

CONTEXT  
LANDSCAPE ARCHITECTURE

# BERRYS BAY LANDSCAPE MASTER PLAN

Final Master Plan  
December 2022

TRANSPORT FOR NSW



**CONTEXT acknowledges the Traditional Custodians of the land, the Gadigal and Gamaragal People, and recognise Elders past and present. Through authentic engagement with Aboriginal people and the landscapes within which we work, we strive to deepen our understanding of Country and our relationship with its People.**



# Berrys Bay

## Landscape Master Plan

By

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For

### Transport for NSW

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# 01. INTRODUCTION



# Introduction

## Executive Summary

*Sydney Harbour and its tributaries are amongst the city's greatest environmental, recreational, and economic assets. The Waverton Peninsula is located on the northern shore of the Harbour, dividing Berrys Bay to the east and Balls Head Bay to the west.*

CONTEXT Landscape Architecture has been engaged by Transport for NSW to prepare a landscape master plan for Berrys Bay. The Berrys Bay master plan will provide a vision to transform the former industrial land of Berrys Bay into usable public open space.

This report presents the site analysis, master plan vision and design principles for the Berrys Bay master plan project. It summarises and illustrates the array of design objectives, drivers, and aspirations that have shaped the project and reflects these within an integrated master plan vision for Berrys Bay.

The intent is that the vision and design principles presented in this report will be iteratively developed throughout the life cycle of the project, in collaboration with the community and key project stakeholders.

The master plan for the new open space at Berrys Bay will be a key driver for a successful and coherent parkland that is functional, inspires delight and captures the aspirations of the community.

### Sydney Green Grid extract:

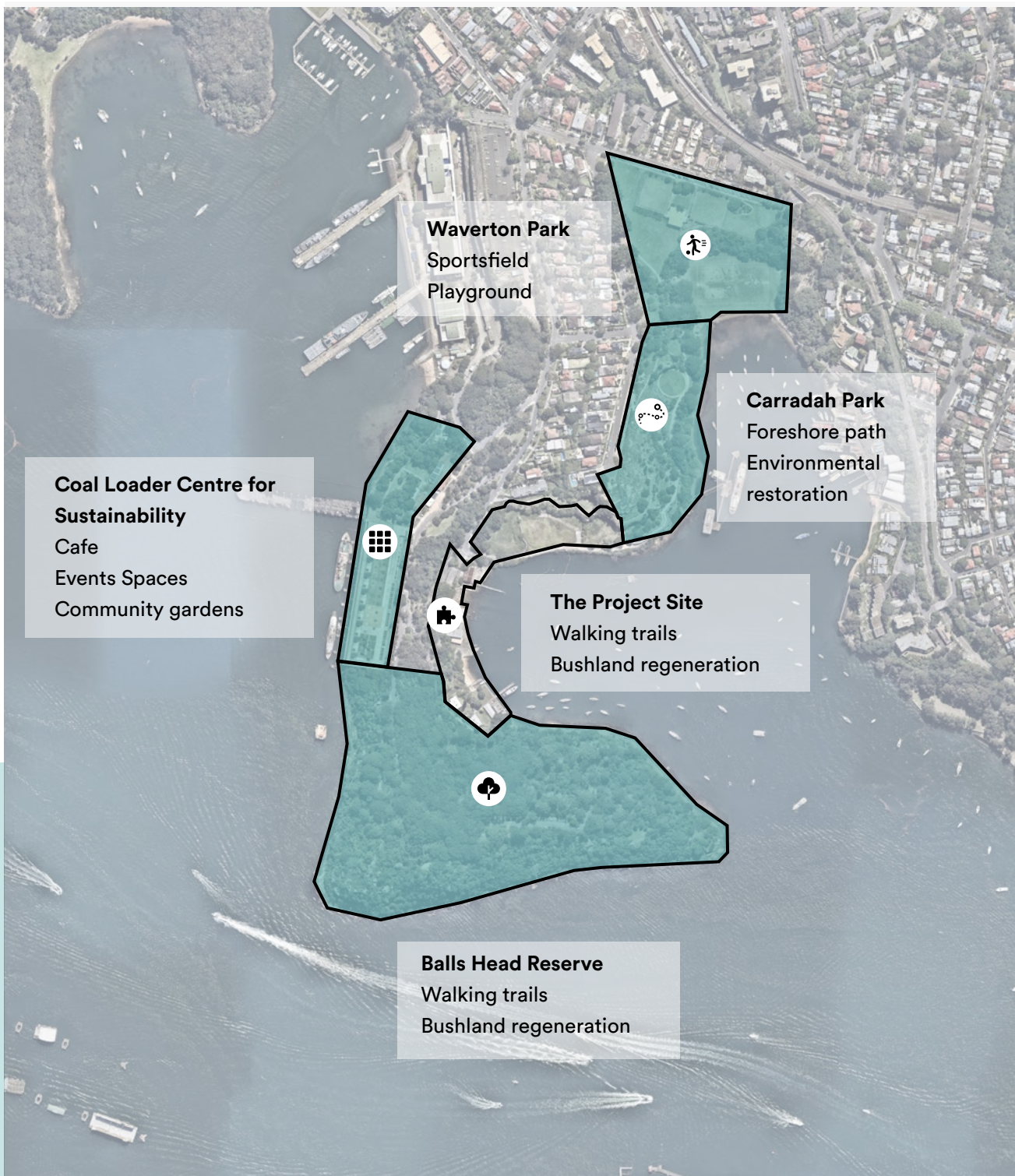
*Sydney Harbour and its tributaries are some of the city's greatest assets. While much work has been done improving access to the waterfront, opportunities still exist to improve access to this regional resource for everyone. With an extensive range of islands and foreshore areas there are many pockets of native bushland, picturesque swimming spots and historic sites.*



SYDNEY GREEN GRID.

North District open space and density map.

Source: Government Architect, 2017



A PENINSULA OF PARKLANDS.



# The Project

## Project Overview

The NSW Government has committed to working closely with North Sydney Council and the community to help design and shape the future of Berrys Bay, including how those outcomes may be delivered.

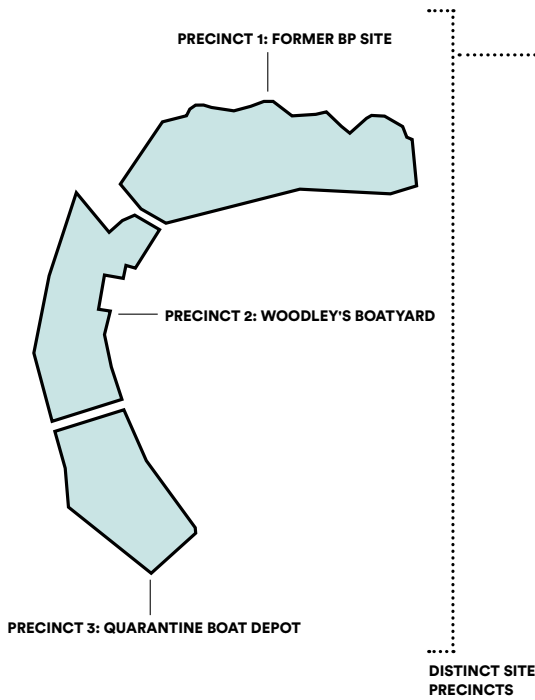
## Site Overview

The intent of the Berrys Bay landscape master plan is to develop a vision and concept design for the Berrys Bay Precinct. The extent of the master plan is illustrated within the Site Overview Plan.

The site consists of three distinct areas:

- Precinct 1 - Former BP Site
- Precinct 2 - Woodley’s Boatyard
- Precinct 3 - Quarantine Boat Depot

Precincts 1 and 2 are owned by NSW Government. Precinct 3 is Council-owned (above the Former Mean High Water Mark).



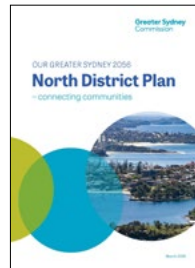
### SITE OVERVIEW

TITLE	SITE PLAN
SCALE	50m
NORTH	⌚
	BERRYS BAY PRECINCT



# Planning Context

Below is a summary of the key policy documents which have been considered during the master planning process. The ideas, guidelines and principles represented in these documents have informed the development of the Berrys Bay master plan.



**North District Plan**  
Greater Sydney Commission, 2018

The plan encourages public open space as a form of green infrastructure that enhances the character of the North District's neighbourhoods, supports healthy and active lifestyles and brings communities together.

The project will contribute towards the delivery of Planning Priorities N15 Protecting and improving the health and enjoyment of Sydney Harbour and the District's waterways, N16 Protecting and enhancing bushland and biodiversity, N17 Protecting and enhancing scenic and cultural landscapes, and N20 Delivering high quality open space.

**The master plan of Berrys Bay has acknowledged these planning priorities, with consideration to the local context, ensuring the vision for the North District is maintained.**



**Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005**  
NSW Government, 2021

This legislation applies to land within the Sydney Harbour Catchment. A summary of the aims of the plan are identified as:

- Recognise, protect, enhance and maintain
- Sustainable and health environment
- Ecologically sustainable urban environment
- Prosperous working harbour
- Culturally rich and vibrant
- Accessibility to the foreshore
- Rehabilitation of ecology
- Framework for future planning

**The principles and vision for the Berrys Bay master plan has acknowledged these broader aims for the Sydney Harbour Catchment to ensure a successful outcome is achieved.**



**Western Harbour Tunnel and Warringah Freeway Upgrade Environmental Impact Statement (EIS)**  
Transport for NSW, 2020

The Environmental Impact Statement addresses the requirements of the Secretary of the Department Of Planning, Industry and Environment and includes consideration of the issues raised by the community and stakeholders during the development of the Western Harbour Tunnel project.

Impacts to the surrounding environment have been considered within the context of the overall objectives of the project and the significant transportation and other benefits it would provide over the medium to longer term, and for future generations.

**The specific project site information outlined in the Environmental Impact Statement has been invaluable to the development of the master plan process. It has informed and enhanced the outcomes for the project.**



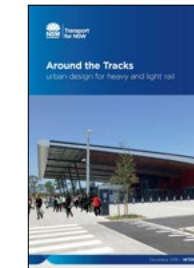
**Future Transport Strategy 2056**  
Transport for NSW, 2018

The Future Transport Strategy sets the 40-year vision, directions and principles for customer mobility in NSW, guiding transport investment over the longer term.

The guiding principles:

- Customer focused
- Successful places
- A strong economy
- Safety and performance
- Accessible services
- Sustainability

**The future of transport guiding principles have been considered throughout the development of the project noting that the framework will evolve.**



**Around the Tracks Urban Design for Heavy and Light Rail**  
Transport for NSW, 2016

This document contains urban design principles that are intended for all those involved in the planning, design, construction and operation of improvements to heavy and light rail systems in NSW. The principles will help establish the desired outcomes for projects in the planning stage.

As a project evolves the principles will help designers ensure that the focus remains on the agreed outcomes.

**The best practice urban design principles outlined in this document have been considered throughout the development of the project.**



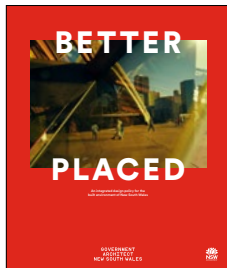
**Draft NSW Public Spaces Charter**  
NSW Department of Planning, Industry and Environment, 2020

DPIE has developed ten draft guiding principles that can be used to ensure everyone has access to high quality public space which allows them to participate in public life. The ten principles identified are:

- Open and welcoming
- Community-focused
- Culture and creativity
- Local character and identity
- Green and resilient
- Healthy and active
- Local business and economies
- Safe and secure
- Designed for people
- Well managed

**The Berrys Bay master plan has considered the principles of the draft Public Space Charter seeks to assist with the delivery of high quality public space outcomes for the community.**





**Better Placed**  
Government Architect NSW, 2017

Better Placed is about enhancing the design quality of our built environment, raising expectations and raising standards, about working better and creating better environments.

Seven principles are identified:

- Contextual, local and of its place
- Sustainable, efficient and durable
- Equitable, inclusive and diverse
- Enjoyable, safe and comfortable
- Functional, responsive and fit for purpose
- Value-creating and cost effective
- Distinctive, visually interesting and appealing

**The Berrys Bay master plan seeks to create new places that aspire to showcase the principles of this document.**

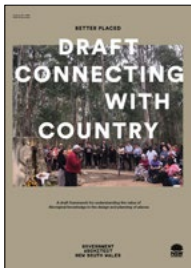


**Greener Places**  
Government Architect NSW, 2017

The draft Greener Places policy has been produced by GANSW to guide the design, planning and delivery of green infrastructure across NSW.

The aim is to create healthier and more liveable cities and towns by improving community access to recreation and exercise, supporting walking and cycling connections, and improving the resilience of our urban areas.

**As a new open space that will contribute to Sydney's green grid, the Berrys Bay master plan seeks to aspire to the principles of this document.**



**Draft Connecting with Country**  
Government Architect NSW, 2020

GANSW is currently working with recognised Aboriginal knowledge holders and professionals as well as the design industry, government and community to develop practical guidance about how to Design with Country.

**The Berrys Bay master plan Connecting with Country Draft Framework to ensure that a commitment to country is embodied throughout the entirety of the project cycle.**



**Sydney Green Grid**  
Government Architect NSW, 2017

The Sydney Green Grid promotes the creation of a network of high quality open spaces that supports recreation, biodiversity and waterway health.

The Green Grid will create an open space network that connects strategic, district and local centres, transport hubs, and residential areas.

**Creating high quality open space for the community is important to the Berrys Bay area. This site will contribute to wider foreshore connections and green grid networks.**

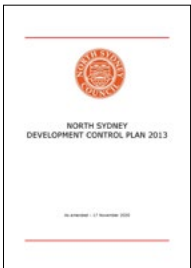


**North Sydney Council LEP 2013**  
NSW Government, 2021

The principal legal document for controlling and guiding planning decisions made by Council to facilitate new development that is compatible and appropriate with the preferred role and character of an area.

The LEP complies with the State Government's Standard Instrument Order 2006, which requires local councils to implement a Local Environmental Plan.

**The unique character of Berrys Bay has been thoughtfully expressed through the master planning process with consideration to Council's LEP and Sydney Harbour's wider context.**

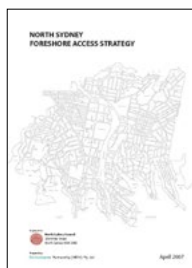


**North Sydney Council DCP 2013**  
North Sydney Council, 2020

The Development Control Plan supports the implementation of the provisions to North Sydney Council's LEP. It contains detailed provisions on all aspects of development not covered under Council's LEP and are used in the assessment of all development applications.

