free area of the park.	•Some dog users may feel alienated.	•Off leash dog access area to be located in a suitable area of the park with equitable open space / visual value to other use areas.	xiv. Off leash dog area to be defined in an unobtrusive manner (eg by adjoining paths).
	The park has qualities that appeal to all ages and interests.	Involvement of youth and other specific interest groups in detailed design and planning for the park.	•Potential for youth involvement in ongoing detailed design of park improvements.	•Detailed design development of masterplan proposals to incorporate community consultation and special interest group input.	i. Council design briefs for design development of masterplan implementation stages to require community and special interest group consultation.
2.5	The park has appeal for families and will become more significant due to local demographics.	Improve park role for family use.	•Opportunity for varied range of facilities and experiences.	•Use extended park area to enhance range of activities possible and range of potential users.	i. Park masterplan to incorporate village green area for more active uses (informal ball games etc) to complement existing passive use foreshore areas. ii. Park masterplan to provide recommendations for improving accessibility and uses possible at waterfront (in particular at the industrial wharf).



## Management Strategy Framework

ITEM	VALUES	DESIRED OUTCOME	ISSUE OPPORTUNITY	STRATEGIES	ACTIONS
<b>3.0 Recreation</b>					
3.1	The park has the ability to provide facilities for organised sports such as basketball and netball.	Development of formal play spaces such as a netball court, skate board ramp, bike track.	<ul style="list-style-type: none"> <li>Site C provides opportunities for active courts</li> <li>Courts may relieve pressure on local schools.</li> </ul>	<ul style="list-style-type: none"> <li>Provide multi-purpose courts integrated with other active facilities in appropriate location</li> <li>Consider location of other active facilities within park if verified by Council's recreation needs profile.</li> </ul>	<ul style="list-style-type: none"> <li>i. Masterplan to locate multi-purpose courts with related seating areas for general public use.</li> <li>ii. Masterplan to designate potential location of adventure play sculptures.</li> </ul>
			<ul style="list-style-type: none"> <li>Slabs to Stanley Works building offer potential for temporary sports use.</li> </ul>	<ul style="list-style-type: none"> <li>Subject to staging of permanent court works consider temporary court facilities to existing slabs.</li> </ul>	<ul style="list-style-type: none"> <li>iii. Review need/viability of temporary courts based on timeframe of contamination remediation and walling works.</li> <li>iv. Provide temporary nets and linemarking to existing slabs if temporary courts required and contamination remediation addressed.</li> </ul>
3.2	The park provides opportunities for varied play experiences - unstructured, formal, active, passive etc.	Provision of play structures for a range of ages.	<ul style="list-style-type: none"> <li>Park scale ensures limited spatial constraints to playspace provision.</li> </ul>	<ul style="list-style-type: none"> <li>Explore potential for provision of a variety of play spaces.</li> </ul>	<ul style="list-style-type: none"> <li>i. Masterplan to identify locations for: <ul style="list-style-type: none"> <li>-structured toddlers play area to complement picnic / passive recreation areas</li> <li>-unstructured play opportunities in the form of sculpture/artworks.</li> </ul> </li> </ul>
		Provision of play spaces both structured and unstructured to cater for a wide range of experiences.	<ul style="list-style-type: none"> <li>Liability issues of non certified or custom play features.</li> </ul>	<ul style="list-style-type: none"> <li>All play facilities to meet requirements of relevant Australian Standards.</li> </ul>	<ul style="list-style-type: none"> <li>ii. Sculpture / artwork elements to incorporate safety considerations as appropriate.</li> </ul>
			<ul style="list-style-type: none"> <li>Provision of informal cycle play for young children</li> </ul>	<ul style="list-style-type: none"> <li>Incorporate informal/dual use pathways</li> </ul>	<ul style="list-style-type: none"> <li>iii. Park planning to incorporate informal path provision for multi-use.</li> </ul>
		Acknowledge value of wild areas with in park that allow for unstructured play for children.	<ul style="list-style-type: none"> <li>Potential for provision of play space through creation of varied environment.</li> </ul>	<ul style="list-style-type: none"> <li>Park planning to provide for imaginative play through provision of a variety of spaces and visual, aural stimuli.</li> </ul>	<ul style="list-style-type: none"> <li>iv. Masterplan to extend the variety of spaces and landscape settings for general public use in addition to provision of structured play areas.</li> <li>v. Improve accessibility of waterfrontage to widen potential public usage whilst retaining industrial character of water edge.</li> </ul>
3.3	Park is highly accessible to adjoining areas.	Maintain and enhance existing ease of access to site from surrounding areas.	<ul style="list-style-type: none"> <li>Maintenance of existing access required.</li> </ul>	<ul style="list-style-type: none"> <li>Maintain and enhance major park entries and access routes and incorporate new access routes to reinforce park planning and extended park area.</li> </ul>	<ul style="list-style-type: none"> <li>i. Masterplan to reinforce existing access routes and identify objectives for enhancement of path surfacing etc.</li> <li>ii. Masterplan to identify additional access routes to reflect community needs and complement park planning.</li> </ul>
			<ul style="list-style-type: none"> <li>Church / McKell Street link physically divides Site C from existing park</li> <li>Safety problems of traffic speeds.</li> </ul>	<ul style="list-style-type: none"> <li>POM investigated closure of through link to consolidate park area - not feasible due to potential traffic impacts</li> </ul>	<ul style="list-style-type: none"> <li>iii. Masterplan to retain McKell Street link.</li> </ul>
			<ul style="list-style-type: none"> <li>Emergency access between McKell/Church Streets required.</li> </ul>	<ul style="list-style-type: none"> <li>Incorporate provision for emergency access in masterplanning.</li> </ul>	<ul style="list-style-type: none"> <li>iv. Through access retained.</li> </ul>
			<ul style="list-style-type: none"> <li>Review of path material required - safety, accessibility issues</li> <li>Possible formalising of access desire lines.</li> </ul>	<ul style="list-style-type: none"> <li>POM to recommend establishment of coordinated approach to park pavements.</li> </ul>	<ul style="list-style-type: none"> <li>v. POM to incorporate recommendations for coordinated path materials palette / hierarchy Refer also 3.3 action ii.</li> </ul>
		Possible provision of access to park from Short and Bay Streets.	<ul style="list-style-type: none"> <li>Limitations of level change</li> <li>Opportunities of level change.</li> </ul>	<ul style="list-style-type: none"> <li>Enhance accessibility of park to adjoining residential areas.</li> <li>Take advantage of elevated views.</li> </ul>	<ul style="list-style-type: none"> <li>vi. POM to identify access link to Short/ Bay Streets integrated with lookout viewing areas as recreational features.</li> </ul>
		Maintain and enhance physical and visual access to water.	<ul style="list-style-type: none"> <li>Height and mass of concrete wharf limits contact with water.</li> </ul>	<ul style="list-style-type: none"> <li>Potential alteration of wharf edge to enhance access / visual contact whilst maintaining industrial character.</li> </ul>	<ul style="list-style-type: none"> <li>vii. Masterplan to identify potential for wharf alterations to include: <ul style="list-style-type: none"> <li>-lowered wharf edge to water</li> <li>-retention of narrowed upper level promenade at existing wharf level</li> <li>-retention of ability to moor large ships</li> <li>-possible public art design elements to wharf structure.</li> </ul> </li> </ul>
3.4	Park can be attractive to all age groups.	Provision for all age groups to use the park comfortably.	<ul style="list-style-type: none"> <li>Gradient and path surfacing limits access for disabled users.</li> </ul>	<ul style="list-style-type: none"> <li>Improve park pathways to maximise equitable access.</li> </ul>	<ul style="list-style-type: none"> <li>i. Pathway improvement or new pathway provision to incorporate disabled access requirements.</li> </ul>
			<ul style="list-style-type: none"> <li>Water access for disabled users not provided.</li> </ul>	<ul style="list-style-type: none"> <li>Provide access to waterfront areas for disabled users.</li> </ul>	<ul style="list-style-type: none"> <li>ii. Wharf works to integrate ramp provision in detailed design.</li> </ul>
			<ul style="list-style-type: none"> <li>Thames St Wharf is visually unattractive and location for anti-social behaviour.</li> </ul>	<ul style="list-style-type: none"> <li>Council to follow up relevant authorities for enhancement of wharf precinct.</li> </ul>	<ul style="list-style-type: none"> <li>iii. Council to liaise with Sydney Ferries for potential upgrading of Wharf shelter and structure.</li> <li>iv. Council to undertake roadworks improvements to Mort Street end to complement wharf improvements.</li> </ul>
			<ul style="list-style-type: none"> <li>Desirability of providing public toilet facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Regional role of park, scale and scope of facilities determine that toilets facilities in appropriate location are required.</li> </ul>	<ul style="list-style-type: none"> <li>v. Masterplan to identify preferred location for toilet facilities.</li> </ul>
		Retention of existing diversity of spaces to allow for a wide range of activities with little conflict between users.	<ul style="list-style-type: none"> <li>Park scale enables retention and enhancement of variety of landscape settings and spaces.</li> </ul>	<ul style="list-style-type: none"> <li>Park planning to retain existing positive spatial definitions and integrate opportunities for new spaces.</li> </ul>	<ul style="list-style-type: none"> <li>vi. Masterplan to reinforce: <ul style="list-style-type: none"> <li>-northern foreshore area</li> <li>-southern foreshore area.</li> </ul> </li> <li>vii. Masterplan to enhance public amenity and comfort of western foreshores area adjoining housing.</li> <li>viii. Masterplan to enhance heritage and visual character of drydock area.</li> <li>ix. Masterplan to define new spaces through site C extension that adds to recreational amenity and variety.</li> </ul>
		Possible implementation of boom nets to allow safe swimming in harbour	<ul style="list-style-type: none"> <li>Poor water quality</li> <li>Lack of safe access</li> </ul>	<ul style="list-style-type: none"> <li>Consider opportunities for provision of safe swimming amenity</li> </ul>	<ul style="list-style-type: none"> <li>x. Masterplan to identify opportunities for swimming zone related to foreshore area.</li> <li>xi. Undertake testing and trials to ensure water quality requirements can be met.</li> </ul>

# 9.0 Appendix

## Management Strategy Framework

ITEM	VALUES	DESIRED OUTCOME	ISSUE OPPORTUNITY	STRATEGIES	ACTIONS
<b>4.0 Educational</b>					
4.1	The park provides references to past usage of the site through structures and memorials eg. The dry dock wall.	Possible inclusion of stories relating to past uses, people of significance in the area around the site.	•Heritage interpretation for individual sites should form part of a broader Balmain wide interpretative programme.	•Provide heritage references through planning and design of park improvements. •Integrate heritage interpretation on the Mort Bay site with a Balmain wide interpretation strategy.	i. Masterplan to integrate heritage references as design cues: -expand heritage interpretive value of dry dock area; -conserve heritage character of working dockfront to main wharf area. -conserve and interpret remnant sandstone wall
4.2	Heritage and environmental qualities of the park provide opportunities for non structured education of all age groups.	Interpretation of heritage fabric of site.	•Heritage information should be accessible but not overt or out of character with site/ park fabric.	•Provide heritage information in subtle manner by integrating with appropriate park features.	refer actions 4.1 i i. Integrate heritage interpretation in design of non-standard play features and public art elements.
		Information regarding indigenous population's use of land and water prior to development.	•Potential for indigenous cultural events to be held on site.  •Potential for indigenous community involvement in public art within the park.	•Further investigate indigenous heritage of area and site specifically •Incorporate indigenous cultural references to public art elements •Facilitate appropriate and innovative use of site for indigenous cultural events.  refer actions 4.2 ii. and iii.	ii. Council to undertake formal research into indigenous heritage of peninsular and site iii. Based on outcomes incorporate references to detailed design development of park improvements and public art/ play elements.
		Information regarding native flora and fauna ie mussels, penguins, water rats etc.	Potential for involvement of zoological, environmental and other groups.	•Develop coordinated fauna information signage programme.	i. Council to follow up potential volunteer / sponsoshop of a coordinated fauna information signage programme. ii. Implement signage to appropriate locations.
		Links to off site sources of information regarding heritage (eg. Balmain Library etc.)	•Inappropriate to place excessive signage and other heritage elements within park - use referral to other more comprehensive sources.	•Provide references on site to supplementary sources of heritage information.	iii. Incorporate into detailed design of heritage interpretation elements references to other information sources.
<b>5.0 Heritage</b>					
5.1	The site has a rich cultural heritage of significance to Balmain, Sydney and Australian history.	Interpretation of all previous uses of land ie dock, boat building, engineering.	•Varied condition of park heritage items.	•Conserve existing heritage elements and develop references to additional aspects of site history.	i. Further develop heritage fabric of drydock area through possible interpretive artwork ii. Conserve sandstone seawalls and landings iii. Wharf works to recognise heritage fabric in improvemnets to recreational amenity.
			•Remnant sandstone Fitters' Shop wall uncovered to Stanley Works building site.	•Integrate into Site C Park design and provide appropriate interpretation.	iv. Masterplan to incorporate wall as design element v. Provide interpretation of wall as park feature
		Possible physical reference of heritage information regarding history of Corvettes and othre boats constructed in boat yard.	•Opportunity to provide tangible link of site to Australian history and peoples.	•Integrate history of boats built at yard into interpretive information on site.	vi. Investigate specific history / personalities of boats (and crews) built at boatyard vii. Incorporate appropriate historical information to interpretive displays.
		References to indigenous history of area.	•Re-establishment of areas of indigenous vegetation.  •Re-establishment of natural water edge in appropriate locations.	•Provide native bushland revegetation to appropriate areas of site.  •Recognise cultural history of bay as working foreshore - retain built edges but improve foreshore water access.	viii. Provide native bushland regeneration to mounding areas adjacent site C retaining walls where: -consolidated bushland zone can be established -retaining walls can be structurally enhanced -impact on resident and park views can be minimised.  vii. Retain hard edges to bay but consider interpretation of original bay shoreline in park detailed design.
		Reference to local cultural identities.	•Opportuntiy to personalise and add to heritage character of site for park users.	refer actions 5.1 iv. and v.	

## Management Strategy Framework

ITEM	VALUES	DESIRED OUTCOME	ISSUE OPPORTUNITY	STRATEGIES	ACTIONS
6.0 Intrinsic					
6.1	Peaceful haven within a busy residential area.	Conservation of retreat/haven within dense urban environment.	•Park acts as an 'echo chamber'.	•Retain current passive and informal aactive recreational role of park. •Locate active facilities where noise impacts can be ameliorated.	i. Masterplan to recognise predominantly passive recreation character of site use. ii. Masterplan to identify location for active courts adjacent to existing walls where mounding and planting can assist in noise mitigation.
6.2	Open space ambience within a dense residential area.	Maintain sense of space and broad access to harbour views.	•Park design must maintain open park structure.	•Maintain and enhance open character of park to bay and CBD views.	i. Masterplan to conserve open character of foreshore areas balanced with shelter and edge definiation to appropriate locations.
6.3	Typical Sydney setting ie. Sandstone, water, fig trees, views to water etc.	Park planning and improvement to reflect setting.	•Existing treatments predominantly reflect these themes. •Park furniture is of poor quality.	•Park enhancement to build upon Syndeay themes. •Park furniture to be upgraded to simple palette that compliments industrial / maritime setting.	i. Masterplan and POM strategies to require maintenance of foreshore themes of sandstone, steel, timber, etc. ii. POM to identify requirements for park furniture palette and siting principles.
		Maintain industrial fabric of park through design improvements.	•Opportunities for public art and landscape design interpretation.	•Integrate industrial themes and character into park improvements.	iii. Masterplan and POM to identify oppourtunities for integration of heritage fabric for later incorporation in detailed design development.
6.4	Locations and forum for casual interaction.	Maintain diversity of uses without fragmentation of spaces.	•Avoid "ownership" of spaces by user groups.	•Provide defined park spaces without excessively prescribing usage.	i. Park masterplan to focus on the definition of multi-use areas.
6.5	The large park area (in particular with the incorporation of Site C) enable it to sustain a variety of users, uses and park features.	Site C to be incorporated into an overall park design as an integrated, continuous open space.	•Potential for closure of McKell St with cul-de-sac to link site C with existing park. •Removal of road would increase park safety. •Potential for site B sale to limit opportunities for road closure.	•Follow up implications of road closure with Dept Housing and Council Traffic Committee. •Follow through with closure if viable.	i. Council to liaise with Dept Housing and relevant committes to determine feasibility of road closure. ii. Incorporate road closure into park masterplanning. iii. Develop detailed design for incorporation of site C into park planning.
			•Retaining wall to Short and Bay Streets requires structural remediation for safe public access to site C.	•Provide dual purpose mounding against walls (structural enhancement / planting medium).	iv. Develop engineering design for filling works integrated with low frontage walls where park planning requires.
			•Site C handover to Council is contingent on resolution of development approval for site B.	•Council to monitor progress.	
7.0 Visual					
7.1	The scale and open character of much of the site enables it's visual outlook to be appreciated from a variety of locations.	Maintain view corridors and panorama's to Harbour Bridge and Mort Bay.	•Potential impacts of poorly planned tree and understorey vegetation on visual access.	•Planting strategies to minimise long term impact on resident and park views and enhance where possible.	i. Tree planting to be focused upon: -bush revegetation adjacent to walls ii. Reinforcement of major path access routes.
7.2	Expansive views from site to Sydney Harbour Bridge and Mort Bay foreshores.	Park enhancement to maintain accessibility of views - improve where possible.	•Potential removal of Stanley works building.	•Demolish Stanely works building and incorporate area into passive parkland.	i. Develop Remediation Management Plan to identify strategies for removal of hazardous materials related to building. ii. Carry out building demolition.
7.3	Views from site encompass a variety of scenes and distances.	Park enhancement to use view corridors and view lines as design features.	•Cameron Street access provides strong visual axis.	•Park planning to optimise visual axis and key viewing points.	i. Masterplan to integrate major vsual axes, viewing points: -Cameron Street axis to Balmain Town centre; -Major viewing point from Bay Street / Short Street corner; -nodal visual focus provided by concrete wharf landings.
			Potential visual and access links to Short / Bay Streets.	refer action 7.3 i.	
7.4	Views onto site from surrounding areas provide green relief from dense residential environment.	Park to maintain green open space character.	•Poor condition and appearance of Stanley Works building.	refer action 7.2 i.	
			•Poor condition and appearance of path access and edges to grassed areas.	refer action 3.3 i. - v.	

# 9.0 Appendix

## Management Strategy Framework

ITEM	VALUES	DESIRED OUTCOME	ISSUE OPPORTUNITY	STRATEGIES	ACTIONS
8.0 Cultural					
8.1	Wide tolerance of different users of the park.	Maintain diversity of users and uses/activities.	•Passive uses do not need proliferation of facilities - key requirement is availability of attractive spaces.	•Provide range of park spaces of attractive landscape settings.	i. Masterplan and POM strategies to provide recommendations for spatial arrangement of site.
8.2	Role of site in the development of Balmain, Sydney and Australia.	Park enhancement and interpretive information to celebrate site's important heritage role.	•Park area incorporates many layers of historical use - some eg. Wharf, may be expendable for other recreation benefits.	•Provide refurbishment of wharf that recognises heritage objectives and interpretation but optimises recreational amenity.	refer also action 3.3 vi. i. Wharf works to incorporate archeological component to identify any potential underlying elements of original structures that could be incorporated into enhanced wharf design / use.
			• Potential installation/temporary display of artworks.	• Develop opportunities for integration of public art into park use and management.	iii. Park planning and management to integrate potential for permanent and temporary public art epressions.
9.0 Legacy for Future Generations					
9.1	Conservation of heritage fabric.	Preservation and maintenance of open space in the heart of the commercial / residential area.	•Open space zoning and POM will ensure conservation of open space.	•Park incorporating extended area to be conserved for community open space purposes.	i. POM strategies to specify conservation for community open space purposes as fundamental management requirement.
			•Outstanding dedication of site C area.	•Council to monitor - follow through with Dept Housing.	ii. Council to liaise with Dept for finalisation of dedication.
9.2	Improved quality of landscape finished and facilities.	Provide a coherent design theme for an integrated open space (ie including Site C) to be implemented over a stage programme.	•Money is currently available for some works to commence .	•Park planning to integrate site C as part of overall site layout.	i. Masterplan to integrate site C with site spatial and access layout to provide total site integration.
		Park furniture and finishes to be improved over a staged programme.	•Priorities for implementation need to be established.	•Provide staged programme of furniture improvements.	refer action 6.3 ii. i. Implement furniture improvements to park as part of staged park improvements.
10.0 Management/Maintenance					
10.1	Quality open space.	Enhance quality of Community Open Space.	•Park enhancement to focus on improving quality of furniture and path surfacing where required.	refer action 3.3 i. - v. refer action 6.3 ii.	
		Continuity of maintenance staff has been historically desirable to community.	•Community preference for previous maintenance practises. •Maintenance constraints of detailed understorey planting.	•Incorporate understorey planting for landscape / functional benefit where views and safety / security can be maintained.	i. Masterplan to identify broad locations of understorey planting for future design development in staged implementation.
		Implementation of public toilets in an appropriate, safe location would be desirable.	•Thames Street wharf requires upgrading.	refer action 3.4 iii, iv, v.	
		Improve provision and quality of park furniture (eg lights, seats, taps.	•Vandalism and poor quality of existing fixtures.	refer action 6.3 ii. refer action 9.2 I.	





### **B. Press Releases and Flyers**



# Mort Bay Park

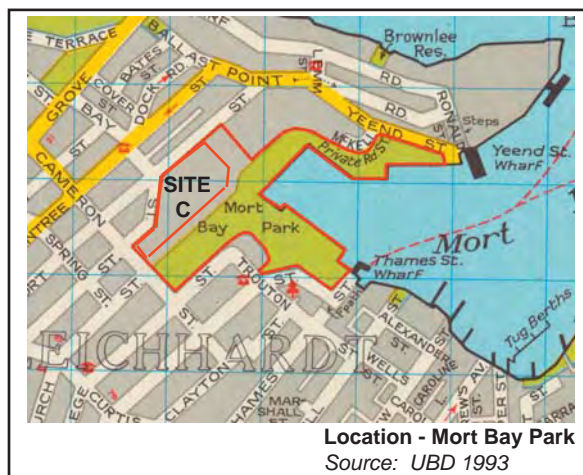
## Plan of Management



Work has commenced on the preparation of a masterplan and plan of management for Mort Bay Park, Balmain.

The aim of the plan of management is to provide Council with a strategy for extending the existing open space to include the area to the west (or site C), in addition to determining landscape improvements that are required to enhance the overall park and provide for sustainable local and regional use in the future

An initial community meeting was held in August 1999 which identified a range of community issues and needs. The plan of management will continue this process. Your involvement in the plan of management will assist Council in developing the most appropriate plan for the Park to meet current and future community needs.



Location - Mort Bay Park  
Source: UBD 1993

The landscape masterplan will incorporate a strategy for staged implementation of improvements that places highest priority on those items that are both practical and cost effective and meet immediate community needs.

## How to be involved

If you would like to be involved with the development of the Plan of Management for Mort Bay Park, there are a number of ways that you can participate:

### **Community Workshops:**

Community Workshops will provide input into the plan at key times to ensure the most effective range of proposals are developed

### **Mailing List:**

If you are unable to attend the workshops, register on the study teams mailing list to receive information on the progress of the study and outcomes of the community workshops

### **Send us your comments:**

Phone, fax or email your comments to the study team for incorporation in the development of the plan

### **Public**

Council is aiming to place the Draft Plan of Management on public exhibition during July 2000 at a range of venues.

### **Exhibition:**

## First Community Workshop

The first Community Workshop has been confirmed for

**Monday May 22nd 2000 at the  
Balmain Town Hall - Lower Meeting Room  
370 Darling Street Balmain  
from 7.00 - 9.00pm**

If you are able to attend the first Community Workshop please RSVP to  
**Suzanne Thomson at Environmental Partnership  
by 5.00pm Friday 19th May 2000  
email: [suzanne.t@epnsw.com.au](mailto:suzanne.t@epnsw.com.au)**

**Ph: 9555 1033 Fax: 9818 5292**

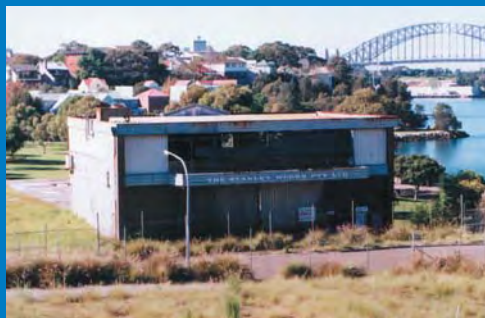






# Mort Bay Park

## *Plan of Management*



The first community workshop for the Mort Bay Park Masterplan and Draft Plan of Management was held on Monday evening, 22nd May at the Balmain Town Hall. A Group of 24 participants including local residents and representatives of organised groups attended the workshop organised by Leichhardt Municipal Council.

The group discussed key aspects of Mort Bay Park:

**1. Values**

The qualities of the park that are significant, special or important and that should be protected and enhanced

**2. Desired Outcomes**

The outcomes, expectations, and objectives upon which decisions should be based.

**3. Issues Opportunities**

Problems and opportunities that affect management and usage of the park

Copies of the workshop notes are available at Council's web page: [www.mycommunity.com.au/leichhardt](http://www.mycommunity.com.au/leichhardt) or by contacting Council's Landscape Coordinator on 9367 9007

## How to be involved

If you would like to be involved with the development of the Plan of Management for Mort Bay Park, there are a number of ways that you can participate:

**Community Workshops:**

A second community workshop has been confirmed for the 26th June (see details below). The workshop will review the preliminary management and planning strategies developed to address the values, outcomes and issues identified by the community workshop and the study team.

**Mailing List:**

If you are unable to attend the workshops, register on the study teams mailing list to receive information on the progress of the study and outcomes of the community workshops

**Send us your comments:**

Phone, fax or email your comments to the study team for incorporation in the development of the plan

**Public Exhibition:**

Council is aiming to place the Draft Plan of Management on public exhibition during July 2000 at a range of venues. Public comment received during this time will be considered in the finalisation of the draft plan for approval by Council.

## Community Workshop No.2

Community Workshop No.2 has been confirmed for:

**Monday 26th June 2000 at the**

**Balmain Town Hall - Lower Meeting Room**

**370 Darling Street Balmain from 7.00 - 9.00pm**

If you are interested in participating in the 2nd community workshop, would like a copy of the workshop notes or would like any further information about the study, please contact:

**Suzanne Thomson at Environmental Partnership**

**by 5.00pm Friday 23rd June 2000**

**email: [suzanne.t@epnsw.com.au](mailto:suzanne.t@epnsw.com.au)**

**Ph: 9555 1033 Fax: 9818 5292**





# MORT BAY PARK Site C

## Community Information Night

### Proposed amendments to Adopted Plan of Management & Landscape Design Development

The Mort Bay Park Plan of Management (POM) was adopted by Council in early 2002 and provides the basis for ongoing upgrading and management of the park. One of the key components of the plan was the incorporation of the 'Site C' area into the park.

During the landscape design development process and as a result of the demolition of the Stanley Works building, several design issues have arisen which suggest consideration of amendments to the adopted POM. These issues are:

- The retention of the historical retaining wall (associated with the Stanley Works building);
- The relocation of McKell Street;
- Location of parking associated with the child care centre and the location of the community garden; and
- Reconfiguration of pedestrian pathways.

Three landscape design concepts have been developed for Site C which provide the next step in the design development stage and which address these issues.



## Re-exhibition of the Plan of Management

On 27 July 2004 Council resolved to support the exhibition of the landscape concept options outlining the proposed changes to the existing POM and Landscape Masterplan for Mort Bay Park.

The outcome of this exhibition period will be the adoption of various amendments to the POM and Landscape Masterplan.

## Community Presentation

The four community workshops held during the Plan of Management process provided important input into the development of the POM, and it is proposed that a further information night be held to present the three landscape concept options to interested members of the community and also an outline of progress to date.

## Invitation

Interested residents are invited to attend the Community Information Night in which design options will be presented, to be followed by general comments / discussion. The Information Night will be held on:

**Wednesday 25 August 2004 (7.00-8.30pm)**

at the Mort Bay Community Meeting Room, Cameron Street, Balmain (between Mort and Church Streets).

If you are interested in attending please RSVP by Monday 23rd August to:  
*Adam Hunter (Environmental Partnership)*

Ph: 9555 1033 Fax: 9818 5292 Email: [adam.h@epnsw.com.au](mailto:adam.h@epnsw.com.au)

## Feedback

The three landscape concept options for Mort Bay Site C will be on public exhibition from Monday 23 August 2004 until Monday 20 September 2004. The plans can be viewed at Council's Customer Service Centre in Wetherill Street, Leichhardt, at Balmain Library, or at the site.

Community feedback and written submissions regarding these options will be received by Council until close of business on **Tuesday 5 October 2004**.

Enquiries can be directed to Council's Landscape Co-ordinator - Vanessa Newell on 9367-9007. Written submissions can be posted to:

Landscape Co-ordinator  
Leichhardt Municipal Council  
PO Box 45

LEICHHARDT NSW 2040 or e-mail: [leichhardt@lmc.nsw.gov.au](mailto:leichhardt@lmc.nsw.gov.au)





# C. Community Workshop Meeting Notes

Community Workshop No.1	22nd May 2000
Community Workshop No.2	26th June 2000
Community Workshop No.3	24th July 2000
Community Workshop No.4	18th February 2001
Community Information Night	25th August 2004







Community Working Group No.1

## **Workshop Notes**

Held at Balmain Town Hall  
7.00pm Monday 22nd May 2000

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### **Summary of attendees (26 total)**

22 local residents

2 Leichhardt Municipal Council (LMC), Councillors and Council staff

2 study team

The following notes provide a summary of the items discussed at the first community workshop for the Mort Bay Park Plan of Management and Masterplan held on May 22nd 2000 at the Balmain Town Hall. The notes summarise the discussions of the working group. The comments provided by the community working group will be incorporated with the findings of the consultancy teams assessment work, in developing planning and management strategies for Mort Bay Park.

## **1.0 WELCOME**

Vince Caccavo (LMC – Landscape Coordinator) welcomed attendees to the meeting and thanked all for their interest in the Plan of Management. It was explained that the Community Working Group would follow the Masterplan and Plan of Management process through the ongoing study stages up to public exhibition in August 2000. This meeting was the first of two workshops currently proposed that would review the progress and outcomes of the plan.

## **2.0 THE PLAN OF MANAGEMENT PROCESS.**

Adam Hunter (Environmental Partnership) outlined the major stages of the Plan of Management process:

### **Plan of Management Process**

The Plan of Management for Mort Bay Park including the Site C area will assess what mix of environmental, community, and recreational objectives and uses are appropriate and sustainable for the site.

This process involves several stages :

1. Identification of site values and significance
2. Identification of site issues and opportunities
3. Development of management strategies
4. Development masterplanning strategies
5. Public exhibition of Draft Plan of Management
6. Review of public exhibition comments and finalisation of the Plan of Management

From these strategies a series of park improvement proposals that place highest priority on those items that most effectively meet community and environmental needs would be established

It was added that the “values based” approach upon which the plan was to be prepared was based on the Department of Land and Water Conservation's (DLWC) rationale that community values change at a much slower rate than issues. This means that the plan of management can provide Council with an effective decision making framework for a longer period of time, whilst also having the capacity to make informed decisions on most issues that will arise.

**Note:** Refer to attached copies of overhead graphics outlining Plan of Management methodology

## Consultation

It was identified that this workshop was the first of two proposed community workshops.

Workshop 1 - Review of values, outcomes, issues and opportunities  
Monday 22nd May 2000

Workshop 2 - Review of Draft Basis for Management (values / desired outcomes / strategies)  
- Review of masterplanning concepts  
Monday 26th June 2000

Vince Caccavo from LMC outlined the notification process undertaken for the first workshop:

1. Public notices were provided in - The Glebe and Inner Western Weekly 17/05/00
2. Posters provided in - Leichhardt Municipal Offices  
- at strategic points within Mort Bay Park
3. Flyers distributed to ... residents within 500m radius of Mort Bay Park.
4. Direct contact made with organised groups/associations (eg. Schools, Mort Bay Action Group, and Members of Parliament)

It was noted by council and the project team that distribution of fly was based upon its standard Plan of management approach relating to open space areas and the provision of public notices in the local press was aimed to enable any interested member of the community to be involved.

## 3.0 WORKSHOP

The workshop was asked to consider and discuss:

- values and roles of the park
- issues/opportunities; and
- desired outcomes for the plan of management

Outcomes of the workshop discussions were recorded and are summarised on the following pages.

### Values and Roles of Mort Bay Park

#### Definition:

Values are the qualities of the park that are significant, special, or important and that should be protected or enhanced. Role is the function of the park within the local and regional open space system.

*Values identified by the working groups have been listed by the study team under the general headings of natural, social, recreational, educational, heritage, intrinsic, visual, cultural, and legacy for future generations*

#### Natural

- The open space provides recreational and visual relief.
- The park is a green lung for the surrounding, densely developed area.
- Park area provides potential for balance of structured and natural environments.