**The Berrys Bay master plan has considered the provisions and controls in the Development Control Plan to ensure that it aligns with the requirements of North Sydney Council.**





### North Sydney Foreshore Access Strategy

Environmental Partnership NSW, 2007

This strategy examines the existing foreshore access system to identify where missing links to continuous access can be sustainably addressed, and where opportunities to extend access through redeveloping sites should be pursued.

The strategy also identifies an access plan and establishes priorities for ongoing implementation and enhancement of existing access.

**Through stakeholder engagement, foreshore access throughout the project site has been identified as one of the most desired outcomes of the master plan. Consideration to the access strategy has assisted with connecting the site to the wider North Sydney context.**



### Waverton Peninsula Strategic Master Plan

North Sydney Council + Clouston, 1999

The Strategic Master Plan sets out strategies for the future development of the three ex-industrial sites on the Waverton Peninsula; the Coal Loader Ball's Head, the Caltex Site Ball's Head and the Former BP Site Berrys Bay.

The document outlines design, planning and management processes of the sites in accordance with SEPP56 and North Sydney Council's key objectives.

**The Strategic Master Plan's strategies have been investigated throughout the development of the Berrys Bay master plan ensuring the future development provides and meets the communities needs.**



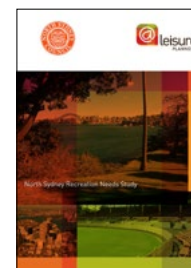
### Waverton Peninsula Conservation Management Plan

Godden Mackay Logan, 2000

The Conservation Management Plan intends to provide a definitive understanding of the natural and cultural heritage values of the three industrial sites on the Waverton Peninsula; the Coal Loader Ball's Head, the Caltex Site Ball's Head and the Former BP Site Berrys Bay.

The Conservation Master Plan is a key outcome of the Strategic Master Plan.

**The diverse layers of the natural and cultural history surrounding the site outlined in the Conservation Management Plan has allowed an in depth understanding of the priorities needing consideration.**



### North Sydney Recreation Needs Study

North Sydney Council + @Leisure, 2015

Through extensive community and stakeholder engagement the Recreation Needs Study outlines goals for the future of the North Sydney area. A summary of the goals are identified as:

- Increased participation in physical and social opportunities
- Enhance use of existing resources
- Provide diversified opportunities for the widest range of population, now and into the future
- Maintain the green nature and character of the North Sydney area
- Co-operative, effective and sustainable service delivery

**The study identifies the most popular activities to be walking, running, cycling, swimming and 'informal activities' like picnicking. In high demand are new recreational loops, small vessel storage, sports facilities and unprogrammed open space which can meet a variety of community needs. These findings have informed the development of the Berrys Bay master plan.**



### Future Use of the Former Quarantine Station, Waverton - Position Statement

North Sydney Council, 2007

The Position Statement outlines principles which will guide the future use or development of the Former Quarantine Station site. A summary of the principles are identified as;

- Maintain and preserve the heritage items on the site
- No additional buildings
- Community access to majority of the site with commercial activities restricted
- Community foreshore access through the site
- Commercial use be for maritime, heritage, educational or community use
- Access for landing small craft and kayaks
- No change to vehicular access or parking
- The land between Woodley's Boatyard and the site remain in Council ownership

**The principles outlined in the Position Statement have informed the interventions and future use of the Former Quarantine Station which is located within larger project site.**



# 02. SITE



# Site History

## A Connection with Country

The oral history of the Gamaragal people tells of the inundation of the valley by rising waters to form the peninsula they called Yerroulbine, now known as Balls Head. The Gamaragal lived on the shore and fished in the bay. One of their enigmatic carvings of a large whale and other figures can still be seen 100 metres from the project site.

Before colonisation, women caught fish using Nawî, a shallow canoe shaped from a straight sheet of bark. To catch fish they used fish hooks called bara (or burra) shaped from a turban shell and a fine line made from kurrajong fiber called carr-e-jun. They built a small fire on a base of clay in the canoe to cook the fish as they moved around the harbour.

WHALE ROCK.

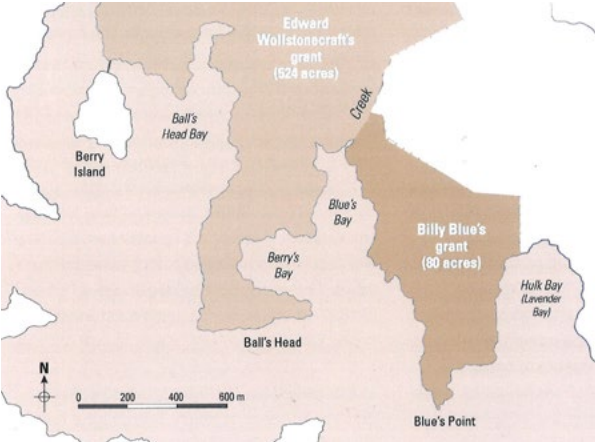
Source: A Changing Tide - the History of Berrys Bay



### LAND GRANTS.

Alexander Berry, Edward Wollstonecraft and Billy Blue's land grants.

Source: A Changing Tide - the History of Berrys Bay



Alexander Berry and Edward Wollstonecraft secure a 500 acre land grant on Sydney's North Shore, including the western shore of Berrys Bay.

### TORPEDO CORPS.

The torpedo ship Avernus on Sydney Harbour.

Source: A Changing Tide - the History of Berrys Bay



NSW Torpedo Corps commences 12 years operations at Berrys Bay, giving the bay its nickname 'Torpedo Bay'.

1700 1725 1750 1775 1800 1825 1850 1875 1900



BURRA SHELL HOOKS.

Source: Unknown



ABORIGINAL WOMAN IN A CANOE FISHING WITH A LINE.

Source: Mitchell Library, State Library of New South Wales



BERRYS BAY c.1875.

Source: A Changing Tide - the History of Berrys Bay

### GAMARAGAL TERRITORY.

Possibly the first depiction of Gamaragal territory - a detail of a map of Port Jackson/Sydney Harbour with water depth soundings created by Captain John Hunter in 1788. Balls Head is at the top left.

Source: National Library of Australia

### SHORELINE. (1835)

Shoreline of Berrys Bay as it would have been before land reclamation occurred across the site for the industrial purposes.



1820

1817

c.1835

c.1877

1853

Billy Blue granted 80 acres by Governor Macquarie in what is now the suburbs of McMahons Point.

Berry & Wollstonecraft build a stone wharf & store. The store would be demolished in the 1930s and the storehouse stones would be used in the construction of the bund wall which still stands today.

Berry leases part of the site as a coaling depot for the shipping companies P&O and General Steam Screw Ship Company.



## A Working Waterfront

QUARANTINE BOAT DEPOT c.1912.  
Source: Save Berrys Bay

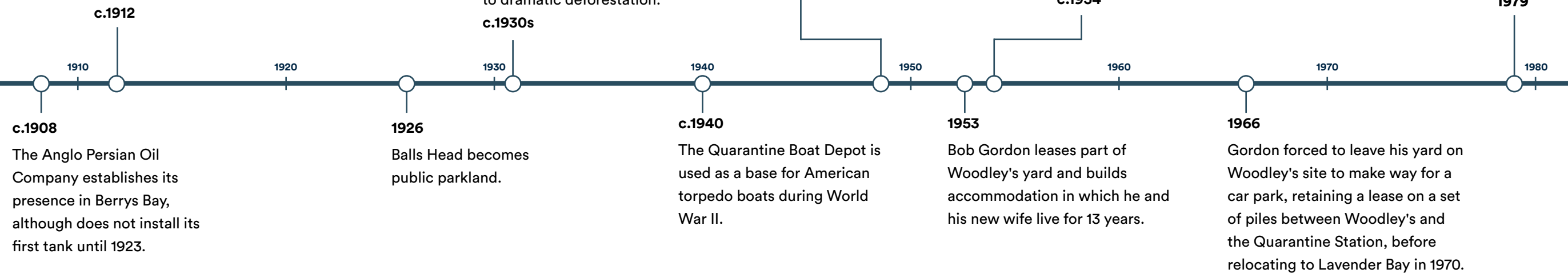


Quarantine Boat Depot established to berth and maintain boats that serviced the quarantine station at North Head. A skipper and engineer lived with their families in the two houses on the site.

BERRYS BAY c.1930.  
Balls head denuded of trees.  
Source: A Changing Tide - the History of Berrys Bay



BALLS HEAD.  
After the Great Depression volunteers worked to restore the site to its pre-European vegetation. Bush regeneration works continue to this day.  
Source: A Changing Tide - the History of Berrys Bay



WOODLEY'S BOATSHED c. 1908.  
Source: Australian National Maritime Museum



QUARANTINE BOAT DEPOT.  
Quarantine boat depot seawall and wharf under construction (left) and completed (right) 1917.  
Source: Western Harbour Tunnel EIS Appendix K - Maritime heritage



BOB GORDON c.1963.  
Bob and Joan's home was a humpy built at Woodley's Yard. Bob's unfinished works and the Quarantine Service Building in the background.  
Source: A Changing Tide - the History of Berrys Bay



New Beginnings



QUARANTINE BOAT DEPOT.

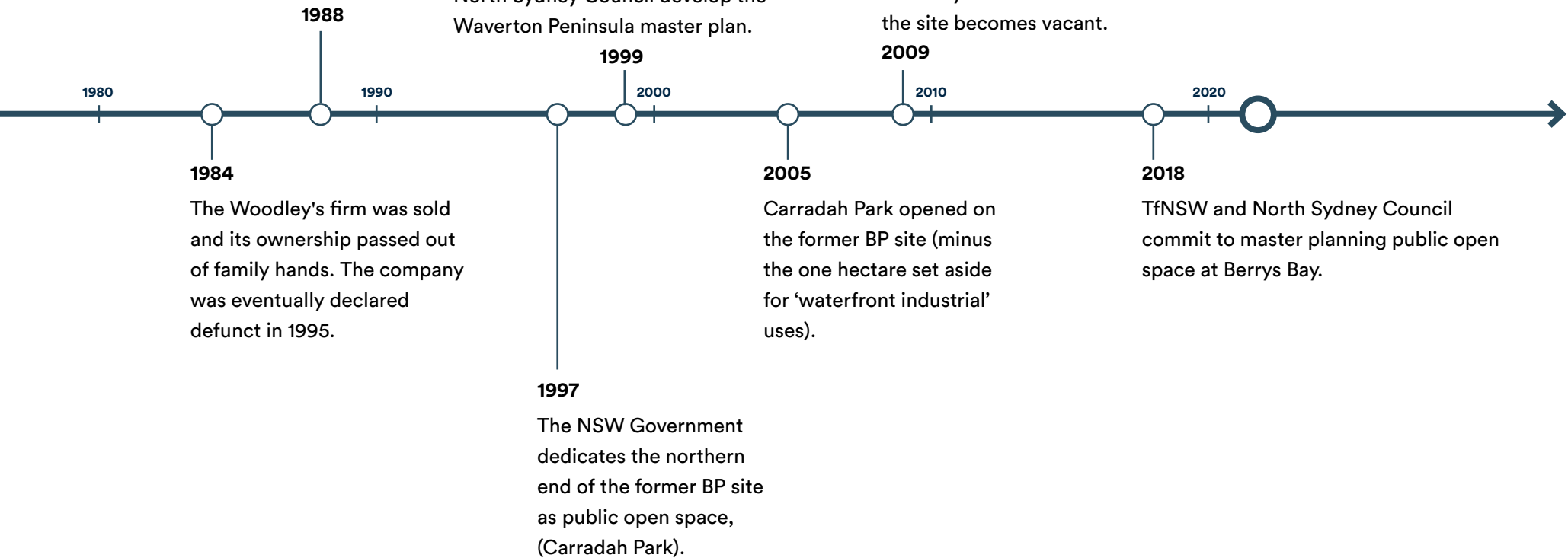
The National Maritime Museum's floating fleet in 1997 at the former Quarantine Boat Depot.

Source: A Changing Tide - the History of Berrys Bay

The Quarantine Boat Depot is occupied by the Australian National Maritime Museum fleet maintenance arm until 2004.

In collaboration with Clouston's, North Sydney Council develop the Waverton Peninsula master plan.

Woodley's lease is terminated and the site becomes vacant.



FORMER BP OPERATIONS AT BERRYS BAY.

Source: Unknown

The Heart of the Bay

From Pre-European settlement to 2021, the foreshore of Berrys Bay has undergone many changes. Its current configuration would be unrecognisable to the Aborigines who inhabited the area before 1788.

Berrys Bay's advantage as a deep-water bay with proximity to the young colony was recognised as early as 1819, when Edward Wollstonecraft and Alexander Berry excavated the sandstone cliffs and built the first man-made wharf to service the trade between Sydney and their New South Wales south-coast fiefdom. Users of the bay have excavated, reclaimed and built seawalls on its shores to suit their own purposes. The creek at the bay's head has disappeared. Successive business ventures continued to adapt the bay, taking advantage of its unusual deep-water frontage and the availability of fresh water.

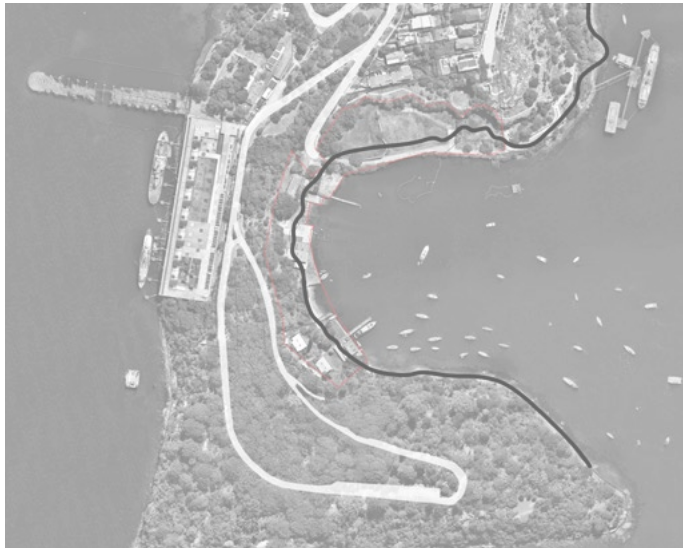
With the advent of gentrification in the late 20th century, Berrys Bay experienced yet another seismic change. Luxury home units took the place of some of the scruffy boat building yards and related industries, and parks have replaced others. From the battle-axe blocks to the waterfront created by Billy Blue's children after his death, high-density housing has emerged, and Billy's 80-acre grant of bushland with a little farmland is now highly sought-after real estate with homes set on minuscule but valuable blocks.

Through Berrys Bay's long evolution, the bay has always provided for its inhabitants.....From Berry and Wollstonecraft's wharf and store on the western shore in the early 19th century, to Noakes' high-tech marine services on the eastern shore in the 21st century, change in Berrys Bay has always been a constant.

Extracted from: Svenson, R. 2021. A Changing Tide: The history of Berrys Bay



Snapshot of Berrys Bay Over Time



Original Shoreline



1930



1943



1955



1965



1970



1986



1991



1996



2004



2005



2021

AERIAL VIEWS OF BERRYS BAY  
Source: SIX Maps + NSW Historical Imagery



# Site Overview

## Key Plan



- 1 View looking west toward Woodley's shed and the bund wall.
- 2 Heritage remnants from the site's past industrial use.
- 3 Sandstone cutting along northern boundary.
- 4 View from Council Beach looking north.
- 5 The bund wall.
- 6 View from Balls Head Road toward the harbour.
- 7 View of Quarantine Boat Depot from Woodleys Boat Shed surrounds.
- 8 View of the Quarantine Boat Depot from area adjoining Woodleys Shed
- 9 Vegetation adjoining the Quarantine Boat Depot.

Site photographs of the Berrys Bay precinct  
Source: Context Landscape Architecture

## Former BP Site

The Former BP site has distinctive landscape features as a result of its former industrial use. Land reclamation of the foreshore, sandstone cuttings, large areas of relatively flat open space and remnant heritage items create a unique character for this precinct. Views across the bay to the Harbour Bridge and the other site precincts dominate the foreshore. Views into this precinct from upper Carradah Park are also expansive.



## Woodley's Boatyard

Woodley's Boatyard sits between the Former BP site and the Quarantine Boat Depot. Steep topography exists along its western boundary with a flat foreshore area which has been expanded through land reclamation during its former industrial use. Remnant heritage items are scattered across the site and some existing buildings provide the opportunity to be adaptively re-used in the future.



## Quarantine Boat Depot

The Quarantine Boat Depot is bordered by Balls Head Reserve on its western and southern boundaries. Access to Balls Head Reserve walking tracks can be found in close proximity to these boundaries. From the foreshore, views across the bay to the other site precincts are expansive with the North Sydney skyline visible beyond. Due to being privately leased until recently, the grounds have been well kept, albeit a departure from the natural landscape. The existing cottages provide opportunity to be adaptively re-used in the future.





# 03. CONSULTATION & ANALYSIS



# Connecting with Country

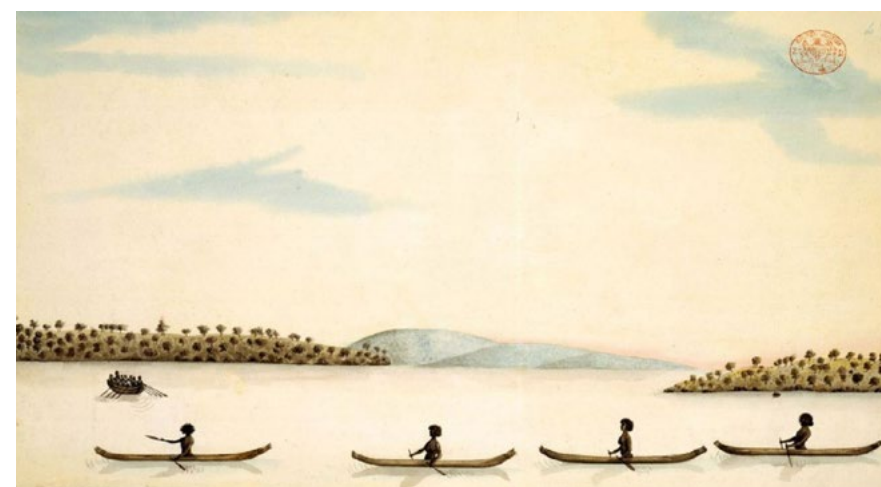
The master plan includes a Connecting to Country phase of work which has been undertaken by WSP for Transport for NSW and includes:

- Stakeholder identification and engagement to research and analyse Aboriginal history and stories, and inform the Aboriginal Design Principles.
- Development of a set of Aboriginal Design and Planning Principles to inform the design of the Berrys Bay. These design principles have been based on the knowledge and stories ideas that are significant to the local Aboriginal Community and identified through meaningful engagement.
- Review and input to the design of the master plan.
- The Connection to Country report prepared, provides high level concepts intended to guide and form the basis for future more in-depth engagement and design development. It aims to be the ‘first step’ towards future engagement with Relevant Aboriginals Parties.

WSP have prepared Connection to Country Principles to guide the engagement and design of Berry's Bay. A summary of the Design Principles includes the following:

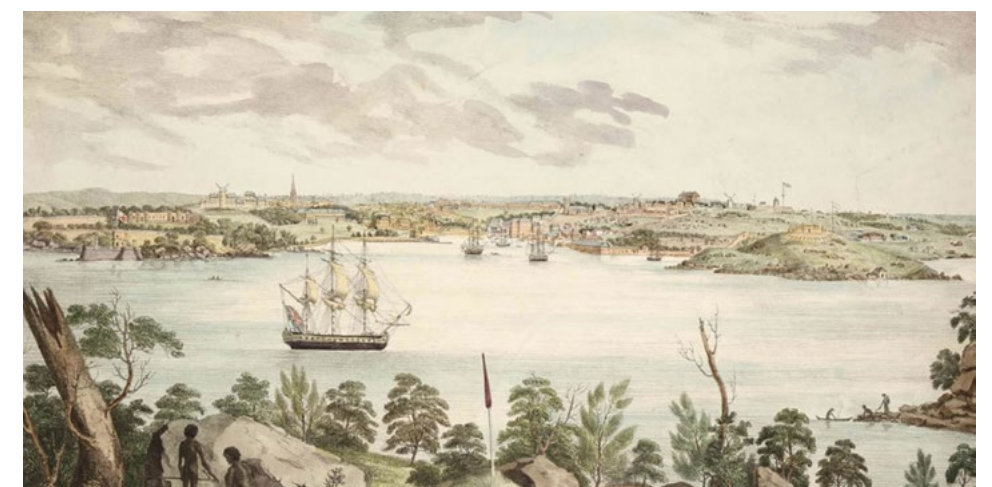
1. Heritage and Country Disturbance
2. Important viewpoints
3. Celebrate Country
4. Tell our stories
5. Heal Country

Refer to WSP's report *Berrys Bay Connection to Country Principles*, 9 December 2022.



Bannelang (Benbelong) meeting the governor by appointment after he was wounded by will (nille?) Ma ring in September 1790.

Source: Natural History Museum (London) via WSP report



North view of Sydney New South Wales, 1822 by Joseph Lycett  
Source: State Library of New South Wales via WSP report



# Community and Stakeholder Consultation

## Consultation process

CONTEXT has worked closely with targeted community and stakeholder groups throughout the development of the master plan. The engagement of these groups during design development directly influenced the team's understanding of the site and design decision making. Stories of Country and invaluable insights gained through discussions with relevant Aboriginal community members, feedback from the Waverton Peninsula Community Values Survey, collaboration with North Sydney Council and closely working with the Community and Stakeholder Working Group (CSWG), has ensured the development of a cohesive master plan that responds to the needs of the community and complete the vision for the Waverton Peninsula.

Community and Stakeholder engagement has included:

- Waverton Peninsula Community Values Survey;
- Conversations with relevant Aboriginal community members and knowledge holders;
- Meetings with North Sydney Council;
- Workshops with the CSWG;
- Public exhibition;
- Submissions report.

## What we heard

### **Relevant Aboriginal community members and knowledge holders**

Developing cultural awareness is key to understanding the significant Aboriginal stories of the site. WSP were engaged to facilitate the collaboration between the project team and local knowledge holders Uncle Dennis Foley, Uncle Chicka Madden and Uncle Allen Madden. Their stories and knowledge of place helped guide WSP to develop the Aboriginal Design and Planning Principles.

The acknowledgment and understanding of these principles allowed the ideas to be woven through the principles of the master plan strengthening the design outcomes.

The key principles are identified below. Refer to WSP's Berrys Bay Connection to Country for further information.

- Heritage and country disturbance
- Important viewpoints
- Celebrate country
- Tell our stories

### **Waverton Peninsula Community Values Survey**

Transport for NSW asked the community for their views on the current and future use of the Waverton Peninsula area via a survey, to capture key values and sentiment to help plan for the future. The Waverton Peninsula Community Values Survey was open to public submission for two weeks in November 2021. Over 700 responses were recorded; providing a significant voice for the community as to how they believe the Peninsula should be developed. Through analysis of the responses, some key themes emerged. Importantly, these themes helped define ideas that were being developed in the master plan. The key themes are identified below.

- Preserve natural beauty,
- Enhance existing features,
- Enable foreshore access,
- Support recreational opportunities,
- Recognise local history and culture,
- Improve connectivity and accessibility

### **Berrys Bay Community and Stakeholder Working Group (CSWG)**

The CSWG was established to advise and assist the design team as necessary in understanding the current and future needs of the local community, to help determine the optimal vision of Berrys Bay. The CSWG has attended a series of meetings and undertaken workshop activities that have allowed CONTEXT to identify key themes that have informed and shaped the design of the master plan. Engagement with this group was necessary to provide the best outcome for both the local and wider community.

### **Public Exhibition**

Between 30 September and 23 October 2022, Transport for NSW sought feedback from the public about the draft master plan and vision developed for Berrys Bay. Both in-person and online engagement was undertaken. Two information sessions were held at the Coal Loader Centre for Sustainability on 13 and 17 October 2022 with 74 community members attending.

A Submissions Report has been prepared which provides the full details on the feedback received from the community. Refer to Appendix A for a summary of the consultation findings.



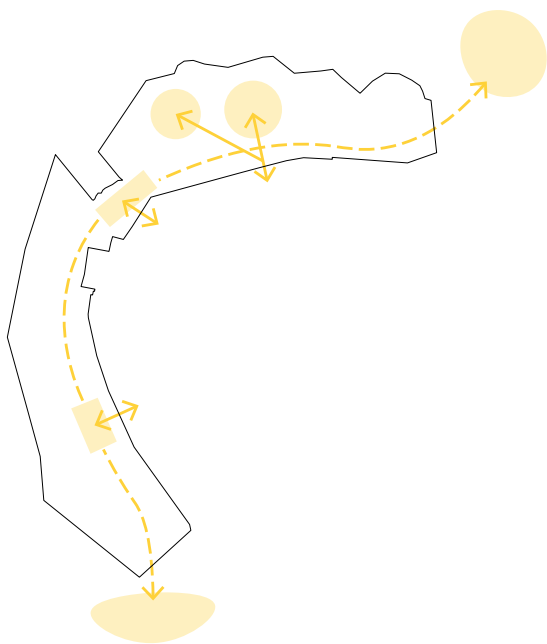
CSWG Walk on Country with Aunty Margret Campbell held 14 September 2022



# CSWG Key Themes

Through the consultation process noted on the previous page, five key themes have emerged as what the CSWG aspirations are for the development of the Berrys Bay master plan. These themes were used to help guide the design of the master plan. A summary of the themes and key messages are below.

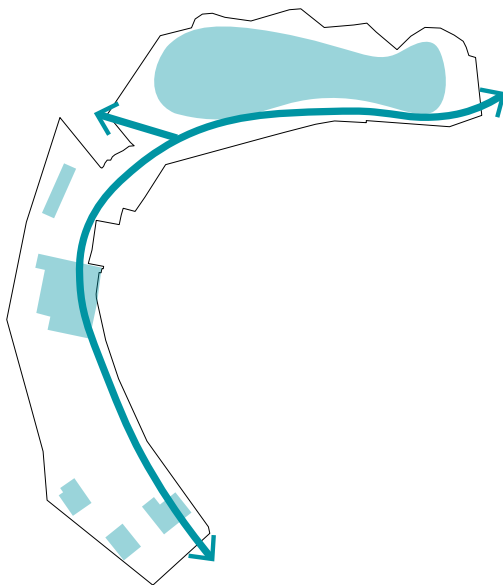
## Open Space + Recreation



### Summary

- Staging to allow for use of the open space during the construction of the western harbour tunnel and the progressive return for community use.
- Opportunity for active and passive recreation including water based activities
- Allow for safe use at night for informal and formal activities
- Allow for gathering and events

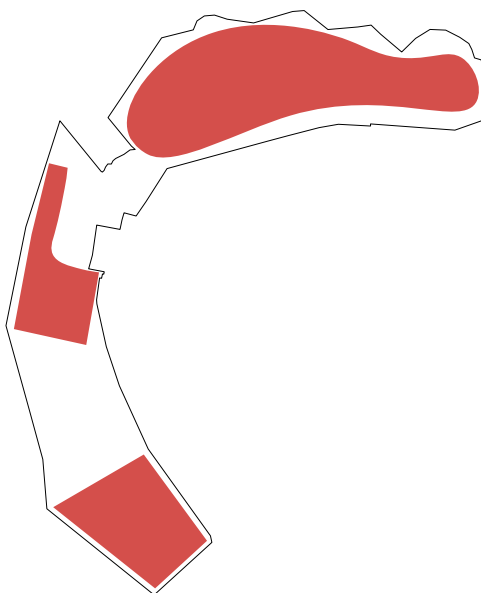
## Public + Connected



### Summary

- Retain and celebrate access to the iconic Harbour views
- Improve access to the open space and connect in with adjoining public spaces
- Provide continuous and accessible foreshore access that connect the three open space precincts and integrate with Carradah Park and Balls Head Reserve
- Improve access to the foreshore and water-based recreation activities
- Recognition of the broader issue of parking on the peninsula and mixed views on whether additional parking should be provided in the open space
- Parking provision will be dependent on future use of the heritage buildings however the future use should be appropriate to the scale and accessibility of the site