#### Social

- The park is a community meeting place.
- The park allows for casual interaction between park users.
- There is a diversity of park users with a high degree of tolerance to other users.
- The park has qualities that appeal to all ages and interests.
- The park has appeal for families and will become more significant in this regard with the increasing population of children in the area.

#### Recreational

- The park has the ability to provide facilities for organised sports such as basketball and netball.
- The park provides opportunities for varied play experiences - unstructured, formal, active, passive etc.

### **Educational**

- The park provides references to past usage of the site through structures and memorials eg. The dry-dock wall.
- Heritage and environmental qualities of the park provide opportunities for non structured education of all age groups.

### **Heritage**

- The site has a rich cultural heritage of significance to Balmain, Sydney and Australian history.

### **Intrinsic**

- Peaceful haven within a busy residential area.
- Open space ambience within a dense residential area.
- Typical Sydney setting ie. Sandstone, water, fig trees, views to water etc.
- Forum for casual interaction.
- The large park area (in particular with the incorporation of Site C) enable it to sustain a variety of users, uses and park features.

### **Visual**

- The scale and open character of much of the site enables its visual outlooks to be appreciated from a variety of locations.
- Expansive views from site to Sydney Harbour Bridge and Mort Bay foreshores.
- Views from site encompass a variety of scenes and distances.
- Views onto site from surrounding areas provide green relief from dense residential environment.

### **Cultural**

- Wide tolerance of different users of the park.

### **Legacy for future generations**

- Conservation of heritage fabric.
- Improved quality of landscape finished and facilities.

## **DESIRED OUTCOMES OF THE PLAN OF MANAGEMENT**

### **Definition:**

*Expectations and objectives for making decisions.*

### **Natural**

- Increase in the sustainable diversity of native vegetation
- Control of weeds.
- Increase in degree of understorey vegetation to attract native fauna to the park.
- Utilise natural wetland areas within park to enhance habitat areas and the diversity of fauna associated.
- Improvement of fauna habitat generally within park including the management of domestic pets.
- Development of a coherent plan for the management of existing flora and the implementation of new plantings.
- New plantings that reflect the natural and cultural indigenous heritage of the site.
- Improvement of water quality.

### **Social/Community**

- Maintain and enhance community focus and casual interaction that the park enables.
- Management and maintenance to resolve usage conflicts (eg. dogs and small children, passive use).
- Potential for public art expression on site.
- Clarification of dog regulations.
- Possibility of creating a dog free area of the park.
- Involvement of youth and other specific interest groups in detailed design and planning for the park.
- Maintain park as local park with related regional use of the park as a natural extension, no need to specifically provide for regional activities (other than management of special events eg. New Years Eve).

### **Recreational**

- Possible implementation of boom nets to allow safe swimming in harbour.
- Provision for all age groups to use the park comfortably.
- Development of formal play spaces such as a netball court, skate board ramp, bike track.
- Retention of existing diversity of spaces to allow for a wide range of activities with little conflict between users.
- Provision of play structures for a range of ages.
- Provision of play spaces both structured and unstructured to cater for a wide range of experiences.
- Maintain and enhance existing ease of access to site from surrounding areas.
- Acknowledge value of wild areas within park that allow for unstructured play for children.
- Maintain and enhance physical and visual access to water.
- Possible provision of access to park from Short and Bay Streets.
- Possible inclusion of community gardens.

### **Educational**

- Interpretation of heritage fabric of site.
- Links to off site sources of information regarding heritage (eg. Balmain Library etc.)
- Information regarding indigenous uses of land and water prior to development.
- Information regarding native flora and fauna ie mussels, penguins, water rats etc.
- Possible inclusion of stories relating to past uses, people of significance in the area around the site.

### **Heritage**

- Interpretation of all previous uses of land ie dock, boat building, engineering.
- Possible physical reference of heritage information regarding history of Corvettes constructed at boat yard.
- References to indigenous history of area.
- Reference to local cultural identities.

### **Intrinsic**

- Conservation of retreat/haven within dense urban environment.
- Maintain sense of space and broad access to harbour views.
- Maintain diversity of uses without fragmentation of spaces.
- Maintain industrial fabric of park through design improvements.
- Site C to be incorporated into an overall park design as an integrated, continuous open space.

### **Visual**

- Maintain view corridors and panoramas to harbour bridge and Mort Bay.
- Park enhancement to maintain accessibility of views - improve where possible.

### **Cultural**

- Maintain diversity of users and uses/activities.

### **Legacy for Future Generations**

- Provide a coherent design theme for an integrated open space (ie including Site C) to be implemented over a stage programme.

### **Management/Maintenance**

- Improve provision and quality of park furniture (eg lights, seats, taps).
- Continuity of maintenance staff has been historically desirable to community.
- Implementation of public toilets in an appropriate, safe location would be desirable.



## **ISSUES/OPPORTUNITIES RELATING TO MORT BAY PARK**

### **Definition:**

*Problems and opportunities that may affect management of land, and that should be addressed in development of strategies.*

*Note: The following items incorporate the inputs of workshop participants through the course of the workshop.*

### **Natural/physical**

- Contamination of soils and groundwater from previous industrial use of Site C will require short-term works and funding allocation to enable community usage.
- Retaining walls to Short and Bay Streets will require short-term works to enable community usage.
- Park acts as an echo chamber,
- Existence of graffiti on the sandstone wall of the dry dock.
- Church/McKell St road link. Physically divides Site C from existing park affecting use and access.
- Church/McKell street road link subject to traffic speed dangers by users.
- Poor condition of The Stanley Work's building and its physical separation of Site C from existing park.
- Incorporation of public toilets into the fabric of the park in a safe environment.
- Review surfacing of paths within park and possible formalisation of existing desire lines worn in grass. General cohesion of all paths desirable.

### **Open Space**

- Possibility of removing through road and creating a cul-de-sac on McKell Street to provide a more cohesive parkland. Currently the road divides the site and cars travel along at high speeds creating an unsafe environment for pedestrians and children.

### **Usage/Recreation**

- Use of the park by commercial operators for large events not desirable for the local community.
- Provision of a sustainable level of active facilities (eg. Basketball courts) would be of benefit to local youth.
- Previous discussion of provision of space for artists studios (example current Blackwattle Bay Studios).
- Commercial usage of park not appropriate.
- Thames Street Wharf is currently a location for anti-social activities.
- Opportunity to have Tall ships mooring in the Bay potentially a viable community use in the short term only and on shore requirements limited.
- Dog use an established activity - level of management to be provided must be resolved.
- Potential to provide courts etc. to relieve pressure on local schools.
- Status of community centre previously promised from the funds from the development of site B:
- BBQ facilities would provide an additional community use but also create potential issues through maintenance requirements and potential to draw large crowds alienating general park use.

### **Management**

- Carparking provision to be considered.
- Community preference for previous maintenance practices with greater variety of understorey planting (Note: degree of understorey planting must be balanced with ongoing maintainability).
- Thames Street wharf generally needs upgrading and repair - discourage antisocial behaviour.
- Ongoing maintenance of lights and taps within the park that are damaged intermittently.
- Status of Site C handover.
- Status of Church/McKell Street link as possible requirement for sale of Site B housing:

## 4.0 NEXT WORKSHOP

Council and the study team thanked those present for their time and interest in participating in Community Workshop No.1. The quality and volume of information provided will be of great benefit in development of the Plan of Management.

The next workshop is scheduled for:

**Monday 26th June 2000**

commencing at **7.00pm** at the Department of Housing community meeting room, Cameron St  
(Between Mort St and College St)

The aim of this workshop will be to review the draft management and  
masterplanning strategies.

Please contact **Suzanne Thomson** of Environmental Partnership Pty. Ltd.  
**by 5.00pm Friday 23rd June** if you will be able to attend this workshop.

**Ph 9555 1033 fax 9818 5292**

**email: [suzanne.t@epnsw.com.au](mailto:suzanne.t@epnsw.com.au)**

Note: Please provide confirmation as noted above if you have a friend, neighbour or other  
interested person who wishes to attend the workshop or receive information regarding the  
plan of management process.



Community Working Group No.2

### **Workshop Notes**

Held at the Department of Housing Community Meeting Room  
7.00pm Monday 26th June 2000

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#### **Summary of attendees (25 total)**

22 local residents

1 Leichhardt Municipal Council (LMC), Councillors and Council staff

2 study team

The following notes provide a summary of the items discussed at the second community workshop for the Mort Bay Park Plan of Management and Masterplan held on Monday the 26<sup>th</sup> June 2000 at the Dept of Housing Community Meeting Room. The notes summarise the discussions of the working group. The comments provided by the community working group will be incorporated with the findings of the consultancy teams assessment work, in finalising draft planning and management strategies for Mort Bay Park for public exhibition purposes.

#### **1.0 INTRODUCTIONS**

Bruce Rendall (LMC – Community Recreation Officer) welcomed participants to the meeting and thanked all for their interest in the Plan of Management. It was explained that this meeting was the second of two workshops proposed to review values and draft planning and management strategies. The need for a third workshop prior to public exhibition was to be discussed this evening.

#### **2.0 ISSUES ARISING FROM WORKSHOP ONE**

The following feedback was provided to the working group on several of the key issues raised at the first community workshop affecting the park and site C.

##### **Dedication of site C**

Site C has not yet been formally dedicated to Council by the State Government. This is understood to relate to outstanding Council conditions on the original site B development (1986) in which a community centre was to be developed on site C, and to Council's current discussions with the Department of Housing over the Department's proposal to strata title site B enabling individual sale. However Council's current understanding is that the transfer will proceed but timing is yet to be confirmed.

##### **Zoning**

The site is currently zoned as open space

##### **Road Closure**

The possible closure of McKell Street will be subject to investigations beyond the scope of this plan of management. The role of the plan of management is to identify and confirm the importance of the closure of the road from a park management and design point of view. The investigation of the closure of the road will include traffic impact assessment, resident and general community consultation. A masterplanning option for the park incorporating retention of the road must also be provided by the plan of management should the traffic investigations prove negative.

##### **Maintenance Standards**

Bruce Rendall outlined Council's Parks Sections current maintenance priorities for the park:

- hand mowing and general gardening is carried out on a 3 weekly roster with tractor mowing occurring weekly, and weed control carried out every 6-8 weeks.

- litter is checked and picked up weekly
- litter bins are emptied three times a week with extra collections in summer.

It is recognised that the community working group has identified problems with the existing standard of maintenance in particular grass edging to paths and the condition of park lighting. These will be recommended for action in the plan of management.

### Existing Council Policies

Plans from council's 1996 Community Lands Plan of Management are applicable to Mort Bay Park, however this plan of management may identify objectives that are incompatible with these previous policies. Council will adopt the policy that reflects the values and desired outcomes of the park as identified by the community working group.

### Contamination

Information regarding the contamination in the site has been included in the draft plan of management, these include hydrocarbons, metals and asbestos. Remediation options include excavation and removal of the contaminated soils, capping the affected areas and filling over. A question was raised regarding the option of on site bio-remediation. Adam Hunter outlined constraints regarding on site bio-remediation including an extended time frame required, and increased expense, both factors that are important in regard to the community use of the park. Adam indicated that a combination of removal and bio-remediation may be a practical option.

### Funding

Funding for the development of the park is derived from section 94 funding for the development of new open space and the amount available is \$350,000. For the remediation and structural rectification of the retaining walls of site C there has been \$1 million dollars provided by the Department of Housing.

The study team noted that the plan of recommended actions developed by the plan of management will then be incorporated into Council's capital works programme. It was also confirmed that should remediation not require the \$1 million allowance that the balance may be allocated to park improvement works in site C.

## 3.0 STUDY PROCESS TO DATE

Adam Hunter of Environmental Partnership outlined the progress to date of the draft plan of management and masterplan

### Draft Management Framework

Adam introduced the draft management framework and explained the process of producing the framework chart and its end use. Participants in the workshop were encouraged to take copies of the draft document away with a reply paid envelope and to provide feedback to the study team as required. Please contact Suzanne Thomson (Environmental Partnership 9555 1033) should you require a copy.

### Issues and Opportunities

The issues and opportunities derived from the previous community workshop were outlined on a diagram of the site. During discussions of these issues and opportunities, several questions were raised:

#### *Ownership and lease agreements relating to the Wharf:*

Council confirmed that the waterways authority remain owners and managers of the industrial wharf. Council has a role in the granting of consents for wharf related facilities. Approval has been given for .....

#### *Potential Closure of Bay Street - Potential Pocket Park:*

It was identified that Council owns a triangular parcel of land at the corner of Short and Bay Streets. A previous proposal for the potential closure of Bay Street at Short Street would enable the development of a pocket park/viewing area. This proposal would require further separate consideration of traffic issues and detailed community consultation but should be considered by the plan of management.

## 4.0 COMMENTS ON THE PRELIMINARY CONCEPT MASTERPLAN

The meeting divided into two workshop groups to consider and comment on the draft concept strategies presented by the study team. Each group was given copies of two masterplanning options, the first with McKell Street closed and the second retaining a through road connection with some modification. The comments of both groups are listed below against the numbered points on the plan

### Generally:

#### **Road Closure:**

The meeting was in agreement that the removal of the through road (McKell Street) was a high priority however there was concern over the possible cost.

It is possible that funds for the road closure works may be allocated from the remediation allowance.

#### **Childcare Centre:**

The meeting was in general agreement that the park was not a preferred site for a location of a childcare centre. The group questioned the need for another childcare centre in the area and raised the issue of empty rooms within the site B development that could serve this purpose, and other alternative sites that would avoid the loss of open space area.

#### **Community involvement in park implementation/maintenance:**

It was suggested that a landcare arrangement similar to that at Bicentennial Park in Glebe could be possible for the revegetation of sections of the park including wetland areas etc. It was also suggested that there was the potential for community involvement in the implementation/management of soft landscape areas.

A compilation of working group comments and the numbered proposals follows. Responses from the study team where relevant have been noted in italics.

### 1. Cameron Street frontage

- There was some objection to the removal of native trees in this area and in the park as a whole, however the selective removal of exotic species was noted as appropriate;
- The brick wall along Cameron street was seen as a reminder of the industrial heritage of the park;
- Parking within the park grounds was generally seen as an inappropriate use of park space, and was believed to be adequate to the perimeter of the park although a number of participants noted the benefit for mothers and disabled park users for off street access.
- Development of evolved wetland into a more substantial park feature was seen as a possibility.

### 2. Drydock walkway

- There was general opposition to the concept of a marine sculpture walkway within the walls of the drydock. It was believed that the area was well utilised by dog walkers and for a child play area as the edges were well defined. However there were a number of participants who were unsure as to the scope of the proposal and asked for more information, including images etc. before a decision was finalised.

### 3. Activities Zone

- There was a concern that activity zones which are generators of a lot of noise were being concentrated in one area and should be evenly distributed throughout the park;
- The court areas should only be open during daylight hours and closed off at night due to light and noise effects;
- There was some concern regarding the tiered seating areas and their association with organised uses and gatherings of people. It was clarified by the study team that the courts would not be for competition and the seating terraces use aimed at providing some informal gathering/seating for the youth of the area related to the courts. It was agreed that the terraces be revised to low sandstone walls that can double as seating.

### 4. Bay/Short Street Access and lookout

- General agreement on the provision of stairway access to the park. There was also strong support for a grassed seating area on the mid level, and native revegetation against the retaining walls.



**5. Village Green**

- The planning and layout of the village green area was supported. The workshops were opposed to the allocation of an off leash dog access to this area. Generally it was thought preferable to make this area a dog free zone.
- It was suggested that public toilets would be practically located near this area due to its centrality.

**6. Retaining Wall and Remediation Works**

- Filling against retaining walls for native revegetation was agreed as appropriate. Workshops noted the need to discourage vandalism/graffiti of walls in detailed design. Remediation of contamination was recognised to be essential (refer also page 2).

**7. Western Foreshore Area**

- There was general approval of the proposed seating walls and gravel surfacing under the Fig grove adjoining the path adjacent to the seawall. Upgrading of the timber headstock seats and lighting were also agreed.
- Thinning of Fig tree specimens to allow more light infiltration was considered appropriate;
- Buffer planting along housing boundaries to the north of the grassed area was considered important to reclaim some of the park and to minimise the feeling of being overlooked;

**8. Visual Marker/Sculpture**

- A public art development with community input was considered possible for this area as long as it was subject to design considerations such as height, view impairment etc.
- The development of a design may be the subject of a design competition. Detailed design must involve community consultation.

**9. Swimming area**

- The possibility of introducing a safe swimming area into the park was agreed subject to water quality and safety requirements being met.