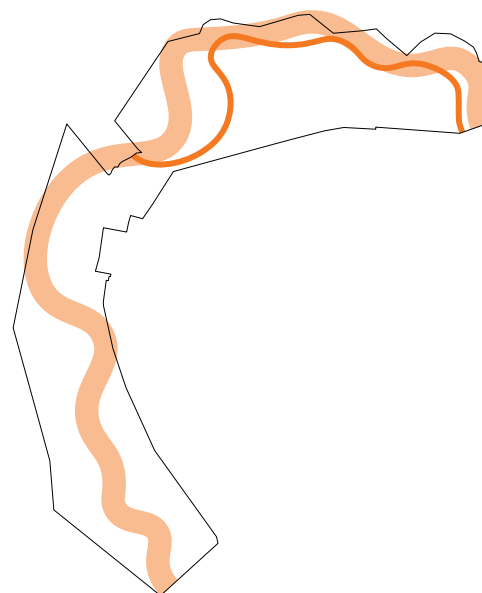
## History + Heritage



### Summary

- Retain heritage fabric and elements
- Retain Woodley's Shed and adaptively re-use for community use.
- Allow for use that could provide some commercial return for council
- No 'overdevelopment' of the site or large commercial operators to utilise the heritage buildings.
- Maintain and conserve Quarantine Boat Depot heritage structures and adaptively re-use for community use

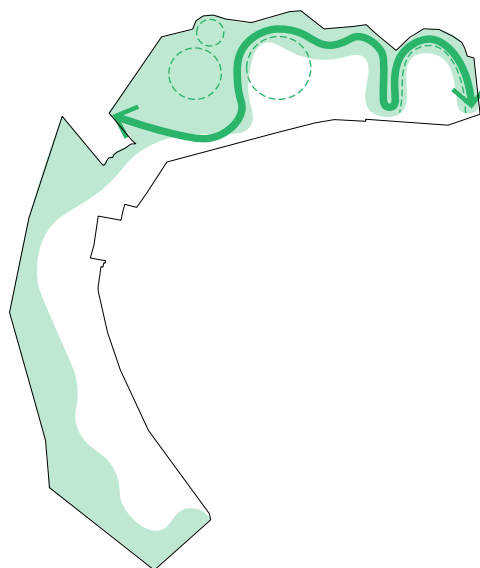
## Healing Country



### Summary

- Reveal Aboriginal history and stories
- Incorporate connecting with Country principles into the design
- Enhance the natural environment and expand habitat potential particularly frog habitat
- Improvement in water quality to create swimmable areas

## Environmental Repair



### Summary

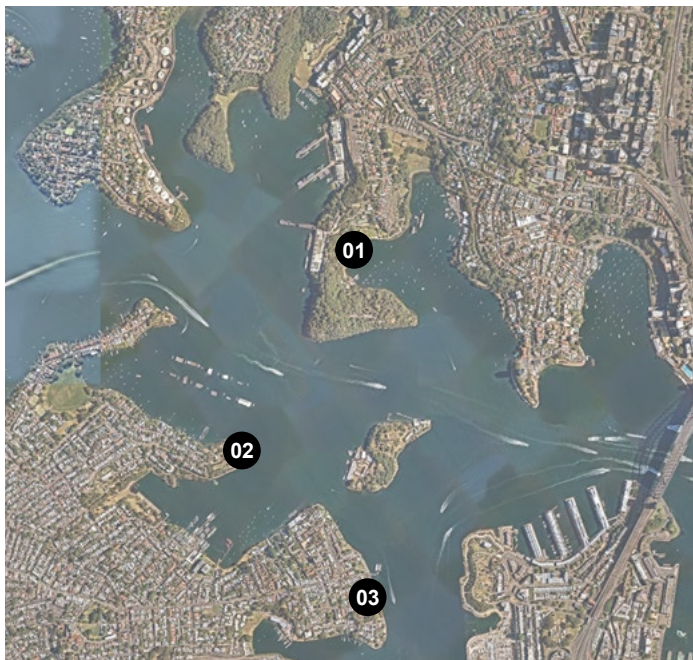
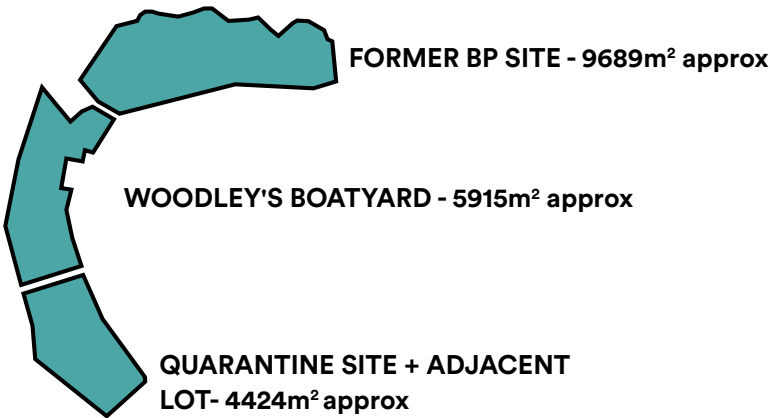
- Enhance the natural environment
- Expand habitat potential
- Improvement in water quality to create swimmable areas



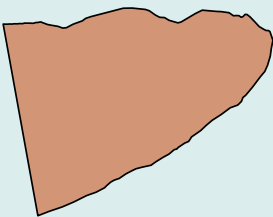
# Analysis summary - benchmarking

A benchmarking study was undertaken to understand the scale of the new open space in context with other parks located adjoining Sydney Harbour.

01.  
Berrys Bay study area  
20,028m<sup>2</sup> approx



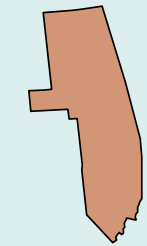
02.  
Ballast Point Park  
21,446m<sup>2</sup>



Topographical features dominate the landscape at Ballast Point Park. The sandstone cuttings from previous industrial uses have been featured and integrated into the design. Foreshore access and connectivity has been provided to almost all of the parks perimeter. Open lawns and multiple vantage points, across the different levels of the site, help to delineate the space. Park facilities and amenities including a small pontoon have been incorporated into the design.



03.  
Illoura Reserve  
8,658m<sup>2</sup>

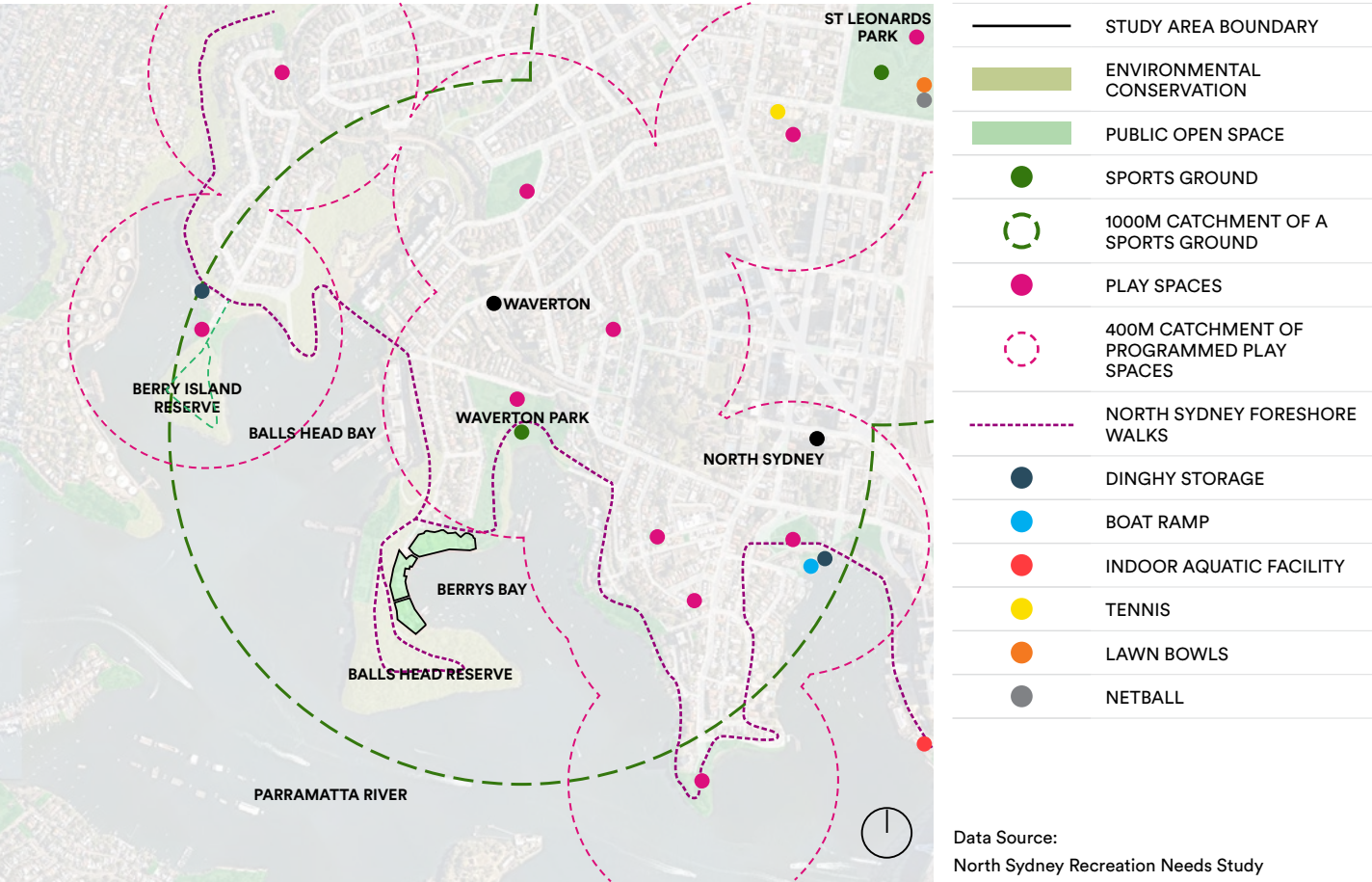


A linear park with open lawns and expansive views of the Sydney city skyline and to the north of the harbour. The complete foreshore access around the site connects Balmain East Wharf in the north to Edward St in the south. The park consists of a small children's playground, heritage building with restaurant and large unprogrammed open spaces, that complete the park.



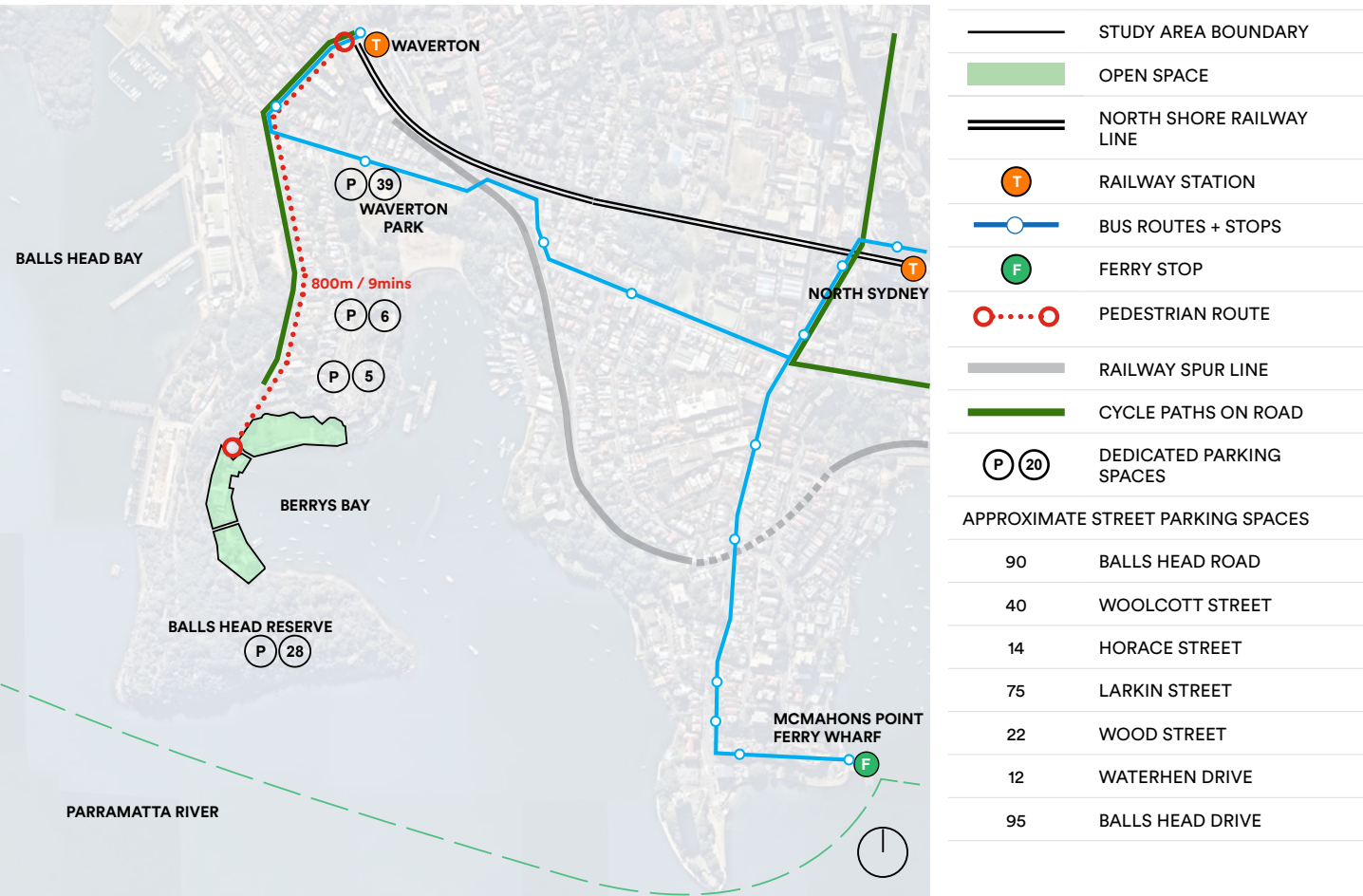


# Analysis summary - contextual analysis



## Open Space + Recreation

- The site is bound by public open space and Environmental Conservation areas on all boundaries and is the 'missing link' amongst this offering of public open space.
- The North Sydney Recreation Needs Study (2015) identifies the recommended minimum distance (for residence) from sports grounds and play spaces to be 1000m and 400m respectively.
- The residences to the north of the project site are within a 400m walking catchment of the local playground at Waverton Park however provision could be increased by including a playground in the new open space at Berrys Bay.

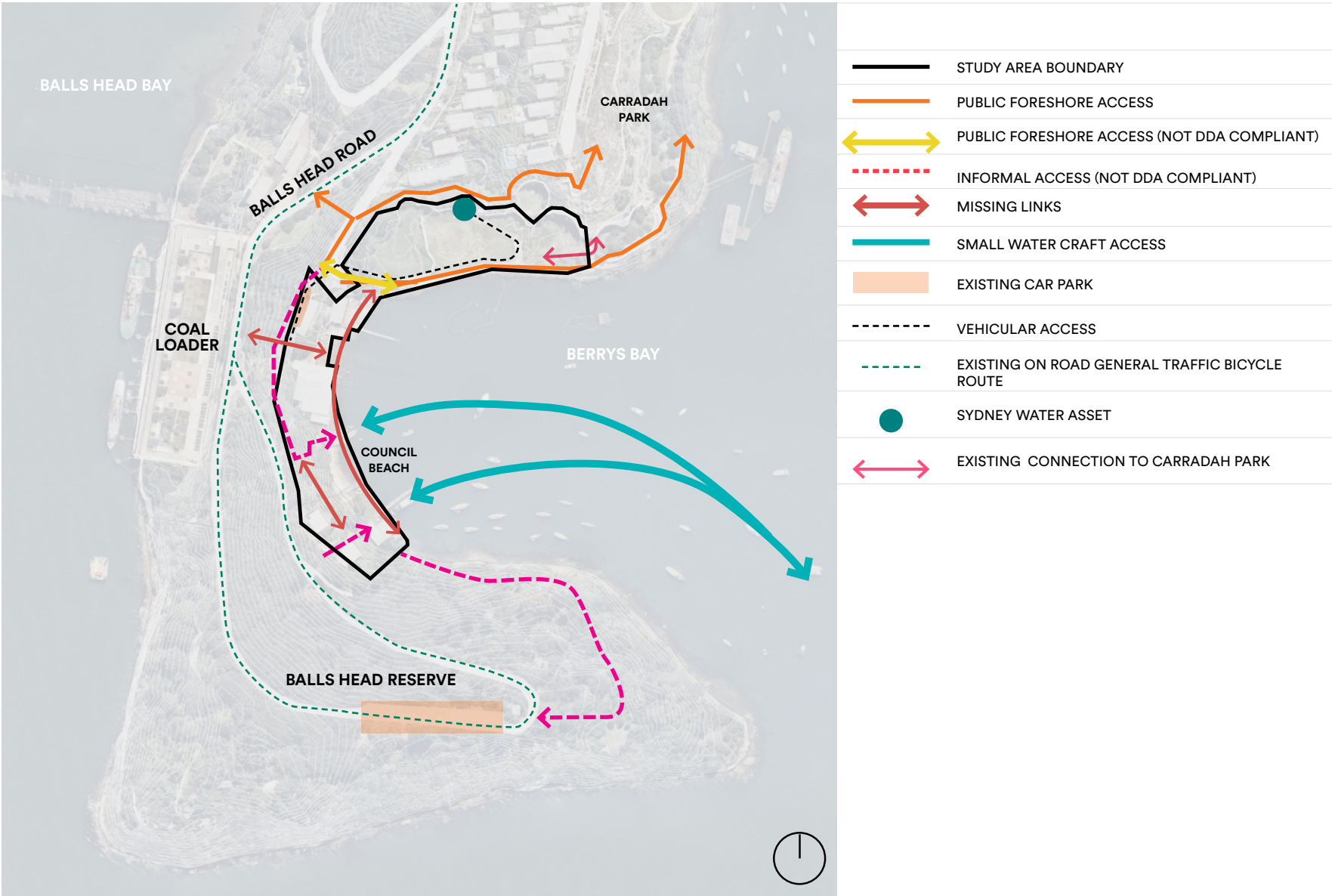


## Access + Movement

- The site is located 800m from Waverton Station and is connected by pedestrian footpaths for the entirety of the route. Bus routes and stops are situated on the northern end of Waverton park.
- Relatively gentle topography along Balls Head Rd with pedestrian footpaths for the entirety to the project site.
- Dedicated parking spaces are limited around the site. Many of the streets are available for time restricted public parking.
- Current interaction with the foreshore is limited to the Waverton Park end of the bay. Generally there is a disconnect between the open space and the harbour foreshore at both Carradah Park and the project site.



# Analysis summary - access + circulation

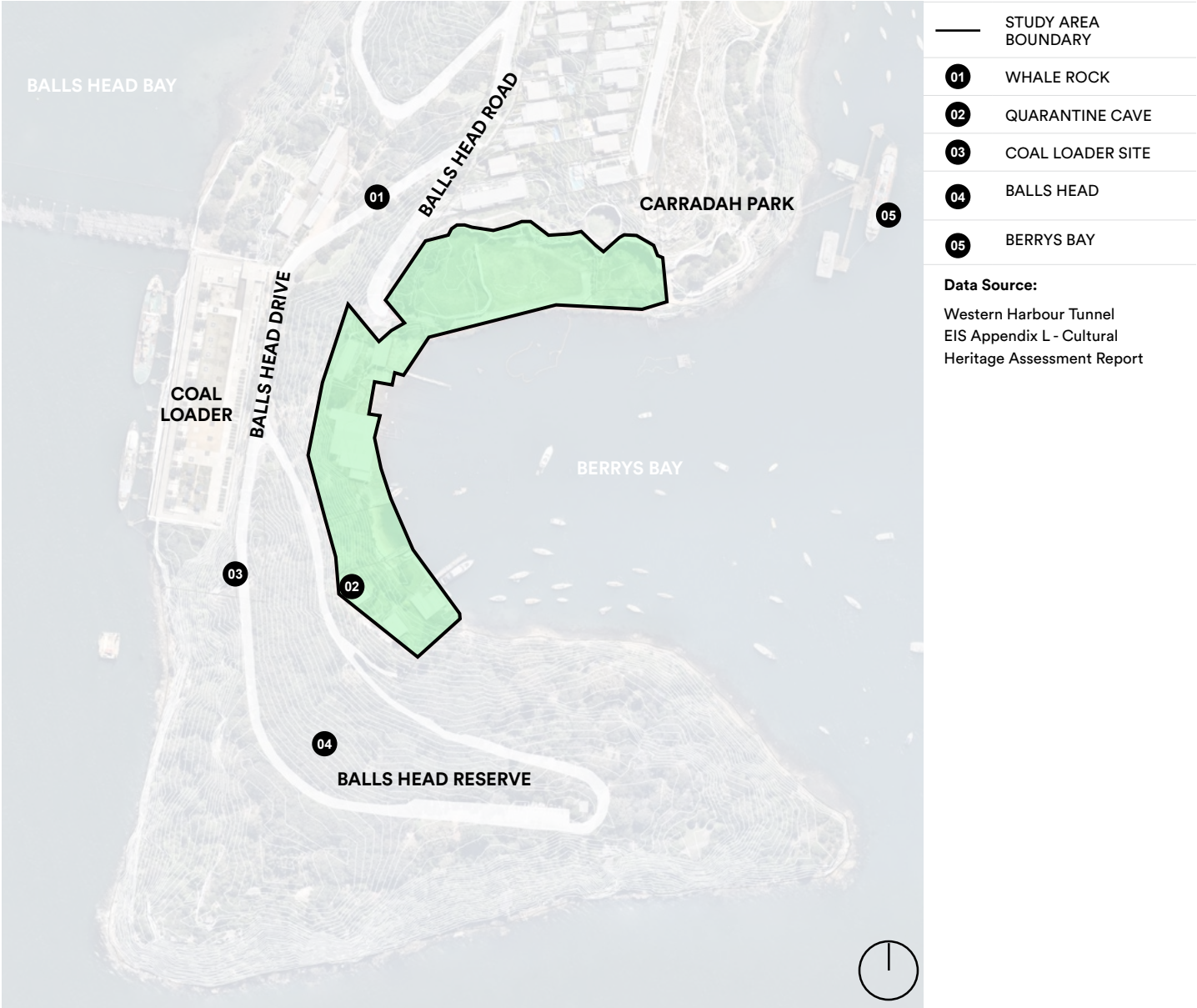


## Site Access

- Due to the previous industrial uses, deterrent signage and fencing has been erected around the three site areas, restricting public access to the foreshore and areas of open space.
- Site fencing and restricted access has also obstructed direct water access. Small watercraft (dinghies and kayaks etc.) use Council Beach as an access point. The Quarantine Boat Depot currently has a private lease which is used for larger boats
- Council and Sydney Water maintenance vehicles access the site from Balls Head Road into and through the former BP site where there is a Sydney Water Asset.
- The steep topography has resulted in a lack of accessible DDA compliant pathways from Carradah Park through the subject site to Balls Head Reserve.



# Analysis summary - culture and heritage



## Aboriginal Cultural Heritage

- Whale Rock is made up of a series of rock engravings providing tangible evidence of Aboriginal occupation.
- "Quarantine Cave consists of a small north-facing rock shelter and a sandy shell midden floor. The site has high social significance at the local level as it provides tangible evidence of the use of the area by Aboriginal people and because it is a multi-component site (shelter and midden)." (Jacobs Group, 2020).
- Adjacent landscapes include shelters with middens, cultural areas and previous occupation sites. (WSP, Berry's Bay Concept Plan Connection to Country Principles, 2022)
- Berrys Bay was once a place to collect cockles to eat. Balls Head provides a culturally important spring and was home to Wallabies and Penguins. The deep waters off Balls Head provided a safe place for whales to give birth in pre-colonial times.

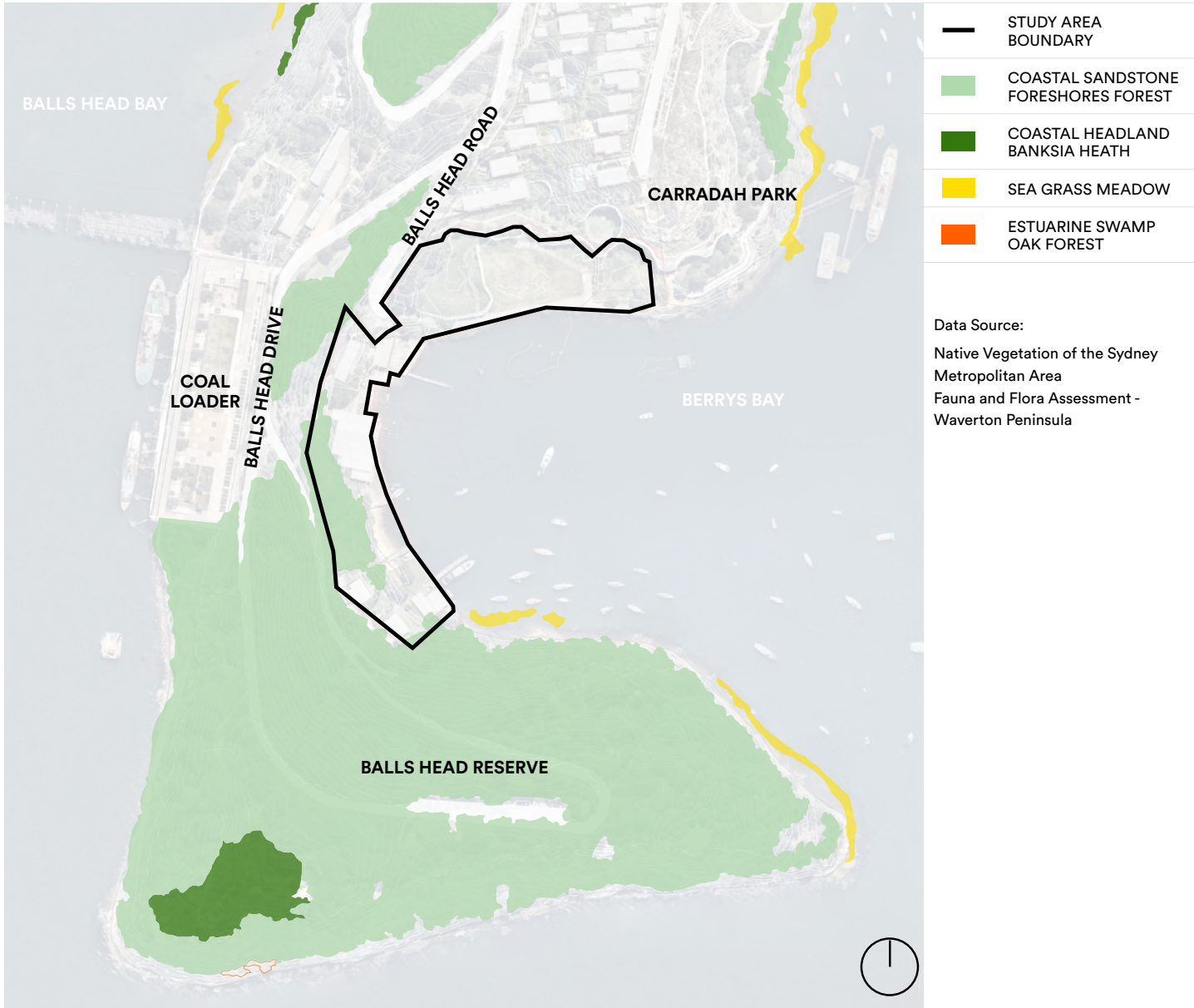


## Non-Aboriginal Heritage

- The former BP site is significant for its historical association with eminent merchants, Edward Wollstonecraft and Alexander Berry, retaining physical evidence of the industrial occupations of oil and petrol refinery. Remnants of sandstone benches, with various areas of concrete, bitumen, and soil fill are identified on site.
- Woodley's Boatyard was established circa 1906 by the Woodley's family. The Boatyard developed over time consisting of waterfront workshops, slipways and sheds at the waters edge, with a two storey brick administration building behind. It is one of the last standing examples of the once bustling small boat building and repair yards which were dotted around Sydney Harbour.
- The Quarantine Boat Depot functioned from 1912 until 1988 taking passengers to the quarantine station at north head. Land reclamation occurred on the foreshore which now has a stone sea wall and finger wharf. The quarantine activities ceased in the 1970s and the land was acquired by the National Maritime Museum to be used as a shipyard and workshop from the late 1980s.