**10. Southern Foreshore area**

- Workshops generally agreed that built picnic structures were not appropriate. The need to provide more shade in the area however may be achieved through further tree plantings (native).
- Tables were indicated as being desirable in this area as well in the grassed seating space in area 4.
- Buffer planting around the edges of residential boundaries was seen as important providing view corridors were taken into account.
- There were no objections to the gravel area adjacent to the wharf area with understorey planting of native grasses.
- It was suggested that the stunted Fig trees were now a part of the park's identity and several of the forms were actually a good size for shade and play areas for children. As such conditioning of the soil to enhance development was possibly not necessary.

**11. Northern Foreshore Area**

- Proposals in this area (extension of path, edging, upgrade and lighting) were agreed.

**12. Enhance Function and Accessibility of Water Edge**

- The meeting was in general agreement that the industrial wharf structure should remain in its current form due to its use for a range of activities including skating etc. The group did not consider that the summer exposure of the wharf was a constraint.

**13. Mobile Café Concession**

- Support for the facility was strong for morning commuters, and the possibility of a casual arrangement for the concession with controls such as no generator noise etc. would be acceptable.
- It was noted that the current set up is well utilised.
- It was also suggested that there are two corner stores in the area and these should be supported as such the items provided by the concession must be limited.

**14. Playground**

- There was general support for a playground area in the park, with a related dog free area for child safety.
- The location of the playground was queried due to its proximity to the wharf and road.

- It was noted that the type of playground equipment provided must be subject to community consultation at the detailed design stage.

**15. Thames Street Wharf**

- Upgrade of the wharf structure was agreed to be needed with security and monitoring potential increased. (Note: not a council action - Sydney ferries responsibility).
- It was noted that a more regular ferry service would be appreciated.

**16. Seating Area**

- The meeting generally agreed that a removable or permanent café/kiosk is not required in this area. It was noted that this area is utilised by park users especially in the evenings as a sunset sitting spot.
- It was also noted that this area would be inappropriate as a location for a public toilet due to its isolated location.

**17. Possible parking to Yeend Street**

- Parking in this area was considered appropriate as the road is already used as such for the majority of the time. It also has the advantage of being on the perimeter of the park and doesn't encroach on the fabric of the park.

**18. No item 18 on plan**

**19. Pocket Park**

- the inclusion of the council land into the park was generally agreed subject to the limitations of cost.

## **5.0 THE PROCESS FROM HERE**

It was agreed that another community workshop was desirable prior to the public exhibition. The study team will integrate the feedback from the workshop in further resolving the draft masterplan for the final workshop. Following the workshop the draft plan of management and masterplan will be on public exhibition for 4 weeks, following which public exhibition feedback will be incorporated in the final plan of management for adoption by Council

## **6.0 FINAL WORKSHOP**

The final workshop is scheduled for:

**Monday 24th July 2000**

commencing at **7.00pm** at the Dept of Housing Community meeting Room  
Cameron street (between Mort and church Streets)

Please contact **Suzanne Thomson** of Environmental Partnership Pty. Ltd.  
**by 5.00pm Friday 21st July** if you will be able to attend this workshop.

**Ph 9555 1033 fax 9818 5292 email [suzanne.t@epnsw.com.au](mailto:suzanne.t@epnsw.com.au)**

Note: Please provide confirmation as noted above if you have a friend, neighbour or other interested person who wishes to attend the workshop or receive information regarding the plan of management process.

### **Attachments:**

A4 Concept Masterplan (incorporating road closure)  
A4 Concept masterplan (retaining road link with realignment)



Community Working Group No.3

**Workshop Notes**

Held at the Department of Housing Community Meeting Room,  
Cameron Street Balmain  
7.00pm Monday 24th July 2000

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**Summary of attendees (31 total)**

- 28 local residents
- 1 Leichhardt Municipal Council (LMC), Councillors and Council staff
- 2 study team

The following notes provide a summary of the items discussed at the third community workshop for the Mort Bay Park plan of management and masterplan held on Monday the 24<sup>th</sup> July 2000 at the Dept of Housing Community Meeting Room. The notes summarise the discussions of the working group and the presentations provided by the study team.

**1.0 INTRODUCTIONS**

Bruce Rendall (LMC – Community Recreation Officer) welcomed participants to the meeting. It was explained that this meeting was the final workshop for the preparation of the draft plan of management and masterplan. Following any required amendments after this workshop the draft plan of management and masterplan will go to public exhibition for public comment.

**2.0 ISSUES ARISING FROM THE CONCEPT MASTERPLAN**

Adam Hunter outlined the issues arising from the second workshop's review of the preliminary concept masterplans and outlined the study team's design/management responses. General discussion of the amendments occurred as required during the presentation. The following items outline the presentation by the study team and the subsequent workshop discussions. Masterplan item numbers refer to the attached revised masterplan options one and two.

**Two Masterplans**

It was explained by the study team that two masterplan options were provided - the first incorporating the proposal to remove the Church/McKell Street through access, the second proposing a realignment of the road maintaining through access whilst increasing usable park area from that existing currently. Both plans are proposed to go to public exhibition after which Council will decide whether to further investigate the potential road closure (ie. Impact studies) or to pursue the existing or realigned through access.

A number of new workshop participants living on streets adjoining the site noted their concern regarding any traffic change that may increase traffic movements past their residences. It was confirmed by the study team that the role of the plan of management was to identify options for further assessment. In the case of the potential through road closure, a full process of impact assessment would be required prior to such a proposal proceeding. It was also noted that the plan of management had developed the road closure option in response to the open space and safety opportunities identified by the public at previous workshops.

**Cameron Street Entrance (revised masterplan item 1)**

- If the Church Street through access is closed it desirable to provide a small amount of parking and a drop off zone for families, disabled and elderly users of the park. The area adjacent to the existing road is the ideal location for such an amenity. The threshold to the park area will be reinforced through a raised threshold as a visual indicator of the park entry and as a slow speed zone.
- Walling above footpath level along Cameron street is recommended to be removed to increase views into park and enhance visual amenity of Cameron Street. The existing wall below street level will be visible from within the park to retain an historic reference.
- The evolved wetland will be retained and enhanced and integrated with the native revegetation zone with an informal nature trail access provided through this area.

**Multipurpose Courts (revised masterplan item 3)**

- At workshop no. 2, concerns were raised regarding the concentration of activities in the proposed multipurpose courts area. As a result, proposed facilities been limited to a single court with informal low retaining walls that can double as seating walls. It is recommended that all materials be of a quality such that skateboard users will not cause damage to the area.
- The court should not be provided with night lighting, and due to its reduced size will not be suitable for competition purposes. A range of court activities can be catered for through multiple line markings on the court.

**Dry dock Area (revised masterplan item 2)**

- The second workshop indicated that there is extensive public use of the drydock area of the park in its current form and this usage should be conserved. Major development of the area for a sculpture garden was not favoured although the low key location of several appropriate artworks that do not interrupt use should be considered.

**Multipurpose Gravel Path (revised masterplan item 21)**

- The study team proposed a series of multipurpose gravel path links that will serve the dual purpose of a maintenance edge and a low key bicycle track that can be used as a loop system for children's bicycle use. It was noted that an informal path system was preferred to a demarcated area.
- It was highlighted that the path surfacing was such that riding of bikes or scooters at speed would not be encouraged, thus ensuring that the impact on other park users would be minimised.
- The meeting agreed that a low key bike loop in the southern area of the park would be an appropriate activity for that area as it lends itself as a family picnic area.
- It was also noted that loop systems for young children learning to ride within a safe park environment rather than on vehicular access areas was preferred.
- It was indicated that these paths were in varied locations around the park as such offer the ability to provide for a range of experiences whilst also dissipating impact.

**Children's Playspace (revised masterplan item 19)**

- The plan retains a preferred location for a children's playspace in the southern corner of the park, in complement to the informal family use of this area.
- The location of the playspace in this area has the advantage of being already physically divided from the road through a raised planting bed area, and having an open relationship with the surrounding park land.
- Comment was made on the proximity of the playspace to the Thames Street wharf and its associated attraction of undesirable activities, and the increased possibility of vandalism. It was noted that good design and quality materials can be a deterrent to vandalism.
- A further comment from the meeting was the possible liaison with the local police for a regular drive-by of the area as a discouragement to undesirable behaviour.
- The masterplan indicates the area as a playspace, with detailed design of the playspace and items therein to be subject to separate community consultation at a future stage. This will allow all interested parties to participate in the decision making for the selection and location of play equipment within in this area.

**Public Toilets (revised masterplan item 9)**

- It was generally agreed that there was a need to provide toilet facilities in the park. Vandalism and the attraction of undesirable activities were identified as issues to be addressed in the final design/placement of the toilets. A central location for the toilets was generally agreed to be a priority.
- A semi permanent or portable structure was discussed by the workshop as an option for toilet provision. It was noted by the study team that from past experience, structures that are well designed are less susceptible to vandalism. Semi-permanent and moveable structures are most subject to vandalism. As such it would be desirable to provide a quality structure in a suitable location.
- Meeting noted that Leichhardt Council lock most public toilets in the area daily at sundown (eg Gladstone park, Elkington Park, and sporting facilities), and that the toilets in Mort Bay Park should be added to this routine.



**Industrial Wharf (revised masterplan item 17)**

- It was noted that there was strong support for the current use of the wharf and the desire to leave it as an informal recreation facility. As such the previous plan for adjustments to the wharf have been abandoned, and the wharf is to remain in its current form.
- It was noted that the wharf provides the opportunity for occasional art displays (eg local art school exhibitions and art festivals).

**Community Gardens (revised masterplan refer area identified by note)**

- A location for a future community garden has been indicated on the plans adjacent to the existing through road. This area receives adequate solar access for this purpose. The approximate area set aside for the community gardens is 500m<sup>2</sup>
- The study team raised the possibility for the community to gain grants for the implementation and management of community gardens.
- The assessment of community interest and the formulation of a gardens committee are recommended in the plan of management as preliminary steps to implementation of community gardens.

**GENERAL DISCUSSION ITEMS**

The following items were subject to further detailed discussions by the community working group.

**Road Closure**

As noted previously, it is proposed that two masterplanning options are presented for public exhibition purposes: Option one removing through access; option 2 retaining a re-directed through access. The removal of through access was developed in response to the opportunities and issues identified by community participants at the first two workshops. This third workshop was attended by a number of residents from adjoining streets concerned at any potential impacts as a result of road closure on their residential amenity.

The study team explained that it was the role of the plan of management to identify the options for planning and design enhancement of the park. The potential road closure will significantly improve the area and quality of recreational open space available to the public in addition to addressing safety issues raised at earlier workshops with regard to traffic speeds in the McKell Street through link.

If the park design and recreational opportunities provided by a potential road closure are supported by the public exhibition, council will then investigate fully the potential traffic and access implications before confirming which masterplan direction to proceed with. Meanwhile other plan of management recommendations such as site remediation and design for revegetation can be commenced to later integrate with whichever masterplan option is finally preferred by Council.

**Dog zones**

The meeting discussed the possibility of designating zones within the park restricting the range of dog activities. The workshop was divided regarding this issue between those against formalised controls and those desiring greater control. However it was generally agreed that the southern area of the park adjoining the concrete wharf be pursued as a dog free area in complement to the proposed children's play space and the family use of the area.

An off leash dog area was suggested in the area adjacent to the housing to the north of the bay (area 10 on the masterplan). Other areas would be considered as zones where dogs must be on leash under the control of an owner.

The meeting generally agreed that dog zoning should not affect the informal character of the park and the existing ease of access from many park entries. The park should be as inclusive as possible and fencing should be avoided.

An effective but discrete level of information signage should be provided to be maintained and policed (in particular by park rangers). Information signage may also be initially supplemented by information leaflets/press releases etc.

The issue of the dog zoning should be a separate item in the exhibition comments sheet that will be included with the public exhibition.

**Comments Sheet**

The study team tabled a copy of the preliminary community comments sheet for the plan of management public exhibition. The comments sheet is aimed at assisting those interested to provide feedback on the major plan of management proposals. The comments sheets cannot

be used for statistical purposes. The sheet will also provide space for additional comments which the public is encouraged to provide.

The working group expressed concern with the wording of the comments sheet questions. Participants were invited to provide the study team with their comments on the wording and structure of the comments sheet. Interested participants were issued with copies of the comments sheet for this purpose.

The comments sheet will be revised on the basis of these comments and further study team review.

### **3.0 ISSUES ARISING FROM WORKSHOP TWO**

Bruce Rendall provided responses on several issues related to the plan of management raised by participants at the previous workshop.

#### **Ownership - timing of site C handover**

At its meeting of 27<sup>th</sup> June 2000 Council resolved to decline the development application for the Mort Bay Housing Department land including strata title of properties. The Department of Housing has referred the application to the Minister of Urban Affairs and Planning for his determination. Staff opinion at Council is that the Minister is likely to approve the application and at the same time complete the transfer of site C to Council's ownership.

#### **Community Centre**

The Department of Housing has also requested that the outstanding development condition relating to the provision of a community centre be deleted from the original consent in return for the transfer of site C to Council. Again this issue will be reviewed by the minister. Staff opinion at Council is that the Minister will approve the modification of the original consent.

#### **Funding**

\$1 million has been allocated for the remediation of site C including contaminant removal, wall works, and landscape enhancement.

#### **Tall Ships**

Council has agreed to the leasing of the wharf for Tall Ship mooring during the period of the Olympic Games. So far the Rainbow Warrior has been confirmed and there is the possibility of other vessels. An assessment of the affects on the site and related area will be carried out by Council after the event to assist in future assessment mooring applications.

### **4.0 PUBLIC EXHIBITION**

The draft Plan of Management and masterplan are proposed to go on public exhibition from the 28<sup>th</sup> August until the 27<sup>th</sup> of October and is proposed to be on display within the park, at council's offices and at the Balmain Library. The workshop also suggested that the local stores might also be approached for the placement of poster type information advising of the exhibition. The exhibition will comprise the two masterplan options, background information, photo's and explanatory information relating to the numbered items on the masterplans. A comments sheet will be available at indoor displays. Reply paid envelopes will be made available for the return of the comments sheets and other general public comments.

Comments and written submissions will be reviewed and any required amendments made in the document before being put to Council for final ratification. The timeframe set out above will allow for the draft plan of management to be adopted by Council prior to the end of the year, to ensure that improvement works can begin in the park at the earliest opportunity.

The notes from the community meetings and the comments sheet will also be available on Council's web site. visit [www.mycommunity.com.au/leichhardt/](http://www.mycommunity.com.au/leichhardt/)

For more information please contact **Bruce Rendall**. Leichhardt Municipal  
**Ph 9367 9046 fax 9367 9275 email [brucer@lmc.nsw.gov.au](mailto:brucer@lmc.nsw.gov.au)**

#### **Attachments:**

- A4 Concept Masterplan option one (incorporating road closure)
- A4 Concept Masterplan option two (retaining road link with realignment)

Community Working Group No.4  
**Workshop Notes**

Held at the Department of Housing Community Meeting Room,  
 Cameron Street Balmain - 7.00pm Monday 18<sup>th</sup> February 2002

**Summary of attendees (29 total)**

- 25 local residents
- 3 Leichhardt Municipal Council (LMC) Council staff
- 1 study team

The following notes provide a summary of the items discussed at the fourth community workshop for the Mort Bay Park draft plan of management (POM) and masterplan held on Monday the 18<sup>th</sup> February 2002 at the Dept of Housing Community Meeting Room. The notes summarise the presentations provided by the study team, and discussions of the working group.

## 1.0 INTRODUCTIONS

Vince Caccavo (LMC – Community Recreation Coordinator) welcomed participants to the meeting. It was explained that this meeting was aimed at updating the community on issues arising since the last community workshop, and the process to follow in exhibiting the draft POM. Vince introduced other Council officers in attendance:

- Peter Gainsford LMC Assets Manager
- Judy Wingfield LMC Community Operations Manager

Vince then introduced Adam Hunter (Environmental Partnership – Landscape Architects), consultants preparing the POM. Outlined following is a summary of the presentation provided incorporating issues raised by the group and discussions arising

## 2.0 REVIEW OF THE PLAN OF MANAGEMENT PROCESS

### 2.1 Previous Consultation - Mort Bay Community Meeting Room:

#### *Workshop Group No. 1 Monday 22nd May 2000*

- discussion of values and roles of the park
- objectives for the POM
- issues and opportunities

#### *Workshop Group No. 2 Monday 26th June 2000*

- Review of concept proposals

#### *Workshop Group No. 3 Monday 24th July 2000*

- Workshop review of Final Masterplan and Draft Plan exhibition as requested by community group

### 2.2 Project Time line

#### **May to July 2000**

Preparation of Draft Plan of Management ( including 3 Community Workshops)

#### **November 2000**

Traffic assessment of potential closure of McKell Street

#### **December 2000**

Officers report to Council recommending Traffic Calming to McKell Street as preferred design option due to: increased traffic on Short Street - already narrow with a dense built edge

#### **January 2001 -August 2001**

Leichhardt Council Community Recreation Coordinator position remains unfilled

#### **August 2001**

Council reviews options for relocation of John McMahon Childcare Centre due to potential redevelopment of Balmain Council Depot Precinct.