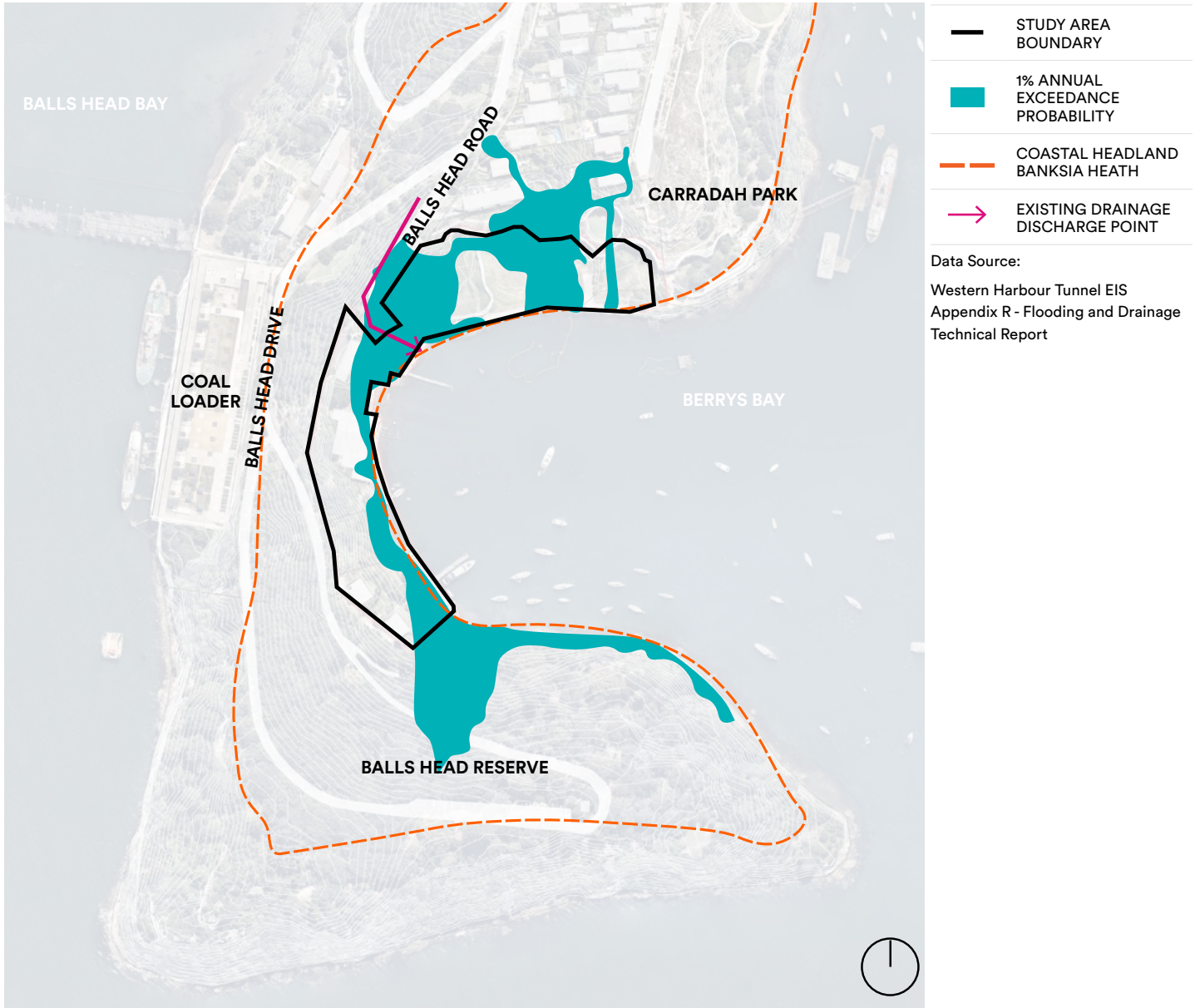


# Analysis summary - landscape



## Vegetation + Ecology

- Previous industrial uses across the site and in the bay have impacted the native vegetation.
- The re-vegetated Coastal Sandstone Foreshores Forest has opportunity for integration into the wider parklands of the Peninsula. *Angophora costata* is the dominant tree species.
- Sea Grass Meadow communities have been reduced to what is remnant today and the introduction of noxious weeds have impacted the original vegetation communities.



## Hydrology

- The Western Harbour Tunnel and Warringah Freeway Upgrade Flooding and Drainage Technical Report identifies the areas of land around the project site which are prone to flood affected.
- The low areas of the site are in the direct path of the overland flow and will become inundated in major storm events.
- The flooding levels shown indicate the 1 in 100 year flood (1% annual exceedance probability).



# Design opportunities

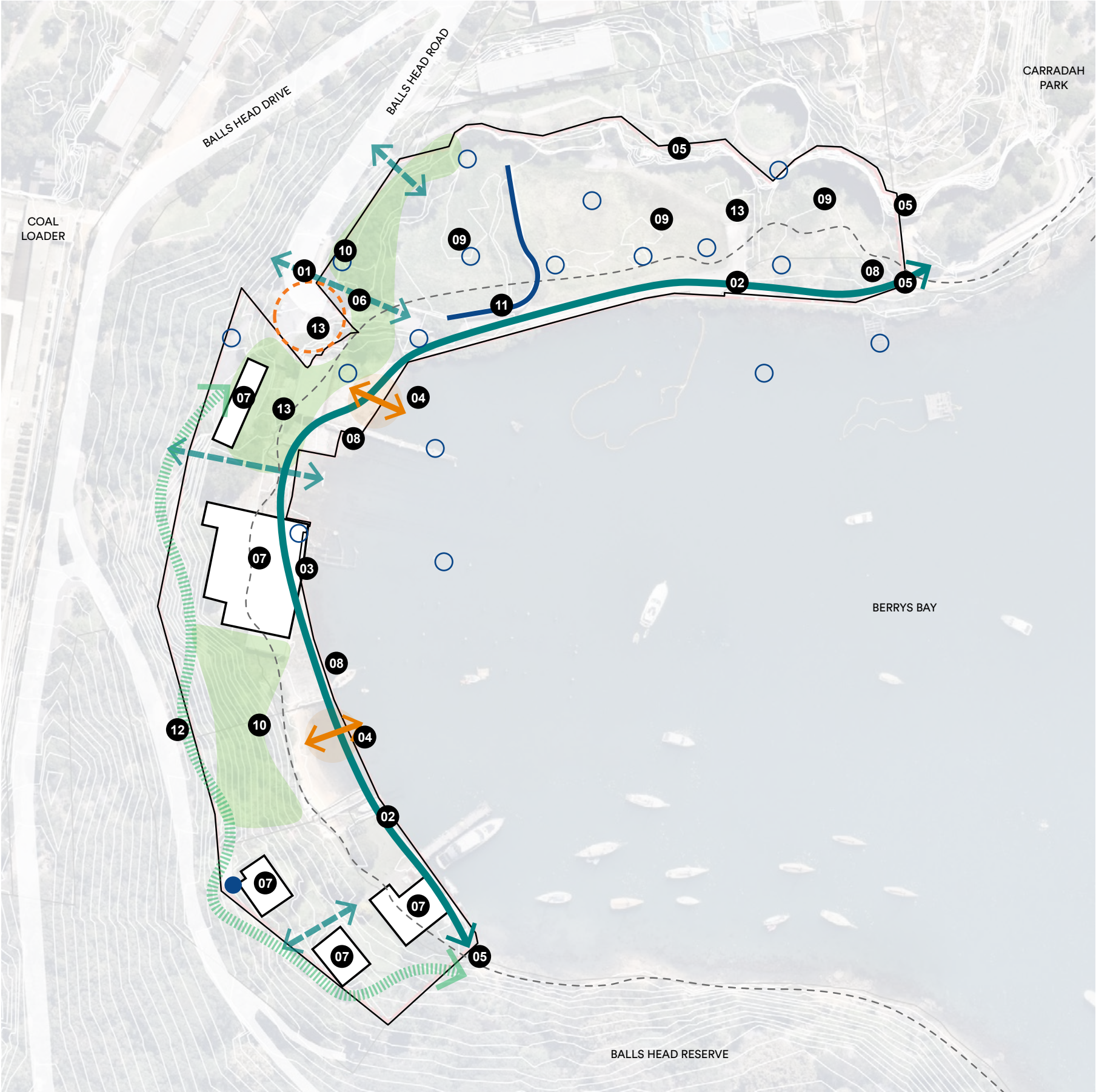
### Access + Wayfinding

- 01 Enhance the arrival experience from Balls Head Road and the Coal Loader
- 02 Provide continuous foreshore connectivity through the site between Carradah Park and Balls Head Reserve
- 03 Provide new public access along the water's edge through Woodley's Boatyard and Quarantine Boat Depot areas.
- 04 Provide opportunities for improved access to the water and water-based recreation
- 05 Improve walking connections and legibility of wayfinding to adjacent open spaces + connections to and from site
- 06 Council and Sydney Water service vehicle access

### Heritage + Environment

- 07 Retain existing heritage buildings to celebrate the complex cultural and historical layers of the site.
- 08 Opportunity to incorporate heritage elements and express Aboriginal heritage into the design of new public spaces.
- 09 Use large open areas of the site to maximise open space and recreation opportunities.
- 10 Reconnect existing areas of bushland to the water's edge.
- 11 Retain heritage bund wall.
- 12 Opportunity to extend the adjacent coastal foreshore forest into site.
- 13 Opportunity express Aboriginal heritage into the design of new public spaces.

TITLE	ISSUES + OPPORTUNITIES SUMMARY
SCALE	<div><div></div></div> 50m
NORTH	<div><div></div></div>
<div><div></div></div>	STUDY AREA BOUNDARY
<div><div></div></div>	MAIN FORESHORE CONNECTION
<div><div></div></div>	FUTURE PEDESTRIAN CONNECTIONS
<div><div></div></div>	WATER ACCESS
<div><div></div></div>	ADAPTIVELY REUSE EXISTING BUILDINGS
<div><div></div></div>	ENHANCED ARRIVAL EXPERIENCE
<div><div></div></div>	NON-INDIGENOUS HERITAGE ITEMS
<div><div></div></div>	INDIGENOUS HERITAGE ITEMS
<div><div></div></div>	LARGE OPEN AREAS
<div><div></div></div>	RECONNECTED BUSHLAND
<div><div></div></div>	ORIGINAL FORESHORE LINE





# 04. VISION



## A Peninsula of Parklands

The vision for Berrys Bay master plan is the evolution of a working waterfront into foreshore parklands and public spaces.

It will complete the missing link in foreshore access on the Peninsula and reconnect the community and visitors to the Bay's histories, foreshore lands, and waters.



# Master plan vision

## Vision

Throughout its long, layered history, Berrys Bay has always provided for its community, be they Indigenous Australians living by the Bay, or entrepreneurs exploiting its natural and man-made advantages.

Berrys Bays has a rich Aboriginal history and was long used by the Gamaragal and Gadigal peoples. Since 1788, it has also had a number of other varied uses which has marked and scarred the landscape. Berrys Bay and the Waverton Peninsula more broadly as a place has constantly evolved in response to the changing needs of the local community and the broader Sydney economy.<sup>1</sup>

Current State and Local Government policy acknowledges that Sydney Harbour and its tributaries are some of Sydney's greatest assets.<sup>2</sup> This has underpinned much of the work in recent decades to improve access to the Harbour's waterfront and foreshore areas. Berrys Bay is one of the final pieces of the Waverton Peninsula's foreshore to be returned to the public for recreation and waterfront access.

The master plan approaches the Berrys Bay site through this lens, providing a strategy for completing the foreshore access along the Peninsula, and reconnecting people to the Bay's stories, foreshore lands, and waters. The new open space at Berrys Bay seeks to complement the adjoining public spaces and emphasise community access to the Harbour's foreshore. The master plan will provide a framework for the retention of the heritage buildings that will create a truly unique and community-oriented waterfront precinct.

The Berrys Bay master plan seeks to progressively deliver a series of transformative moves over the next 20 years to revitalise the visitor's experience and contribute to a wider network of open space and recreation providing the following:

- A day by the bay
- Layers of history
- A path to restoration

References

<sup>1</sup> Svenson, R. 2021. *A Changing Tide: The history of Berrys Bay*  
<sup>2</sup> Government Architect NSW, 2017. *Sydney Green Grid*



Barangaroo Reserve (www.landezine.com)



Homage to a duck decoy (www.landezine.com)



Balls Head Reserve path (www.sydneyuncovered.com)

## A day by the bay

The evolution of the project site into a usable open space increases the recreational offering of the overall Waverton Peninsula. This will create an intergenerational destination that will attract a diverse range of visitors from all over Greater Sydney. The expansive open space of the former BP site creates an opportunity for passive and active recreation. While Woodley's Boatyard and the Quarantine Boat Depot, have the potential to be adaptively re-used to provide community spaces.

These different landscapes provide an opportunity to create distinct precincts that collectively offer a variety of social and recreational experiences for all ages. In combination with Carradah Park and Balls Head Reserve, Berrys Bay will become a destination that will allow people to dwell and spend a day by the bay.

## Layers of history

Berrys Bay has a long history in pre- and post-colonial Sydney. The Gamaragal people used the Harbour and its foreshores as a place to live, inhabiting the northern shores of the Harbour, including Berrys Bay.

With the arrival of Europeans, Berrys Bay quickly became an important site of commerce and industry within the fledgling colony. This commercial and industrial activity continued until late in the twentieth century.

The need for the complex site history to be integrated into the design was identified throughout the stakeholder consultation and has been implemented into the master plan; from the site-wide structuring of the concept plan, to the details of its textures and materials, there is an opportunity for these layers of history to be interwoven into the design, allowing for users to be immersed and interact with the site's history.

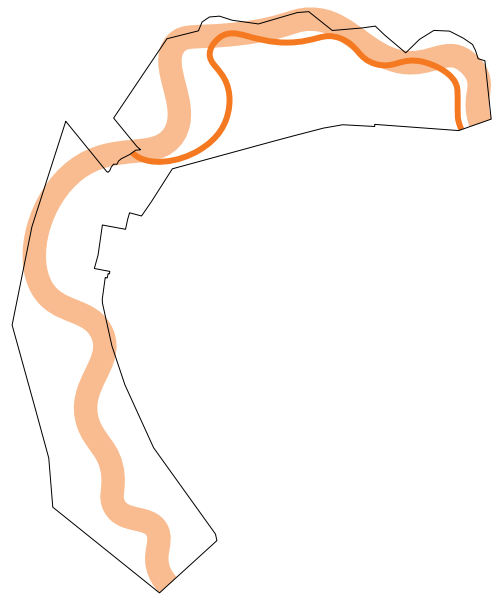
## A path to restoration

The creation of public open space at Berrys Bay will begin a process of environmental repair. New parklands and public spaces will incorporate ecological regeneration and invite habitat back into what was once a bustling industrial working waterfront.

The site's existing environmental features, shaped by the bay's past, will be enhanced through landscape interventions that deliver ecological and habitat benefits in parallel to new recreation and community uses.



# Overarching master plan design principles



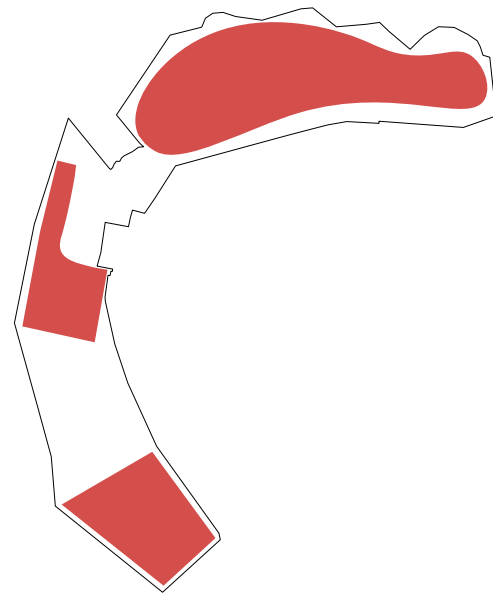
## Healing Country

The Project's consultation and collaboration with local Aboriginal communities and knowledge holders underpins design moves and story telling across the site.

The master plan aims to heal Country, converting grey infrastructure to green and blue, and bringing Aboriginal histories and stories to life.

### Principles

- Consult and collaborate with local Aboriginal communities and knowledge holders.
- By recognising Aboriginal cultures as a living culture, the design will facilitate the continuation of and use of the site for ongoing cultural practices thus bringing First Nations histories and stories to life.
- Heal Country by converting grey infrastructure to green and blue, and by bringing Aboriginal histories and stories to life.



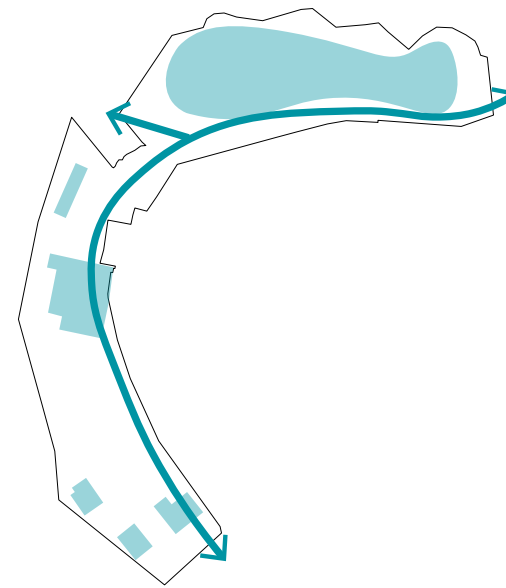
## Layers of history

The site's former industrial uses have sculpted and shaped the Berrys Bay landscape into three distinct precincts; the former BP site, Woodley's Boatyard and the Quarantine Boat Depot.

The heritage significance of the site is reflected across differing scales and strategies, from the site-wide structure of the master plan, to the smaller scale expression of its history as demonstrated through materials and textures.

### Principles

- Adaptively re-use buildings with heritage significance, or of potential value for future community uses.
- Retain and celebrate the site's distinct heritage as a working waterfront, incorporating elements into the design of new public space.
- Allow waterfront land uses to evolve to suit the contemporary aspirations of the community.



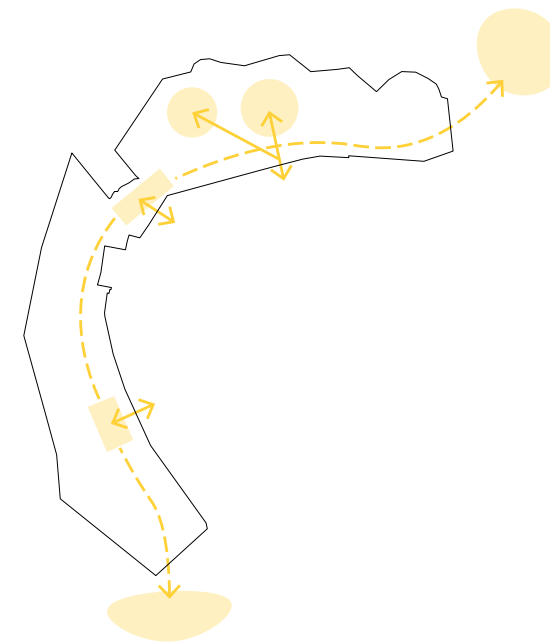
## Public + connected

The master plan aims to complete the missing link in the Peninsula's foreshore and Sydney's wider green grid.

What is currently fenced and inaccessible, the master plan seeks to make public and accessible, providing connections to adjacent areas while creating diverse recreational opportunities. Continuous, publicly accessible connections to the harbour foreshore are a priority, creating a variety of experiences to be enjoyed along the water's edge throughout the site.

### Principles

- Prioritise public access throughout the entire site, including continuous access along the foreshore.
- Ensure adaptive re-use of heritage buildings minimises impacts to public access.
- Prioritise walking, cycling, and public transport access to the site and minimise the impacts of cars.
- Provide connections to the Peninsula's key attractors, such as the Coal Loader and Balls Head Reserve.
- Provide access to the water's edge for relaxing and experiencing the foreshore, as well as for water-based recreation.



## Community places

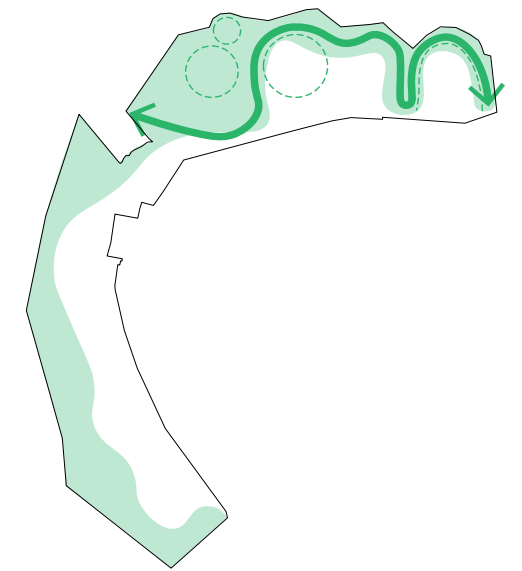
The master plan prioritises the provision of foreshore recreation and amenity not currently available elsewhere on the Peninsula.

Open spaces and parklands allow for flexibility in responding to evolving needs of the local community and broader Sydney public.

Opportunities to walk, dwell, linger, play and engage with the foreshore and water's edge renew the site's relationship to the bay.

### Principles

- Provide foreshore parklands that fulfill the recreation needs of the broader community and provide for activities not available elsewhere on the Peninsula.
- Provide places at Berrys Bay that complement other destinations on the Peninsula, such as the Sustainability Centre, Waverton Park, Carradah Park, and Balls Head Reserve.
- Provide recreational facilities across a variety of ages, allowing under-served community groups such as adolescents to feel included.



## Environmental repair

Redundant infrastructure will be replaced with ecological interventions that provide green amenity and promote water sensitive practices within the design. This will harmonise community use with ecological health and habitat repair.

### Principles

- The reintroduction of habitat and rehabilitating of existing ecologies will drive landscape interventions and design solutions.
- Convert grey infrastructure to green and blue to elevate the importance of natural systems.
- Utilise the unique vegetation along the foreshore and extend it across the wider site, shaping the experience of the Bay.



# Structure plan

With consideration of the analysis and overarching design principles, the following structure plan was prepared to inform the high level spatial design of the master plan.

- 01

**Arrival**  
Distinct entries from adjacent open spaces and streets to provide users access to the new Berrys Bay foreshore and broader foreshore connections.
- 02

**Foreshore Connection**  
Continuous publicly accessible foreshore connections through the entirety of the site which connects the BP site, Woodley's Boatyard and the Quarantine Boat Depot.
- 03

**Water**  
Enhanced foreshore edges of Berrys Bay to complement the new uses of the site and provide access to the water.
- 04

**Parklands**  
Foreshore recreation and parklands spaces within the former BP site.
- 05

**Adaptive reuse**  
Integrate publicly accessible foreshore with the adaptive re-use of Woodley's Boatyard and the Quarantine Boat Depot buildings to form a complete foreshore experience.
- 06

**Forest**  
Expand adjacent areas of vegetation to re-introduce the Coastal Sandstone Foreshores Forest to the water's edge.

TITLE	SUMMARY STRUCTURE PLAN
SCALE	<div><div></div><div>50m</div></div>
NORTH	<div><div></div><div></div></div>
	STUDY AREA BOUNDARY
	PUBLICLY ACCESSIBLE FORESHORE
	OPEN SPACE / PARKLANDS
	SIGNIFICANT VEGETATION
	BUILDINGS FOR ADAPTIVE RE-USE
	FORESHORE
	ACCESS TO WATER





# 05. CONCEPT



# Master Plan

The overall master plan was informed by the overarching principles, structure plan and site analysis. For detailed explanation refer to the detail precinct plans and design narrative on the following pages.

## Legend

Indicative materials and finishes

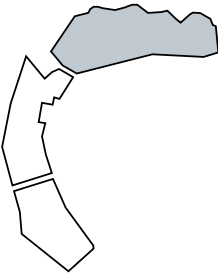
- Master Plan Boundary
- Timber Jetty
- High Quality Concrete
- Feature Paving - Yarning circle and entries
- Crushed sandstone
- Permeable/segmented paving -Carparking areas
- Playground surfacing
- Turf
- Massplanting - WSUD
- Massplanting - general
- Proposed trees





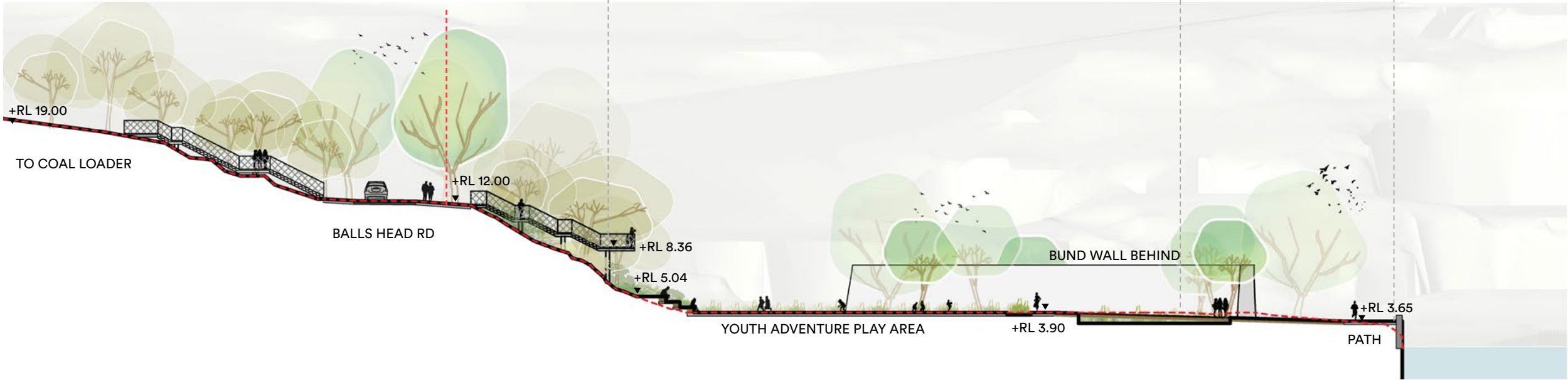
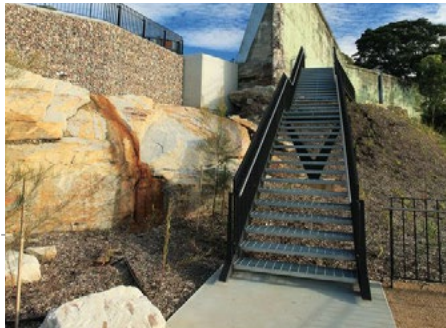
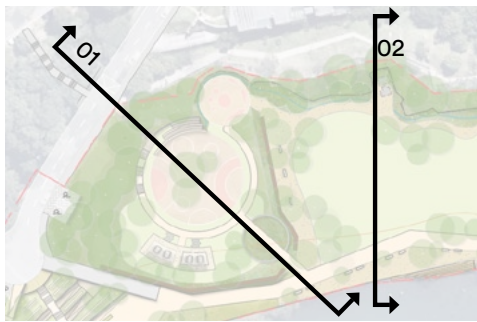
Precinct 1 - Former BP Site

- 01 New entries from Balls Head Road
- 02 'The Bund Adventure' precinct
- 03 Extent of the bund wall to be retained
- 04 Portion of bund wall removed to improve access and address potential CPTED issues, sandstone to be re-used in playground
- 05 DDA accessible foreshore shared path
- 06 Connection to lower Carradah Park
- 07 Existing path to be retained
- 08 Open space for informal recreation
- 09 Water gardens and drainage swales
- 10 Original shoreline interpretation incorporated into new public spaces
- 11 Existing Sydney Water asset retained
- 12 Yarning circle to provide a harmonious and collaborative space to promote social interaction and story telling
- 13 Foreshore dwelling area with seating and shade trees to capture views of the harbour and the adjoining Balls Head Reserve
- 14 Water steps to provide an opportunity to touch the water and informal play
- 15 Tiered bleacher seating to provide social space for gathering and to assist with the level change
- 16 Sheltered seating and picnic areas adjoining playground
- 17 DDA compliant accessible parking bays
- 18 Existing industrial heritage relics to be retained as follies in the landscape and explained using interpretative signage
- 19 Informal service vehicle access incorporated into wide gravel path
- 20 Revegetation of Coastal Sandstone Foreshore Forest



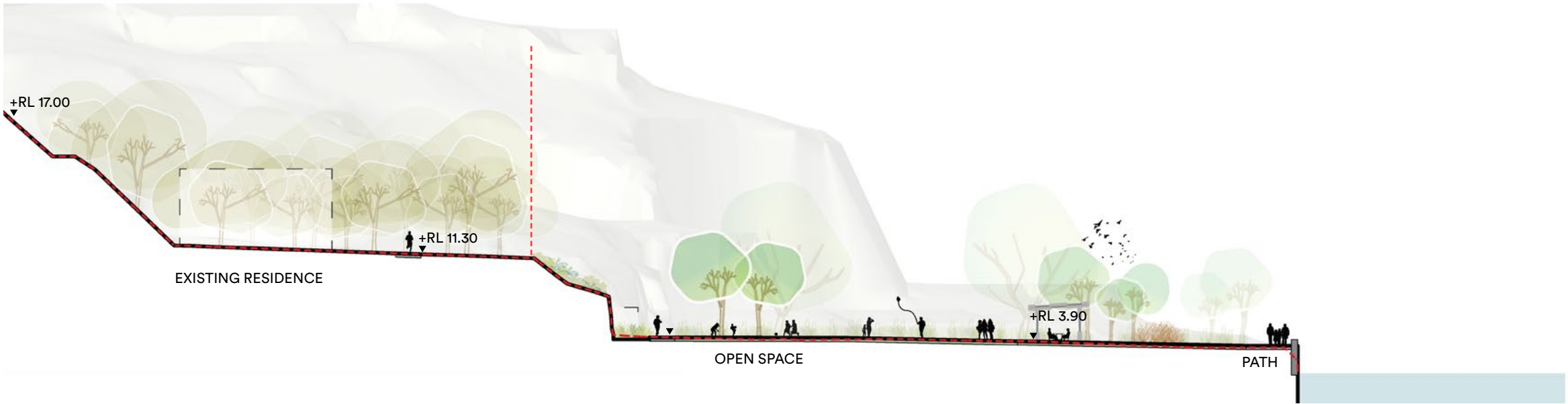


Precinct 1 - Former BP Site



SECTION 1 1:300 @ A3

New entry landscape from Balls Head Rd through the youth recreation space, arriving at the water's edge.