### 2.3 Purpose of Workshop No. 4 – 18<sup>th</sup> February 2002

- i. to review the proposal for the provision of a long Day Care Centre within the Site C area of Mort Bay Park
- ii. to preview the Draft Plan of Management Public Exhibition
  - exhibition display
  - comments sheet
  - exhibition locations

### 3.0 BACKGROUND TO THE LONG DAY CARE CENTRE PROPOSAL

- May 2001: DCP prepared for the Balmain Depot Precinct to identify redevelopment opportunities as a civic precinct
- Implication of redevelopment is that John McMahon Childcare Centre would be inoperable for a minimum of two years due to construction
- Leaves Council with several options for maintaining a childcare facility:
  1. Provision of Childcare Centre in redevelopment precinct requiring its closure and relocation to a temporary site for two years
  2. Permanent relocation of centre to an alternative location
- Centre proposed to cater for 35 places (as does existing centre) however the ratio of younger placements (ie. % of the 35 places) was expected to be increased to meet community needs

#### Long Day Care Centre - Relocation Options as reviewed by Council

1. **Gladstone Park**  
Limited space other than Bowling Club - Bowling Club has 16 years to run on a current licence and has long community association
2. **Birchgrove Park**  
Topography means that existing recreational uses would need to be compromised / adjusted.
3. **Mort Bay Park - Site C**  
Undeveloped currently and could be incorporated adjoining McKell Street frontage without impacting on recreational opportunities.  
*(800m<sup>2</sup> proposed Childcare Centre Area is 6% of Site C area and 1.5% of total park area including site C)*

Judy Wingfield (LMC) noted that the majority of existing users preferred the potential move to Mort Bay as the adjoining environment was more suitable and less busy.

#### Discussions arising:

- The location of the 10 carparking spaces at the south west end of the centre was queried – it was explained that this was preferred to keep parking away from the existing residential buildings. These parking spaces would be available to the public when the centre is not operational (ie. weekends)
- The nature of the public accessway link (to Short St) between the centre and existing residential building was queried. It was noted that the path / steps would be in the order of 2 metres with the overall corridor a minimum 5 metres including planting.
- It was confirmed that the play space within the Centre would be permanently inaccessible to the public for security reasons.

**Discussions arising (continued):**

- It was queried whether the centre would be used on weekends. It was confirmed that the daycare facility would not function on weekends but may (subject to Council approval) be made available for children's parties). It was noted that the internal areas would not be suitable for functions larger than a small children's party – and would / should not be hired out for night time events.
- Any future childcare facility at this location would be subject to determination of a separate development application further to its inclusion in the plan of management.

**4.0 COMMUNITY LAND CATEGORISATION**

It was outlined that the whole of the park including the Site C extended area was proposed to be categorised as "Park" under the Local Government (Community Lands Amendment) Act. This requires that improvement and use of the park is in accordance with the "core objectives" as outlined in the Act for the Park category:

- Encourage, promote, and facilitate recreational, cultural, social, and educational pastimes and activities;
- Provide for passive recreational activities and pastimes and for the casual playing of games;
- Improve the land in such a way as to promote and facilitate its use to achieve the above.

**5.0 MORT BAY PARK MASTERPLAN**

The meeting was presented with the three phases of masterplan development for the park:

July 2001            McKell Street Closure

December 2001 McKell Street Shareway as determined by Council's traffic review

February 2002 McKell Street Shareway incorporating Long Day Childcare Facility (see copy attached)

**Discussions arising:**

- There was general discussion on the provision of toilets – it was noted that it was proposed to incorporate public toilets adjoining McKell Street within the Childcare building (with no access to the centre). Future toilets are also recommended in the POM to be pursued in the potential upgrading of Mort Bay Wharf
- The area of the playspace was queried at to its size relative to Bicentennial Park Glebe – proposed area indicated on plan is approximately 426m<sup>2</sup> (Bicentennial Park approx. 1000m<sup>2</sup>). This is believed to be appropriate to the scale and usage of the park.
- It was noted that the POM allows for the future extension of the play space, and supplementation of play facilities in other areas of the site.
- Costing and staging of the POM was queried. It was noted that those interested in these aspects should refer to the Works Action Plan in the POM Report once on exhibition, and provide comments as applicable.
- It was noted that the existing status of recycling bins was poor – Council to follow up.



## 6.0 PUBLIC EXHIBITION

The meeting was presented with images of the proposed colour exhibition displays. It was noted that these would be provided at several outdoor locations on site (excluding copy of report), indoors at Council and the Balmain Library (including report). The indoor locations would also include copies of the comments sheet and reply paid envelopes. The display and the comments sheet will also be available on Council's web site – [www.mycommunity.com.au/leichhardt](http://www.mycommunity.com.au/leichhardt)

### Discussions arising:

- Invite local schools to comment once the draft plan of management is placed on exhibition;
- It was queried whether the group would have the opportunity to comment on the format / content of the comments sheet. It was agreed that a copy would be provided with the meeting notes and comments received by Vince Caccavo at Council (fax 9367 9275) up until 5.00pm the 8<sup>th</sup> February 2002.
- It was noted that the demolition of the Stanley Works building would be desirable as soon as the programme allows

## 7.0 WHERE TO FROM HERE

1. Finalise Draft Plan of Management by end of February / early March 2002
2. Report to Council for Endorsement to exhibit Draft POM - March 2002
3. Public exhibition - target - April / May 2002  
Report to Council to adopt Plan of Management - Target May - June 2002
3. Council to programme required pre-construction activities to get Site C incorporated in park
  - complete transfer of Site C
  - undertake remediation

### Discussions arising:

- It was noted by resident Deanna Fekete-Wheatley there had been some interest in the community for the establishment of a "Friends of Mort Bay Park Group" to follow the implementation of the POM and to encourage ongoing community input to the park. Those interested in receiving email information to note contact details on attendance list or contact Vince Caccavo at Council.

### Meeting Closed 8.30pm

For more information please contact **Vince Caccavo**, Leichhardt Council

7-15 Wetherill Street Leichhardt. NSW. 2040.

Ph 9367 9281 fax 9367 9275 email [leichhardt@lmc.nsw.gov.au](mailto:leichhardt@lmc.nsw.gov.au)

### Attachments:

- Review of traffic options from Council report November 2000
- Park masterplan incorporating Childcare Centre
- Public Exhibition Comments Sheet

## Community Information Night Notes

Held at Mort Bay Community Meeting Room – 7-8.30pm

Wednesday 25th August 2004

### Attendees:

25 Community members  
1 Councilor  
2 Council Officers  
2 Consultant Project Team

Item	Discussion
<b>1.0</b>	<b>INTRODUCTION</b>
1.1	Vince Cusumano (VC) (Manager parks and Streetscapes) Leichhardt Council Welcomed all participants and thanked them for their time in attending
1.2	VC explained that the design development process for the site C extension of Mort Bay Park was underway, and that two key issues had been subject to review that affect the masterplan as incorporated in the plan of management for the park. These were: <ul style="list-style-type: none"> <li>the extent of costs for realignment of McKell Street as a shareway route – desirability of maximising available budget on park improvements as opposed to roadworks</li> <li>the discovery of a remnant sandstone wall during demolition of the Stanley Works building that is believed to be part of previous building constructions (Morts Dockyard) on the site.</li> </ul>
1.3	VC introduced Adam Hunter (AH) Director of Environmental Partnership, the Landscape Architects that prepared the plan of management. AH outlined the objectives for the information night as being: <ol style="list-style-type: none"> <li>to update continuity on the detailed design process for site C</li> <li>to review Design Options for Site C</li> <li>to review potential landscape treatments</li> <li>explain what happens from here</li> </ol>
<b>2.0</b>	<b>PRESENTATION – DESIGN DEVELOPMENT</b>
2.1	AH explained that several design options had been reviewed relating to the key design aspects of alteration of the McKell Street alignment (or not), and integration of the remnant sandstone wall into the park design. AH presented 3 key options that had been resolved from those reviewed by the design team and Council:
2.2	<b>Option One – realignment of McKell St</b> - to provide shareway as per plan of management Masterplan.  Key points to note included: <ul style="list-style-type: none"> <li>approximately \$200,000.00 costs in road realignment that cannot be spent in park</li> </ul>
2.3	<b>Option 3a – McKell Street retained</b> <ul style="list-style-type: none"> <li>to retain McKell St.</li> <li>Proposed multi-purpose courts to be located to south west of McKell St – separate from main village green area.</li> <li>Southern path access to the Dry Dock area from the heritage wall sitting area is via a single straight path connection</li> <li>Paved road crossing zone at 90 corner of McKell Street</li> <li>Community Garden located to elevated Council land parcel at corner of Cameron Street and Phillip Street</li> </ul> Key points to note included: <ul style="list-style-type: none"> <li>court provision to south of road maximises area available closer to bay for passive recreation parkland</li> <li>at grade access from intermediate terrace below Short Street available to McKell Street via the multi-purpose court.</li> <li>community garden location to at corner of Cameron Street and Phillip Street enables Childcare Centre parking to be accommodated adjoining building (on the same side of the road).</li> </ul>

## Community Information Night Notes

Held at Mort Bay Community Meeting Room – 7-8.30pm

Wednesday 25th August 2004

Item	Discussion
2.0	<b>PRESENTATION – DESIGN DEVELOPMENT</b>
2.4	<p><b>Option 3b – McKell Street retained</b></p> <ul style="list-style-type: none"> <li>- Generally as for option 3a</li> <li>- Southern path access to the Dry Dock area from the heritage wall sitting area is via a radial loop path</li> <li>- Community Garden located adjoining proposed Childcare Centre</li> <li>- Childcare parking split either side of McKell Street</li> </ul> <p>Key points to note included:</p> <ul style="list-style-type: none"> <li>• court provision to south of road maximises area available closer to bay for passive recreation parkland</li> <li>• at grade access from intermediate terrace below Short Street available to McKell Street via the multi-purpose court.</li> <li>• community garden location more strongly relates to the park.</li> <li>• Parking either side of road requires parents / children to cross road</li> </ul>
3.0	<b>DISCUSSION OF ISSUES</b>
3.1	AH invited a general discussion of issues, queries from the group present. These are listed following. Where applicable, comments have been provided by the study team following the point
3.2	<p>Childcare Centre</p> <p>concern that adequate setback is provided to north edge of Childcare Centre adjoining residences to minimise impacts.</p> <p><i>VC noted that the Childcare building would be subject to a separate Development Application for architectural design that would need to address all relevant planning requirements and be subject to public exhibition and comment.</i></p> <p>How is Childcare Centre serviced by public transport:</p> <p><i>Meeting noted that direct public transport to the location of the proposed centre is not currently available but is available nearby ie, Rowntree Street.</i></p> <p>Potential for ramped access from Childcare Centre to terrace below Short Street is desirable:</p> <p><i>AH noted that this a significant level change and a ramp would require significant area to provide – it was noted that ramp access will be available via multi-purpose court (option 3a/3b) but it was acknowledged that this was an excessive distance for toddlers to walk. It was noted that a secure play space is provided within the Childcare complex</i></p> <p>Toilets attached to Childcare Centre questioned:</p> <p><i>AH outlined that it was preferred to avoid a separate free standing toilet building – harder to maintain and police – the toilet is proposed as a separate (closed off from the childcare centre) section of the building that will be locked in non-daylight hours.</i></p> <p><i>It was also noted that the Plan of Management recommends Council pursue the provision of public toilets in the future upgrading of the Thames Street Wharf</i></p> <p>Potential arts and crafts community use of Childcare Centre when not in use:</p> <p>What is rationale for having potential extension area for centre</p> <p><i>VC noted that it was normal planning practice to recognise that there may be additional community need in the future and to provide capacity to cater for this if required</i></p>
3.3	<p>Maintenance of planted areas:</p> <p>Maintenance of new / existing planted areas needs to be adequate</p>
3.4	<p>Playground design:</p> <p>The final location of a play space in the overall park was queried – is there any possibility of a playground being located in the Site C area.</p> <p><i>AH noted that the playground location as identified in the Plan of Management (to was the current preference. However the design proposals for Site C would not preclude future provision of a play space in the site c village green area if this resolved as preferable through further design development and consultation.</i></p>

## Community Information Night Notes

Held at Mort Bay Community Meeting Room – 7-8.30pm

Wednesday 25th August 2004

Item	Discussion
3.0	<b>DISCUSSION OF ISSUES</b>
3.5	<p>Traffic speeds to McKell Street: Will traffic speeds along McKell Street be a problem. <i>AH noted that the 90 degree dog leg of McKell St acts as a natural speed reduction device – this will be reinforced through the paved threshold / crossing at the dog leg of a textured pavement surface</i></p> <p>Avoid blind sight lines created by poor tree placement</p>
3.6	<p>Width of footpath to McKell Street queried: <i>AH noted that plan currently shows path as standard 1.5m – to be reviewed for possible increase in width</i></p>
3.7	<p>Wetland area – important to allow this area to evolve naturally: <i>AH noted that some filling works would be required for capping / remediation purposes through the wetland / bush regeneration area – however it is proposed to retain the current low points and allow the wetland to evolve further.</i></p> <p>Potential for barrier to prevent dog access: <i>To be explored further</i></p> <p>Has stormwater management been considered: <i>Yes it will be - this is part of the design development process</i></p> <p>Concern about sitting water <i>AH noted that the observations to date were that the area would not support a permanent water body – the water presence is temporary and this will dictate the character of the wetland</i></p>
3.8	<p>Urban bushland / regeneration area – is it big enough to be self sustaining: <i>VC noted that it was difficult in Leichhardt to avoid some ongoing maintenance of bush / vegetation areas due the density of adjoining development.</i></p> <p>Potential for community school group involvement in plant species, propagation, and planting days to bush regeneration area: <i>To be explored further</i></p> <p>Earthworks design must allow for settlement of fill material</p> <p>Height and slope of fill material: <i>AH noted that purpose of filling was primarily to provide a suitable medium for establishing trees – depth and slope will generally be as indicated on the display cross sections</i></p> <p>“Green Web” principals to be employed in revegetation</p>
3.9	<p>Community Garden – how to be managed – broad (ie not closed) community input preferred: <i>VC noted that Council is examining models for the management of similar community garden facilities and would be resolving the most effective approach.</i></p> <p><i>AH noted that the garden would be accessed from Phillip Street in the option 3a location</i></p> <p>Potential for impacts with elevated location (option 3a) on wetland: <i>AH noted that any such impacts could be effectively managed with the assistance of garden users</i></p>
3.10	Steel steps – dog friendly treads required:
3.11	Informal seating desirable in urban bushland / wetland area:
3.12	<p>Lots of seating desirable: <i>AH noted that seating will be provided in a variety of forms including backed park bench seating and incidental (walls and steps) seating.</i></p>
3.13	
3.14	The larger / consolidated area of carpark as shown in option 3a was visually intrusive – others preferred carpark in this location on same side of road as Childcare Centre:

## Community Information Night Notes

Held at Mort Bay Community Meeting Room – 7-8.30pm

Wednesday 25th August 2004

Item	Discussion
<b>3.0</b>	<b>DISCUSSION OF ISSUES</b>
3.15	Corrosion resistant materials must be used in all park furniture / construction:
3.16	Ensure good lighting: <i>AH noted that the key access routes would be lit through the park with improved lighting – it was not envisaged that the court area would be night lit.</i>
3.17	Potential viewing windows to Cameron Street brick wall: <i>AH noted that the design team has been reviewing such opportunities</i>
3.18	Potential for “total” heritage interpretation: <i>AH noted that heritage wall seating areas provided potential for comprehensive interpretation involving all phases of site history extending from pre European times</i>  Potential design competition for heritage wall treatment – incorporating public art
3.19	Potential viewing windows to Cameron Street brick wall: <i>AH noted that the design team has been reviewing such opportunities</i>
3.20	Could a coffee shop be located near the heritage wall sitting area: <i>AH noted that a permanent commercial operation was not allowable under the Plan of Management – but that mobile vendors (eg on weekends) had been identified as of potential</i>
3.21	Is the court area needed – current use of wharf: <i>AH noted that it would be desirable to provide a suitable / safe location for ball games, that would allow the dock to be available for general public promenading</i> Will the court area be fenced: <i>AH noted that this was still to be confirmed – if so – low impact (black) fencing would be used.</i>
3.22	Concern with poor quality of existing trees in park: <i>VC noted that existing trees may have been subject to poor preparation during planting. Opportunity with new plantings to get this right.</i> <i>AH noted Plan of Management identifies potential to also improve conditions for existing trees</i>
3.23	Post development management of park queried: <i>VC noted that Council would be keen for broader community input to the park (such as a park management forum) to be provided. AH noted that this was flagged in the plan of management as desirable – but with the plan of management policies as their guidelines</i>
<b>4.0</b>	<b>RELATED WORKS</b>
4.1	VC noted that the Development Application for remediation works (to contaminated ground) on site had been approved. Works likely to start by October 2004.
4.2	VC noted that structural works for making good of walls on the site were about to start and would be undertaken over approximately 2 months.
<b>5.0</b>	<b>PUBLIC EXHIBITION / ONGOING DESIGN</b>
5.1	VC noted that the Design Development options for Site C were on Public Exhibition and that community comments would be received up till 6 <sup>th</sup> October.
5.2	Council aimed to have documentation completed by Christmas with works commencing in the first half 2005
<b>6.0</b>	<b>MEETING CLOSE</b>
6.1	AH and VC thanked all for their attendance. Meeting notes to be distributed



### D. Public Hearing Report



**Report on the Public Hearing for the  
Draft Plan of Management  
for  
Mort Bay Park, Balmain**

**Held at the Department of Housing Community Meeting Room  
7.00pm Monday 1st July 2002**

Prepared by:  
Adam Hunter  
Environmental Partnership (NSW) Pty Ltd

## **CONTENTS**

- 1.0 Introduction
- 2.0 Community Land categorisation
- 3.0 Items for revision following public exhibition
- 4.0 Additional revision items from public hearing discussions
- 5.0 Next steps in the process
- 6.0 Attachments
  - Public Hearing attendance list
  - Summary of Public Exhibition Comments Sheet Responses
  - Summary of written community comments

## 1.0 Introduction

This report is provided as a summary of the Public Hearing held on the 1<sup>st</sup> July 2002 at the Department of Housing Community Meeting Room from 7.00 to 8.30pm, to review the community land categorisation contained in Council's Draft Plan of Management (POM) for Mort Bay Park – March 2002. Following the public exhibition of the draft POM from 8<sup>th</sup> April to 31<sup>st</sup> May 2002, the public hearing was notified by Council to the community through the local press on ..... 2002.

The public hearing was undertaken to meet the requirements of the Local Government Amendment (Community Land Management) Act 1998 (section 40a) which requires a public hearing where a Council's plan of management has proposed a revision to the categorisation of community land or is categorising land for the first time under section 36 (4) or (5).

The meeting was facilitated and documented by Adam Hunter (Director) of Environmental Partnership (NSW) Pty Ltd Landscape Architects and Planners. The meeting was attended by:

- ..... residents
- 2 Council Officers      Annette Griggs      Director, Community Policy and Services  
   Vince Caccavo      Community Recreation Coordinator
- Adam Hunter (Environmental Partnership)

The following summary documents the discussions associated with items for which most comment was received – and the associated amendments to the draft Plan of Management proposed by the study team. Other general discussions related to the draft POM are also recorded.

Incorporated in Section 6.0 Attachments, is a Summary of the Public Exhibition Comments Sheet Responses provided by the community, along with a Summary of written community comments received during the exhibition period.

## **2.0 Open space categorisation**

Adam Hunter reviewed for the meeting the requirement for the plan of management to identify a community land categorisation for the open space in addition to ensuring that the planning and management strategies incorporated in the plan are in accordance with the core objectives identified in the Local Government Act.

It was noted that the existing Mort Bay Park area was categorised park under the LMC Community Lands POM 1996. The March 2002 Draft POM proposes the retention of the Parks category through the existing park and the extended park area of Site C (Department of Housing Lands).

Adam Hunter identified that no queries had been raised with the proposed categorisation through the exhibition period.

A question was then raised as to what the status was of the transfer of the Site C lands. Vince Caccavo noted that he had been advised by the responsible Council Officer that Site C had been officially transferred to Council title.



### 3.0 Items for revision following public exhibition

During the Public Exhibition period for the Draft POM the following responses were received.

- 142 Completed comments sheets including written comments
- 1999 10 written submissions

The following table incorporating columns 1 and 2 was presented to the public hearing as summarising the POM proposals for which a number of comments had been received and changes were proposed in finalising the document. Column three identifies the outcome of discussions at the public hearing on these items

Refer also to section 4.0, which identifies several further items for which changes are proposed based on the outcome of discussions at the public hearing

1. Item – Issue		2. Proposed response in POM	3. Outcome from public hearing
<b>Bay Street Park</b> Traffic implications of closure		<ul style="list-style-type: none"> <li>Add requirement for traffic assessment and Traffic Committee review prior to further consideration</li> </ul>	OK
<b>On / Off leash dog use</b> Extent of off / on leash		<ul style="list-style-type: none"> <li>Include requirement that all paths be on leash dog use only.</li> <li>Dog usage information signage and enforcement to be subject to further consultation / development through Councils Planning committee and Companion Animals committee.</li> </ul>	<p>Several attendees noted existing off leash usage of drydock area – and the desirability of continuing this use – Adam Hunter noted that the management zones proposed in the draft POM related to the ultimate development of the park where the village green would be located adjoining the dry dock – as such the relevant committees may resolve that until this time existing use may continue</p> <p>Several attendees also expressed their belief that the proposed off leash area (west foreshores) was not suitable.</p> <p>AH commented that the areas resolved in the POM had been discussed through the previous workshops.</p> <p>AH also noted that the potential fencing of an area for off leash use (if required due to proximity to other uses / liability) would likely be visually intrusive to this passive use park.</p> <p>Incorporate additional requirement for monitoring of zones for any appropriate future fine tuning.</p>
<b>Buffer planting to residential fencelines</b> Screening of views		<ul style="list-style-type: none"> <li>Include requirement that planting to be lower level to retain security and sight lines other than trees to property boundaries</li> </ul>	OK
<b>Visual marker</b> Concern about how it will look – safety – impact on fishing		<ul style="list-style-type: none"> <li>Strengthen explanation that structure will not be accessible - should be of maritime / industrial theme, and should be subject to community consultation through detailed design</li> </ul>	OK

### 3.0 Items for revision following public exhibition

1. Item – Issue		2. Proposed response in POM	3. Outcome from public hearing
<b>Parking on Yeend Street</b> Levels, attract more people	•	Delete parking - identify that eastern edge of park and interface with Ballast Point to be further investigated through Ballast Point masterplanning by SHFA	OK
<b>Wharf – artworks</b> Concern with permanent artwork	•	Delete reference to permanent feature - maintain potential temporary use for eg. Chalk art / temporary sculpture installation	OK
<b>Community Garden</b> Should be definite proposal  Size / location of area	• •	Community Garden added as numbered item on masterplan Size can be subject to confirmation – location provides at grade access (disabled access & servicing)	OK
<b>Yeend St Wharf – re-establish ferry access</b>	• •	Council to follow up with Sydney Ferries - out of Council jurisdiction May be reviewed as a part of Ballast Point Masterplan by SHFA	OK

#### 4.0 Additional revision items from public hearing discussions

In addition to the items listed in section 3.0 several other issues were raised by local residents in relation to the potential impacts on residential amenity of plan of management proposals. The proposed responses to these issues as discussed at the Public Hearing are identified following.

Item	Issues / Proposed Actions in finalising POM
<b>Playspace</b> Proposed playspace at eastern end of park adjoining southern grassed area & adjacent Thames Street.	<b>Issues</b> Several issues were raised by those concerned: <ul style="list-style-type: none"> <li>• noise generation due to "bowl" effect of park</li> <li>• proximity to wharf and current problems of undesirable behaviour and potential vandalism</li> <li>• lack of close parking due to Thames Street wharf parking</li> </ul> <b>Actions arising</b> <ol style="list-style-type: none"> <li>1. add requirement that detailed design for provision of playspace incorporate alternative location options within the southern grassed area for review within community consultation prior to finalisation of design</li> </ol>
<b>Multi purpose court</b> Proposed single, unlit multi purpose court (ie basketball and netball) located adjoining village green	<b>Issues</b> Several issues were raised by those concerned: <ul style="list-style-type: none"> <li>• noise generation due to "bowl" effect of park</li> <li>• potential undesirable behaviour and vandalism related to use of court</li> </ul> <b>Actions arising</b> <ol style="list-style-type: none"> <li>1. it is noted that Councils Open Space Strategy (1993) identified the desirability of courts on the site, and that the issues of noise / lighting impact had been discussed previously by the workshops with the result that the court was reduced to a single court – to be unlit.</li> <li>2. Notwithstanding the above, as with all other items the detailed design of the village green will incorporate public consultation. The requirement should be added that noise impacts related to allowable hours of use be incorporated in the detailed design of the court to determine if impacts are not sustainable with residential amenity.</li> </ol>

#### 5.0 The next steps

The meeting reviewed the next steps in the POM process

- i. Final plan of management with amendments as required to go to Council for adoption in mid to late August.
- ii. Council adopts plan of management
- iii. Council establishes the Friends of Mort Bay Park Group to assist in providing community input into ongoing planning.  
*Note: each implementation stage will still require community consultation*
- iv. Grant submissions made to supplement Council funding
- v. Design and Implementation works included on Councils works programmes incorporating community consultation

## 6.0 Attachments

### Public Hearing attendance list

NAME	PHONE	EMAIL
Allan Adolphson	9555 4331	
Andrea Humpries	9555 1698 (h)	
Ann Catling	9810 6524	
Anthony Green & Katy Evans	9555 9924	anthony@squillace.com.au
Bill Orton	98183152	
Bill Ryall	9810 7973	bryall@bigpond.net.au
Caroline Brown & Colin McCabe	9557 2845 (h) 0400 289406	carolinebrown@bigpond.com
Corinne Kemp	9460 4611 (h) 9263 3991 (w)	corinne.kemp@health.gov.au
Damian Cobley - Finch	9810 8208	damian.cobly-finch@uts.edu.au
Dannel Liddle	9810 8552	photos@sydney.net
Deanna Fekete - Wheatley	9555 8642 (h)	rescon@ozemail.com.au
Gil Teague		florileg@ozmail.com.au
Hilary and Gerry Seymour	9555 9221	
Jacky Lawes	9818 1669	jlawes@fpg.com.au
John Burgess	9818 2537	burgessj@bigpond.net.au
Kathleen Hamey	9818 4954	
Michael Cowan	9810 4660	michael.j.cowan@bigpond.com
Michael Rellmia	9810 9004	
Pam Qitken	9818 1797	
Peter Jollie	9555 2684	pjollie@ozemail.com.au
Phil Thrum	9818 4921	
Roger Faulkner	9810 9925	
Roger Parkes	9810 8978	roger@ozemail.com.au
Sue Clancy	9555 4331	
Tristaw Chiu	0408 966038	tcc8chiu@ozemail.com.au
Valerie Joy	9810 2871	valerie@hotkey.net.au
Valisia Jollie	9810 7697	

**6.0 Attachments**

**Summary of Public Exhibition Comments Sheet Responses**

**6.0 Attachments**

**Summary of Public Exhibition written community comments**



ITEM	COMMENTS	No.	RESPONSE / ACTION REQUIRED TO POM
<b>SUMMARY OF PUBLIC EXHIBITION -WRITTEN COMMENTS RELATING TO SPECIFIC ITEMS</b>			
<b>1</b>	<b>Proposals for the Cameron Street entry:</b>		
•	Cameron St wall use a graffiti wall	4	High visual impact to streetscape - limits aesthetic and security visibility of park
•	Cameron St wall should be retained	2	POM recommends palisade fence on sandstone hob
<b>2</b>	<b>Drydock Walkway and Grassed Area:</b>		
•	Should be on leash dog area	5	Area is recommended as on leash - pedestrian paths added to recommended on leash areas
•	Should be off leash dog area	3	Potential future review based on conflicts with other park uses
•	This area should be fenced in	2	Not compatible with access needs in this area - main entry to park
•	Excavate for an amphitheatre or ship play structure	1	Ships sculpture reviewed in workshops - resolved not applicable in short term
<b>3</b>	<b>Multipurpose court:</b>		
•	Mort Bay should be designated for park only, not sporting ground	2	Single court will not be suitable / practical for competition games
•	Prefer a netball court than basketball	2	Court will be marked for both
•	A trial night lighting (until 9pm)	1	Community workshops identified night lighting not preferred
•	Could encourage antisocial behaviour	1	refer above
•	Establish facilities for scooter, skateboard, bike ramp (eg. Avalon)	1	Council reviewing as part of district needs - wharf will remain usable for such activities
•	Need 2 basketball courts as there are few of these in Balmain	1	Double court not preferred - potential for competition use best provided elsewhere
•	Provide some Mod Grass tennis courts, these would be highly utilised	1	Already provided in Birchgrove
<b>4</b>	<b>Bay Street/Short Street Access and lookout:</b>		
•	Tree screen planting preferred	1	No action
•	Also provide picnic area	1	Will be considered in detailed design
•	Use robust species on mounding against retaining wall as it's likely a high impact areas for informal children play	1	No action
<b>5</b>	<b>Pocket Park:</b>		
•	Do not close Bay Street as it it frequently used by residents	10	Add requirement for traffic assessment and Traffic Committee review prior to further consideration
•	Make Bay St one-way and Short St one-way in the opposite direction to reduce congestion caused by parking cars	1	refer above
•	Pocket park upgrade but not extended	1	Subject to traffic assessment
•	Bay Street closure is an excellent idea to facilitate the creation of a magnificent lookout park	1	No action
•	In the past, trees in pocket park have already hacked down by residents for view	1	Detailed design must consider placement of trees to minimise impact incorporating consultation
•	Make sure that car can't use the paved/grassed area for parking by design and signage	1	Incorporate in detailed design
<b>6</b>	<b>Bushland Revegetation:</b>		
•	Wetland be designed to prevent mosquitoes breeding	2	Incorporate in detailed design
•	Watchout for weed invasion onto wetland	1	Incorporate in detailed design
•	Site C wetland and bush regeneration be part of the "Green Web"	1	
•	Allow user access but not pets to wetland area	1	Incorporate in detailed design
•	Site C wetland should be implemented asap	1	Will be subject to progress of remediation programme, and development of Shareway road
<b>7</b>	<b>Retaining walls and contaminated zones:</b>		
•	No comments		
<b>8</b>	<b>Village Green:</b>		
•	Stanley Works building should be retained for use by artist/ sculptors / graphic artist	6	Building and site are heavily contaminated
•	Stanley Works building removal is first priority	3	Listed in Action Plan as High Priority
•	Allow no dogs for this area	2	Identified as on leash being an active area
•	Provide adequate watering systems for the village green	1	Incorporate in detailed design
•	Stanley Works building attract vandalism	1	refer above
•	Stanley Works building should be utilised as a senior citizen centre	1	refer above
<b>9</b>	<b>Urban Woodland</b>		
•	Park should be a open as possible - tree planting blocking views from street	1	Detailed design must consider placement of trees to minimise impact incorporating consultation

ITEM	COMMENTS	No.	RESPONSE / ACTION REQUIRED TO POM
<b>SUMMARY OF PUBLIC EXHIBITION -WRITTEN COMMENTS RELATING TO SPECIFIC ITEMS</b>			
<b>10</b>	<b>Western Foreshore Area</b>		
•	Should not be off leash dog area	5	Identified by workshops as preferred location in context of recreational use of other areas
•	Buffer planting to residential area should be low shrubs	3	Include requirement that planting to be lower level to retain security and sight lines other than trees to property boundaries
•	No additional buffer planting to residential area	2	refer above - required to visually buffer poor quality fencing maintenance to residential edges by residents
•	Allow no dogs at all	1	refer previous items
•	Leave grass under Fig Grove rather than stabilised gravel (washed away, weed problem)	1	Existing trees - difficult to maintain grass under - good seating area in summer
•	No gates to be installed	1	Gates refer to existing residential gates to which access is proposed to be maintained
•	Pathway should not be widened	1	Not proposed to be widened
•	People walk along here to ferry therefore allow off leash only from 5-7am and 1am-4pm	1	All paths changed to on leash only
•	Retain wood barrier on water edge to retain wharf heritage	1	The masterplan recommends retention and upgrading
•	The space is narrow and the proposed scheme make it even narrower therefore less space for dog exercise and more risks for children	1	The usable space of open grass is not reduced edge of gravel to relate to existing tree trunks
<b>11</b>	<b>Visual Marker/Sculptural Element</b>		
•	Fishing activity may be hampered	1	Incorporate consultation in design to ensure no impacts
•	Keep the maritime theme	1	Strengthen explanation that structure should be of maritime / industrial theme, and should be subject to community consultation through detailed design
<b>12</b>	<b>Swimming Area</b>		
•	Swimming area should be fenced (eg. Shark Beach)	2	Is defined by seawall and timber edge seats - zone will have boom edge in water - subject to further investigation
•	Restrict dogs swimming in the pool	2	Detailed design to incorporate signage
•	Prefer a swimming pool instead of harbour swimming	1	No action
•	is not preferred	1	No action
•	Provide an indoor heated pool with spa for the aged people	1	No action
<b>13</b>	<b>Southern Foreshore Area</b>		
•	There is a very old fig in this area where children play for generations - must be retained	3	Fig is retained
•	Desired line is wrong, should be from the wharf diagonally across to northern end of College St	2	Reflecting desire line would impractically divide grassed space - with enhancement of foreshore path, Bay St access and planting - access along foreshore encouraged
•	crushed sandstone path link from area 13 to area 21	1	Is a paved link to provided disabled suitable access
•	loose gravel path on goat track	1	Refer above
•	Use a diverse plant species for native shade tree planting (attached list in memo)	1	Consider in detailed design
<b>14</b>	<b>Parking on Yeend Street:</b>		
•	This area be redesigned for open grassed area	1	Proposed parking formalisation deleted
•	There is a level different so carpark will need fill / retaining	1	Refer above
•	Should retain existing trees	1	Refer above
<b>15</b>	<b>Seating Area:</b>		
•	Bins should be located near concrete steps for floating harbour rubbish collection	2	Detailed design to incorporate
<b>16</b>	<b>Northern foreshore Area:</b>		
•	Bins should be installed for fisher persons	1	Consider in detailed design
•	Foreshore area 16 is overshadowed and need to be more open	1	Potential thinning of Casuarinas to provide more open grass added to POM
•	Need more design/ thought for this area	1	Consider in detailed design
•	Patrol night fishing activities	1	Add to management policies
•	There should be no additional tree planting in this area	1	Consider in detailed design
•	Upgrade path on desired line	1	Two path alignments catered for in masterplan - foreshore route and direct route

ITEM	COMMENTS	No.	RESPONSE / ACTION REQUIRED TO POM
SUMMARY OF PUBLIC EXHIBITION -WRITTEN COMMENTS RELATING TO SPECIFIC ITEMS			
17	<b>Industrial Wharf:</b>		
•	Do not allow design change to wharf	3	No design changes proposed
•	Do not interfere with existing heritage elements by introducing new interpretive (mosaic) elements	2	Reference to permanent art elements deleted
•	Wharf is an eyesore and need to be beautified	1	Wharf is Waterways property
•	Wharf is an eyesore and need to be removed	1	Refer above
•	With modifications, the wharf would be subject to public sculpture displays or part of ferry service creating problems	1	Temporary sculpture display added to POM / wharf role catered for at Mort Street Tall Ship viewing mooring allowable under Councils lease of wharf from Waterways
18	<b>Mobile cafe Concession:</b>		
•	Do not want a permanent café as existing mobile café service has noisy generator and the area need to be quiet	1	Permanent café not proposed
•	Existing mobile café service need to be maintained	1	No action
19	<b>Playspace:</b>		
•	Playspace and toilet be located near multi-court	2	POM recommends Council liase with Sydney Ferries over possible toilet at Wharf
•	Playspace create noise problem to residents	2	Noise is not envisaged as a major issue
•	Provide shade structure for children playspace	2	Incorporate in detailed design
•	Playspace be fenced and dogs not allowed	2	Consider in detailed design - lies within dog free zone
•	Good examples: Bicentennial Park, Rozelle Bay	1	No action
•	Good location as close to ferry, children playing more apparent	1	No action
•	Not a preferred location as vandalism occurs	1	Vandalism is not envisaged as a major issue in this location as opposed to other areas on the site
•	Play equipment has just been installed in College Street and is a no dog zone - leave the park for kids creativity	1	Requested in workshops - masterplan recommends purpose design playspace - not just off the shelf equipment
•	There are plenty of children playspace in the area	1	refer above
20	<b>Thames Street Wharf Upgrade:</b>		
•	Upgrading is not really needed	3	Requested in workshops
•	Retain waiting area heritage building	2	Incorporate in liaison with Sydney Ferries
•	Wharf to be wheel chair user friendly	2	Incorporate in detailed design Sydney Ferries / Waterways
•	Remove dog leg (installed in 1960's) to return to original configuration and heritage	1	Consider in detailed design Sydney Ferries / Waterways
•	Upgrading but retain current heritage structure	1	Incorporate in liaison with Sydney Ferries
21	<b>Gravel Edge/Children's cycle path</b>		
•	Cycle track should be located further away from residential area	2	Is not expected to be a high use facility - doubles as edge to grassed area
22	<b>Long Stay Childcare Facility</b>		
•	Gladstone park is under utilised therefore a preferred child care location	1	Subject to separate Council review - parking limitations
•	Childcare centre to be single storey building	1	Current concept designs show as single storey
•	Is childcare really needed for the area and has survey/study been conduct for this?	1	Subject to separate Council review
•	Further consideration for the placement of the childcare centre - provide alternatives	1	Subject to separate Council review
•	Use water and energy smart design - what is the realistic timeline?	1	Incorporate in detailed design
23	<b>Public Toilets</b>		
•	toilets away from childcare centre	11	Will be separate access - provide more cost effective solution in functional location
•	toilets near Thames St	10	Recommended in POM for liaison with Sydney
•	toilets should be located near Ferry Wharf	8	refer above
•	toilets near Yeend St & Thames St	6	refer above
•	toilets should be located near Children Playspace area	4	refer above
•	toilets to be located at each end of park	4	Childcare Centre and Thames Street would provide relatively even distribution
•	toilets should be located close to café, shop & parking area	3	No action
•	toilets should be locked at night	3	Recommended in POM
•	toilets should be located centrally	2	refer above
•	Include toilet for the disabled	1	Incorporate in detailed design
•	toilets should be located away from children playspace & wharf, integrate toilet with wharf shelter	1	Recommended in POM for liaison with Sydney Ferries

ITEM	COMMENTS	No.	RESPONSE / ACTION REQUIRED TO POM
<b>SUMMARY OF PUBLIC EXHIBITION -WRITTEN COMMENTS RELATING TO SPECIFIC ITEMS</b>			
<b>24</b>	<b>Childcare parking area</b>		
•	No comments		
<b>25</b>	<b>Provide general upgrading of pedestrian path surfaces</b>		
•	Paths upgrading are not really necessary, most of them are fine	2	Need to be upgraded for safety and disabled suitable access
<b>26</b>	<b>Provide general upgrading of park furniture including seats, bins, bollards, lighting etc.</b>		
•	Provide more bins in park	2	Provision of adequate / better sited bins recommended
•	Also include table and benches	1	Provision of adequate / better sited seats / tables / shelters recommended
•	Also include water fountains for people and dogs adjacent to the dog exercise area	1	Incorporate in detailed design
•	Picnic tables & BBQs should be vandal proof design and incorporate a shelter	1	Incorporate in detailed design
•	Provide recycle bins	1	Incorporate in detailed design
•	Provide seats for the aged	1	Incorporate in detailed design
<b>Community Garden Comments</b>			
•	Provide community garden	35	Community Garden added as numbered item on masterplan
•	Community garden to have wheel chair access and for the disabled persons	4	Incorporate in detailed design following further consultation
•	Proposed community garden is too small - need to be larger	4	Size to be confirmed
•	Community garden be located adjacent Short St (on raised terrace above child centre)	2	Problems due to contamination and limited disabled suitable access
•	Provide community garden for children & parents involvement	2	refer above
•	Community garden be located at site C	1	refer above
•	Community garden be located near Thames St wharf	1	Not suitable
•	Community garden require community consultation. Tim Jackson (local horticulturist) has offered to be the contact person + Hilary & Gerry Seymour & Valerie Joy 8/8 Louisa Rd Birchgrove Ph: 98102871)	1	Note

ITEM	COMMENTS	No.	RESPONSE / ACTION REQUIRED TO POM
<b>SUMMARY OF PUBLIC EXHIBITION - GENERAL WRITTEN COMMENTS</b>			
<b>GENERAL COMMENTS</b>			
•	Upgrade Yeend St wharf for ferry service	12	Council to follow up with Sydney Ferries - out of Council jurisdiction
•	Prefer park to be more off leash area	8	Has to be a balance with passive recreational / child safety needs - note existing off leash area at Bicentennial Park
•	McKell Street should be closed at Yeend St to allow no through traffic	5	Note - closure at Stanley Works Building canvassed in initial design concepts - Council resolved closure was not an option due to traffic impacts
•	Need for lighting improvements	5	Already recommended - Action Plan item 5.1
•	All paths should be on leash dog area	4	To be incorporated to POM
•	Better timetables/ more services to Thames St Wharf	3	Council to follow up with Sydney Ferries
•	Support the proposed on /off leash dog areas	3	No action
•	The various dog areas must be policed by council for compliance	3	Added to policies that dog usage information signage / dog waste bins and enforcement to be subject to further consultation / development through Councils Planning committee and Companion Animals committee
•	Concern of existing safety fencing - prefer high sandstone sitting wall	2	POM recommends replacement of existing wire fencing with Palisade steel fencing (to match Short St)
•	Fig drops badly - do not prefer seating area under	2	Existing trees - difficult to maintain grass under - good seating area in summer
•	More dog poo bags for dog owners who using park	2	Included in detailed policies
•	No sculpture in park	2	Community workshops identified desirability of temporary art installations and art input into design of landscape
•	A "Mens Shed" be incorporated into the plan - funding for fit-out available from Veterans Affairs	1	Council to review as district issue to determine preferred site and potential adaptive re-use of an existing building
•	Car access to the whole area should not be allowed	1	Other than shareway access as resolved by Council no access is possible under the plan
•	Change the name Mort Bay back to Waterview Bay	1	No action
•	Check map re Phillip St instead of Bay St	1	No action
•	Concerned about closing Bay St as it is an alternative to Short St	1	Add requirement for traffic assessment and Traffic Committee review prior to further consideration
•	Closing off Church St into park	1	Note - closure canvassed in initial design concepts - Council resolved closure was not an option due to traffic impacts
•	Dog off leash area be confined to area where people not walking to ferry	1	Include requirement that all paths be on leash dog use only
•	Don't create too much off leash dog area	1	No action
•	Edging to all paths should be stone paver for easy grass trimming	1	Already recommended in POM
•	Existing seawall/ edge of timber bollards is effective and interesting - why spend money changing it?	1	No change is recommended - just tidying up
•	Fig trees are not pleasant to sit under - provide an alternative shade tree species	1	Trees are existing - good summer shade - winter seating provided elsewhere
•	Fig trees in foreshore area attract birds and therefore bird drops	1	Trees are existing
•	Improve park maintenance (eg Mort St entrance garden bed not maintained)	1	POM generally aims to facilitate reduction of unnecessary maintenance loads to enable required areas to have enhanced focus
•	Integrate public art in park (link to Ballast Point)	1	Eastern edge of park and interface with Ballast Point to be further investigated through Ballast Point masterplanning by SHFA
•	Leave the park the way it is	1	Recommendations do not include major changes to existing park - rather facilitate inclusion of site C
•	Minimise number of street signs - council have gone sign crazy	1	No action
•	More play equipment to park	1	Playspace recommended (masterplan item 19)
•	No parking signs needed near park entrance near wharf	1	Added to masterplan
•	Planting along Short St will block view where as objective is to "maintain view"	1	Planting is proposed at lower level - tree planting to higher slopes to be intermittent to maintain views
•	Provide a graffiti wall for kids	1	Could be considered near court
•	Provide public parking near ferry	1	Council to review

ITEM	COMMENTS	No.	RESPONSE / ACTION REQUIRED TO POM
	<b>SUMMARY OF PUBLIC EXHIBITION - GENERAL WRITTEN COMMENTS</b>		
•	Report to the Councils Access Committee that existing paths need to be upgraded for the the visual handicaps people	1	Covered in general masterplan recommendations
•	Some seats are too close to dog poo bins	1	Added to POM
•	The wharf and paths are difficult for the physically / visually disabled persons	1	Path enhancement recommendations address
•	Trees should be kept to a minimum to maximise open space and sunlight	1	Masterplan aims to portray a balance - to be confirmed in detailed design



## SUMMARY OF PUBLIC EXHIBITION RESPONSES

ITEM	RECOMMENDATIONS	Yes	No	Undecided	ACTION REQUIRED TO POM
<b>1</b>	<b>Proposals for the Cameron Street entry:</b>				
1a	Provision of reduced speed shareway linking McKell Street to Cameron Street.	116 (82%)	11 (8%)	15 (10%)	No action
1b	Remove upper level of brick wall adjoining Cameron Street to open views into park from the street.	93 (65%)	37 (26%)	12 (9%)	No action
<b>2</b>	<b>Drydock Walkway and Grassed Area:</b>				
2a	Retain grassed surface area and provide interpretive signage regarding drydock heritage.	140 (99%)	0 (0%)	2 (1%)	No action
2b	Upgrade path surfacing	125 (88%)	6 (4%)	11 (8%)	No action
<b>3</b>	<b>Multipurpose court:</b>				
3a	Establish a multi-purpose court for netball/basketball/skateboard use (daylight only no night lighting)	108 (76%)	24 (17%)	10 (7%)	No action
<b>4</b>	<b>Bay Street/Short Street Access and lookout:</b>				
4a	Provide stairway access to residential areas above Bay and Short Streets.	117 (82%)	13 (9%)	12 (9%)	No action
4b	Provide viewing area/platform at top of stairs.	110 (78%)	19 (13%)	13 (9%)	No action
<b>5</b>	<b>Pocket Park:</b>				
5a	Investigate potential closure of Bay Street and inclusion of Council owned land into a small pocket park/viewing area linked to Mort Bay Park.	84 (59%)	36 (25%)	22 (16%)	Add requirement for traffic assessment and Traffic Committee review prior to further consideration
<b>6</b>	<b>Bushland Revegetation:</b>				
6a	Provide bushland revegetation to areas adjacent existing retaining walls subject to filling works (refer item 8).	128 (90%)	4 (3%)	10 (7%)	No action
6b	Retain evolved wetland within revegetation zone, and provide an informal nature trail.	124 (87%)	10 (7%)	8 (6%)	No action
<b>7</b>	<b>Retaining walls and contaminated zones:</b>				
7a	Implement remediation of organic and metals contamination.	137 (96%)	1 (1%)	4 (3%)	No action
7b	Provide clean fill adjoining retaining walls to provide structural stabilisation in addition to providing a plant medium for urban bushland plantings.	135 (95%)	1 (1%)	6 (4%)	No action
7c	Provide cast iron palisade fence to Bay/Short Streets to replace chainwire fence.	132 (93%)	2 (1%)	8 (6%)	No action
<b>8</b>	<b>Village Green:</b>				
8a	Remove Stanley Works Building including hazardous building materials.	120 (84%)	15 (11%)	7 (5%)	No action
8b	Establish an evenly graded grassed area for mixed recreational use - Village Green.	125 (88%)	8 (6%)	9 (6%)	No action
8c	On leash dog access only in this area.	87 (62%)	46 (32%)	9 (6%)	Include requirement that all paths be on leash dog use only Dog usage information signage and enforcement to be subject to further consultation / development through Councils Planning committee and Companion Animals committee

## SUMMARY OF PUBLIC EXHIBITION RESPONSES

ITEM	RECOMMENDATIONS	Yes	No	Undecided	ACTION REQUIRED TO POM
<b>9</b>	<b>Urban Woodland</b>				
9a	Retain existing bank adjoining Church Street	132 (93%)	1 (1%)	9 (6%)	No action
9b	Additional native tree planting	121 (85%)	9 (6%)	12 (9%)	No action
9c	Replace understorey with native grasses to maintain sight lines	110 (77%)	18 (13%)	14 (10%)	No action
<b>10</b>	<b>Western Foreshore Area</b>				
10a	Provision of a low sitting sandstone wall at the change in level between the grassed area and the pathway adjacent to the seawall.	114 (80%)	14 (10%)	14 (10%)	No action
10b	Arboricultural assessment of Fig trees to encourage optimum health.	113 (80%)	12 (8%)	17 (12%)	No action
10c	Provide additional buffer planting against residential housing to the north of the park.	111 (78%)	16 (11%)	15 (11%)	Include requirement that planting to be lower level to retain security and sight lines other than trees to property boundaries
10d	Designate as off leash dog area.	100 (70%)	27 (19%)	15 (11%)	refer to 8c
<b>11</b>	<b>Visual Marker/Sculptural Element</b>				
11a	Inclusion of a public artwork element (eg mast) mounted on existing concrete mooring structures.	79 (55%)	32 (23%)	31 (22%)	Strengthen explanation that structure will not be accessible - should be of maritime / industrial theme, and should be subject to community consultation through detailed design
<b>12</b>	<b>Swimming Area</b>				
12a	Subject to management of water quality and rubbish control, provide a safe swimming area in Mort Bay.	113 (80%)	12 (8%)	117 (82%)	No action
<b>13</b>	<b>Southern Foreshore Area</b>				
13a	Designate as a dog free area.	98 (69%)	36 (25%)	8 (6%)	refer to 8c
13b	Provide buffer planting to residential fencelines.	126 (89%)	4 (3%)	12 (8%)	refer to 10c
13c	Provide additional shade planting to existing Fig Grove.	112 (79%)	14 (10%)	16 (11%)	No action
13d	Upgrade path surfacing.	126 (89%)	6 (4%)	10 (7%)	No action
<b>14</b>	<b>Parking on Yeend Street:</b>				
14a	Formalise parking bays along Yeend Street, protecting existing trees.	105 (74%)	20 (14%)	17 (12%)	Delete parking - identify that eastern edge of park and interface with Ballast Point to be further investigated through Ballast Point masterplanning by SHFA
<b>15</b>	<b>Seating Area:</b>				
15a	Upgrade lighting and path surfacing and edging to formalise space and improve landscape quality.	127 (89%)	11 (8%)	4 (3%)	No action
<b>16</b>	<b>Northern foreshore Area:</b>				
16a	Upgrade foreshore path and junction to west foreshores (area 10 on masterplan).	127 (89%)	5 (4%)	10 (7%)	No action
16b	Improve seating and lighting facilities.	128 (90%)	6 (4%)	8 (6%)	No action
16c	Designate as on leash dog area.	66 (47%)	67 (47%)	9 (6%)	refer to 8c

## SUMMARY OF PUBLIC EXHIBITION RESPONSES

ITEM	RECOMMENDATIONS	Yes	No	Undecided	ACTION REQUIRED TO POM
<b>17</b>	<b>Industrial Wharf:</b>				
17a	Retain structure of wharf in its current form.	125 (88%)	7 (5%)	10 (7%)	No action
17b	Consider an interpretation of park heritage and industrial use through a mosaic inlaid in the concrete apron.	75 (53%)	43 (30%)	24 (17%)	Delete reference to permanent feature - maintain potential temporary use for eg. Chalk art / temporary sculpture installation
<b>18</b>	<b>Mobile cafe Concession:</b>				
18a	Recognise existing cafe service at Thames Street Wharf with a defined area for temporary setup, and mobile seating in complement to the overall character of Mort Bay Park.	120 (84%)	15 (11%)	7 (5%)	No action
<b>19</b>	<b>Playspace:</b>				
19a	Provide play facilities for younger children in dog free area of park.	124 (87%)	10 (7%)	8 (6%)	No action
19b	Provide a shaded seating areas for parents.	122 (86%)	13 (9%)	7 (5%)	No action
<b>20</b>	<b>Thames Street Wharf Upgrade:</b>				
20a	Liase with Sydney Ferries to encourage future upgrade of Thames Street wharf.	115 (82%)	18 (12%)	9 (6%)	No action
<b>21</b>	<b>Gravel Edge/Children's cycle path</b>				
21a	Provide gravel path as a maintenance edge against garden beds, and also providing a childrens cycle path track.	118 (83%)	15 (11%)	9 (6%)	No action
<b>22</b>	<b>Long Stay Childcare Facility</b>				
22a	Provision of 35 place long day care facility.	109 (77%)	11 (8%)	22 (16%)	No action
<b>23</b>	<b>Public Toilets</b>				
23a	Provision of public toilets integrated in childcare building with access from McKell Street.	102 (72%)	28 (20%)	12 (8%)	No action
<b>24</b>	<b>Child care parking area</b>				
24a	Provision of 10 space carparking area available to park users at weekends	110 (78%)	16 (11%)	16 (11%)	No action
<b>25</b>	Provide general upgrading of pedestrian path surfaces	127 (89%)	7 (5%)	8 (6%)	No action
<b>26</b>	Provide general upgrading of park furniture including seats, bins, bollards, lighting etc.	129 (91%)	5 (3%)	8 (6%)	No action



### E. Mort Bay History Timeline





## 9.0 Appendix

Originally named Waterview Bay

- 1836 First lots of the Balmain estate sold. James Curtis and John Lamb purchased the area now known as Mort Bay Park.
- 1842 Area subdivided further - purchased by James Reynolds the area bounded by College and Church Streets, and the water. Built a seawall, dammed the stream and built a cottage called Strathean Cottage.
- 1852 Reynolds sells to William Morgan.
- 1853 Morgan sells to Rowntree.
- 1855 Opening of Waterview Bay Dry Dock Co. Mort, Rowntree, JS Mitchell. Floated for capital.
- 1857 Fitzroy Dock at Cockatoo Island complete and taking private work.
- 1858 Rowntree surrenders lease of dry dock to Peninsula and Orient Co..
- 1866 Expansion by Mort to include heavy engineering facilities. Partnership with T McArthur. Becomes T McArthur and Co.
- 1869 McArthur Dies. Mort Buys out McArthur's shares.  
Distributes shares among senior personnel to recoup outlay.  
Franki Joins company as manager, buys shares. Successful partnership.  
Starts concentration on manufacture of mining and railway equipment.
- 1872 Becomes Mort's Dock and engineering Company with Mort as principal shareholder and Franki as General Manager. Employing 200 men.
- 1873 Workers win 8 hr day after strike action with a pay increase. Mort fights against this with a lock out and general decrease in conditions. Solidarity prevailed and the 8 hr day was maintained.  
Mort's Dock was a cornerstone of union activity in Balmain.
- 1878 Mort Dies and the bay is renamed in his honour.
- 1880's Workers and unions gain in strength and become increasingly political.
- 1880 Garrard, a dominant local union figure in Balmain, is elected a member for Balmain on the strength of local support from the Balmain unionists.
- 1887-88 Dock expanded to fit larger ships.
- 1890's Australia's largest private employer.
- 1891 Founding of Labor Electoral League (- Political Labor League - Australian Labor Party) by Balmain workers led by unionist at the Dock. Fielded 4 candidates in the State Elections.  
Workers insist on the company employing only union labour
- 1893 Depression. Franki asks unions to agree to 5% pay cut. Agreed.
- 1896 Recovery. Company leases Sutherland Dock on Cockatoo Island to fit larger ships. Announcement of construction of new, larger dock at Woolwich. Pay rise to unions who agreed to earlier pay cut.
- 1897 Dry dock enlarged
- 1901 Woolwich Dock opens.
- 1905 Dry dock is 194m (x2 original size), 3 patent slips, site catered for ship building, engineering, boilermaking, iron, brass, and steel foundries, joiners shops, and saw mills.
- 1917 Mort's Dock had built 39 steamships (7 Manly ferries included) pumping engines for Waverly and crown St. reservoirs, and the ironwork for the Sydney GPO.
- 1923 Construction of iron foundry.
- 1924 Purchases Chapman's slipway
- 1925 Purchases Rowntree's floating dock. Virtual monopoly on industry in the area.
- 1930's Depression.
- 1934-45 WWII. Construction of 14 Corvettes, 4 Frigates, 1000 ton capacity floating dock
- 1959 Company goes into liquidation and closes due to rising costs, labour disputes, and management problems.
- 1960 A.G. Sims (Simsmetal scrap recyclers) purchases site for scrap metal business, however conditions imposed were so stringent he dropped such plans.
- 1963 ANL purchases part of the site from Sims for the Tasmanian car ferry terminal
- 1965 Buildings and Mort's Dock demolished and the dry dock filled in to make new wharfage and aprons for container shipping. Site covered with bitumen.
- 1966 ANL 2nd berth approved.
- 1967 Buildings on northern side of Bay demolished with no regard for any items of historical interest.
- 1969 First container ship docks at Mort's Container Terminal  
ANL uses site for Tasmanian car-ferry cruises.
- 1974 Closure of Mort, Cameron and Church Streets from 7.00pm to 7.00am due to resident complaints about trucks etc.
- 1979 Container ships moored at Port Botany, and site becomes redundant.
- 1980 Purchase by State Govt. of site for housing and waterfront parks.



### **F. Traffic Assessment - McKell Street Closure Council Report**



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# FILE NOTE

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**FROM** • BRUCE RENDALL  
**DATE** • 16 December 2004  
**FILE** • 00/00064  
**SUBJECT** • ROAD CLOSURE, MORT BAY PARK

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Several respondents raised concerns about the safety of McKell Street during the preparation process for the Mort Bay Park Plan of Management. Based on these concerns, Council presented a development option that involved the closure of McKell Street. This option concerned residents who lived in nearby streets that would potentially receive increased traffic should McKell Street be closed. In response to the divergence of views, Council agreed to carry out additional research prior to recommending an option.

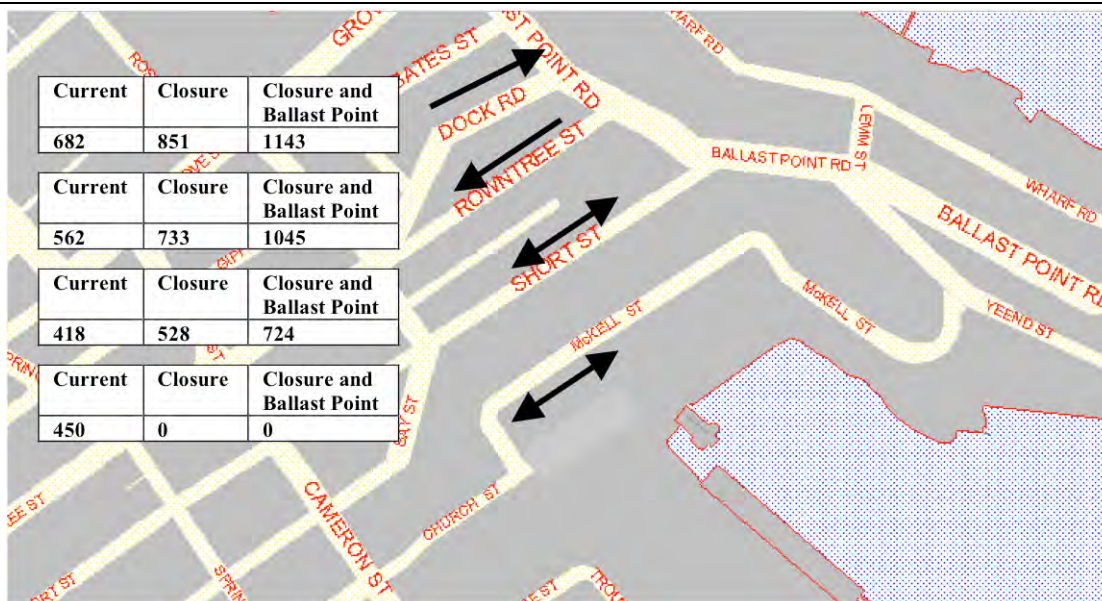
Council contacted the NSW Fire Brigades (Balmain Fire Station), NSW Police (Balmain Police Station) and NSW Ambulance Service (Rozelle Hospital) about their requirements. No replies were forthcoming. A follow up call was made to the Fire Brigade as they were deemed to have the most critical need for vehicle access. Additionally Council carried out traffic counts in McKell, Rowntree and Short Streets, and Dock Road. These results were used, along with other information, to assess four options for McKell Street. These options were do nothing, close, install calming measures, or realign McKell Street. The results and options were also discussed with Council's Traffic Facilities Engineer, Anthony Koch.

Traffic counts were carried out in November 2000 for a period of three weeks. Results are shown in Figure 1 and, diagrammatically, in Figure 2.

	Dock Rd	McKell St			Rowntree St	Short St		
	North	North	South	Total	South	North	South	Total
<b>Volume</b>	682	231	219	450	562	257	161.3	418.3
<b>AM Peak</b>	35.2	10.5	18.1		45.5	46	51	
<b>PM Peak</b>	60.4	23	17.5		40	91	89	
<b>85th Percentile Speed</b>	34	44	42		49	16	11.9	
<b>Maximum Speed</b>	65.3	69	67.1		80.1	22.9	13.3	
<b>% Heavy Vehicles</b>	3%	3%	5%		4%	2%	2%	
<b>Numbers of Heavy Vehicles (Calculated)</b>	20	7	11	18	22	5	3	8

**Figure 1 Results from Traffic Counts in Mort Bay Area, November 2000**

# Memorandum



**Figure 2 Map of Streets in the Vicinity of Mort Bay Park**

The volume figure refers to the annualised average daily of vehicle movements. AM and PM peaks refer to the peak hourly traffic flow for afternoon and evening periods. The "85 Percentile speed" refers to the speed under which 85% of vehicles travel. The maximum speed is the highest speed recorded.

The traffic counts indicate that there is low traffic volume for all streets surveyed. Council, as a guide, uses 3000 vehicles per day to define local roads, so all streets fall well within this limit. The speed information indicates that while there are some people who speed, the majority of people travel below the speed limit on all the streets.

The closure scenario was modelled, both under the current traffic load and using the possible scenario of a residential Ballast Point. If McKell St were closed, then 450 cars/day would need to be relocated, with 231 of these travelling north and 219 south. On current splits, 73% of cars travelling north would move to Dock Road and 27% would move to Short Street. For southbound traffic, it is anticipated that 78% would use Rowntree and 22% would use Short Street. There is also the possibility of between 400 and 800 movements per day arising from the possible residential development of Ballast Point. These figures are based on 100 units at 8 vehicle movements per day (see Figure 2 and Figure 3).

Street	Current (ie extra 450 vpd)		Cumulative (ie 450 + 800 vpd)	
	North	South	North	South
Dock Road	851		1143	
Rowntree Street		733		1045
Short Street	319	209	427	297

**Figure 3 Traffic Changes Modelling with the Closure of McKell Street**

Under current volumes, vehicle movements per day would still be within Council's guidelines, however, volume standards alone are insufficient guides to making a

# Memorandum

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decision, particularly as the aspects such as the width of the street and closeness of houses also modifies the effects of traffic changes. In this case, the traffic facilities engineer advises that the narrowness of Short Street and the closeness of houses means that an increase in traffic is inadvisable.

For the Fire Brigade, the Balmain Station House indicated that they would not have problems with the closure of McKell Street subject to them being notified of the road closure.

In making a recommendation for a park Plan of Management, Council needs to consider both the traffic effects and the park effects. Figure 4 shows some of the likely impacts for the four scenarios.

In assessing the impact of each of the scenarios, staff have considered impacts on local residents, current and future park users, and for the municipality as a whole. The analysis focuses on an objective of adding value to residents without subjecting them to unacceptable monetary or safety costs. On this basis, staff recommend that the traffic calming of McKell Street be Council's preferred option. Consultation on this option would be by way of the Parks Plan of Management process. The only viable alternative, which could also be indicated in the Plan of Management, is for the closure of McKell Street.

In summary, staff recommend that Council adopt the traffic calming of McKell Street as its preferred option for the Mort Bay Park Plan of Management. Consultation on this matter should occur as part of the Mort Bay Park Plan of Management process, because McKell Street, while formed, is not legal road.

Bruce Rendall  
**COMMUNITY RECREATION OFFICER**



# Memorandum

Criteria	Do nothing	Close McKell Street	Traffic Calming	Realign McKell Street
<b>Monetary Cost</b>	No change	Small capital cost. There will be ongoing maintenance costs, however they are likely to be lower than at present. There will be little change to the maintenance requirements of other roads due to the low volume of traffic numbers.	Small capital cost. There will be ongoing maintenance costs similar (or slightly higher) to the present.	High capital cost. There will be ongoing maintenance costs.
<b>Recreational Value</b>	Increase due to other changes on site. If the road remains it reduces the benefits of adding Site C to Mort Bay Park.	Provides maximum increase in recreational benefits for the site	Provides some increase in recreational benefit but not as high as closing McKell Street. Some proposed uses will have to be restricted.	Provides moderate increase in flexibility but not as high as closing McKell Street.
<b>Landscape values</b>	Small improvement due to other changes on site, however, the road will reduce the overall improvements in landscape value.	Improves landscape values	Small improvement in landscape values – partial impact of requirement for fencing around court	Improves landscape values but not as much as closing McKell Street.
<b>Park Safety</b>	With changes to use of Site C, this option will lead to increased risks to Park users.	Major improvement	Moderate improvement – still necessary for park users to cross the road.	May increase risk due to potentially faster speeds on realigned road.
<b>Impact on Surrounding streets</b>	None anticipated	The increase on traffic on Short Street is likely to lead to concerns about safety and noise.	None anticipated	None anticipated
<b>Overall</b>	This option does not add value to residents and is therefore not recommended.	This option offers the greatest added value for residents, although it comes at the cost of a small increase in traffic on surrounding streets. While this is the preferred option it is not recommended because of these effects.	This option offers added value for residents without the cost of increased traffic on surrounding streets. This option is recommended.	High capital cost not justified so this option is not recommended.

**Figure 4 Likely Impacts of Street Configuration Scenarios in the Mort Bay Park Area**