SECTION 2 1:300 @ A3

Relationship of upper Carradah Park, the new informal open space of the Former BP site and the water's edge.



## Precinct 1 - Former BP Site

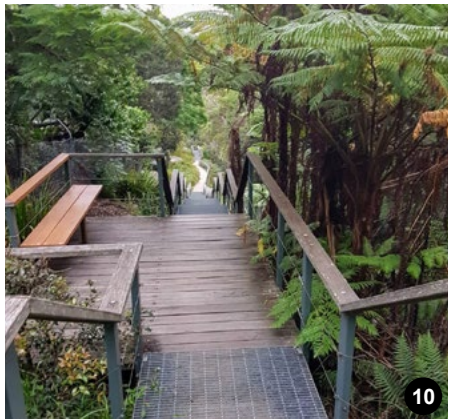
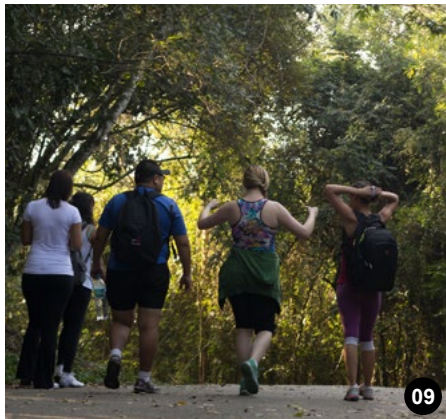
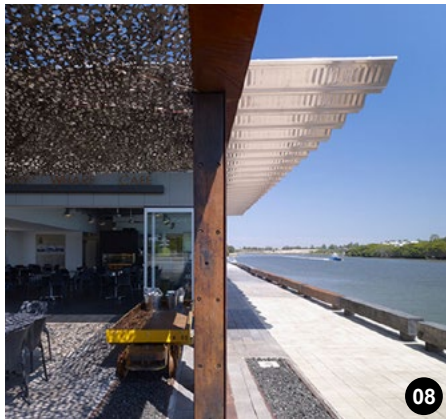
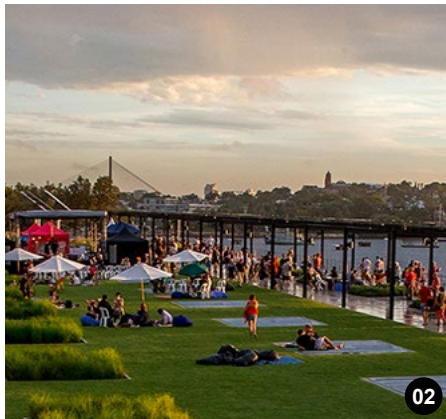
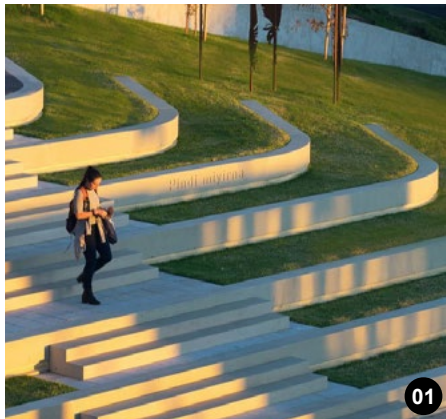
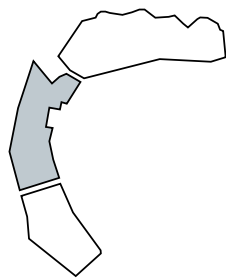


FORMER BP SITE Looking west along the foreshore path towards the bund wall with view of shared path and informal recreation area.



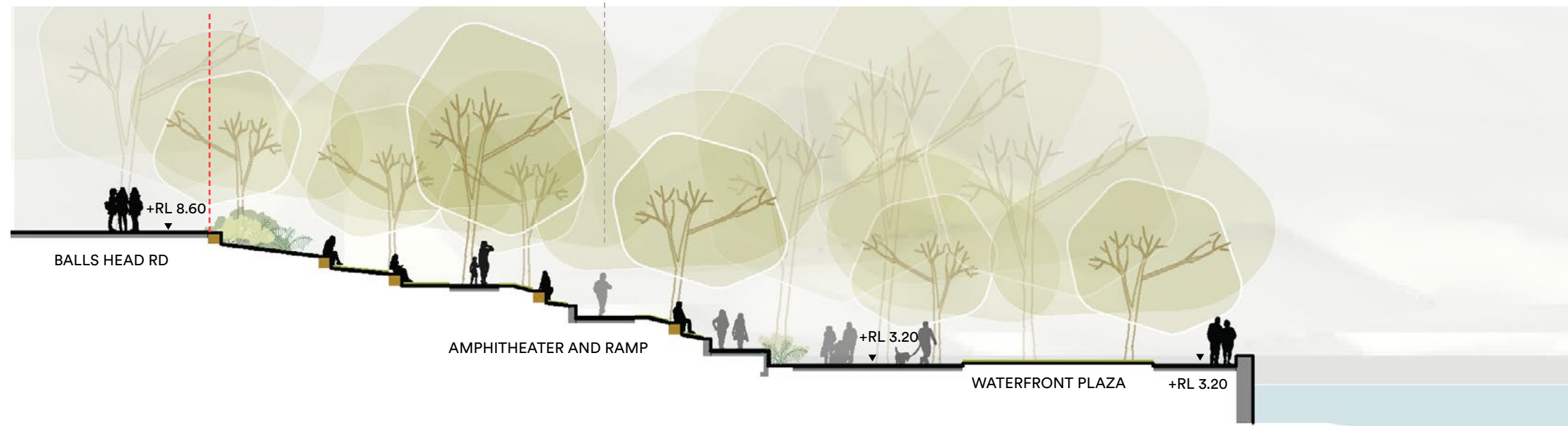
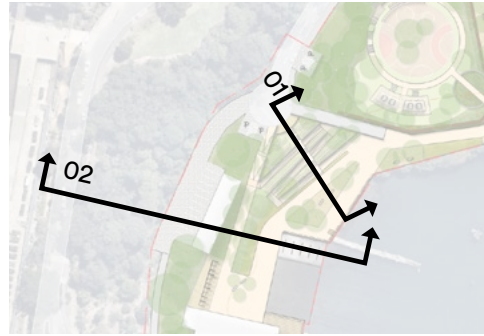
# Precinct 2 - Woodley's Boatyard

- 01 New entry ramp and steps in landscaped amphitheatre to provide DDA compliant access and an area for seating focussed on the spectacular view
- 02 Shaded waterfront plaza behind existing heritage sea wall
- 03 Woodley's administration building to be retained
- 04 Existing controlled vehicle access between Balls Head Road and water's edge retained
- 05 Potential location for kayak storage facilities
- 06 Heritage slipways retained for small boat berthing
- 07 Celebrate country through interpretation of original shoreline incorporated into new public spaces
- 08 Woodley's main shed to be retained
- 09 Improved access to Council Beach subject to Council agreement
- 10 New raised boardwalk to formalise access to beach
- 11 Revegetation of Coastal Sandstone Foreshore Forest
- 12 DDA compliant accessible parking bays
- 13 Utilising Aboriginal principles, a gathering space is created at the high point from Balls Head Road entry celebrating significant views where Country is legible



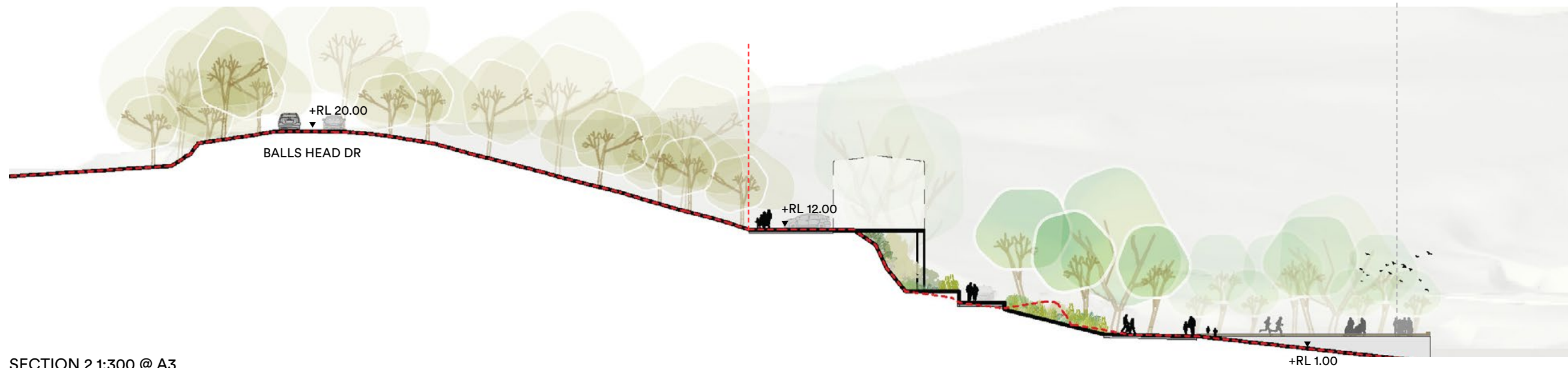


## Precinct 2 - Woodley's Boatyard



**SECTION 1** 1:200 @ A3

New tiered entry ramp and amphitheater from Balls Head Road to the water's edge.



**SECTION 2** 1:300 @ A3

The existing Woodley's administration building and the waterfront below.



## Precinct 2 - Woodley's Boatyard



**BALLS HEAD ROAD** Pedestrianised turn head of Balls Head Road is framed by the Angophora forest and opens up views across the Bay and provides new entries into the site.



## Precinct 2 - Woodley's Boatyard

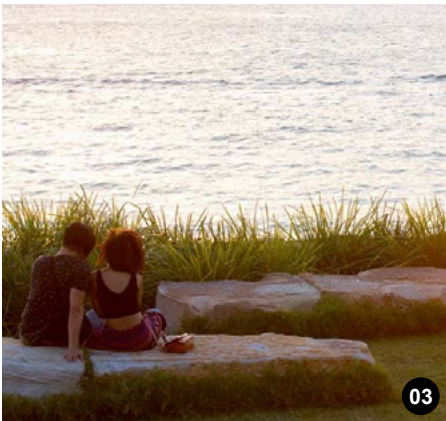
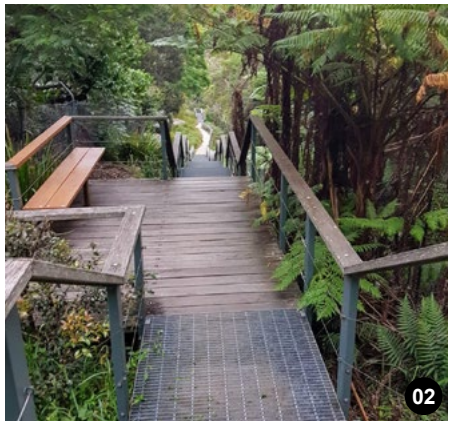
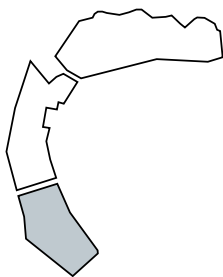


WOODLEY'S WATERFRONT Taking advantage of the existing level change and incredible harbour views, a feature amphitheater that connects into a traversing accessible walkway to provide seating and a memorable entry into the new open space



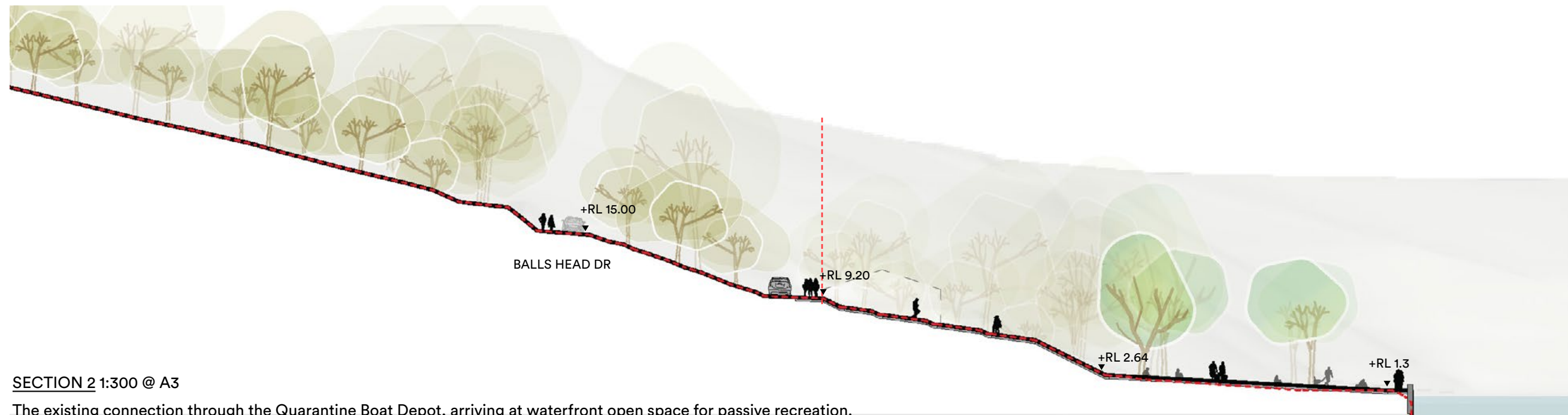
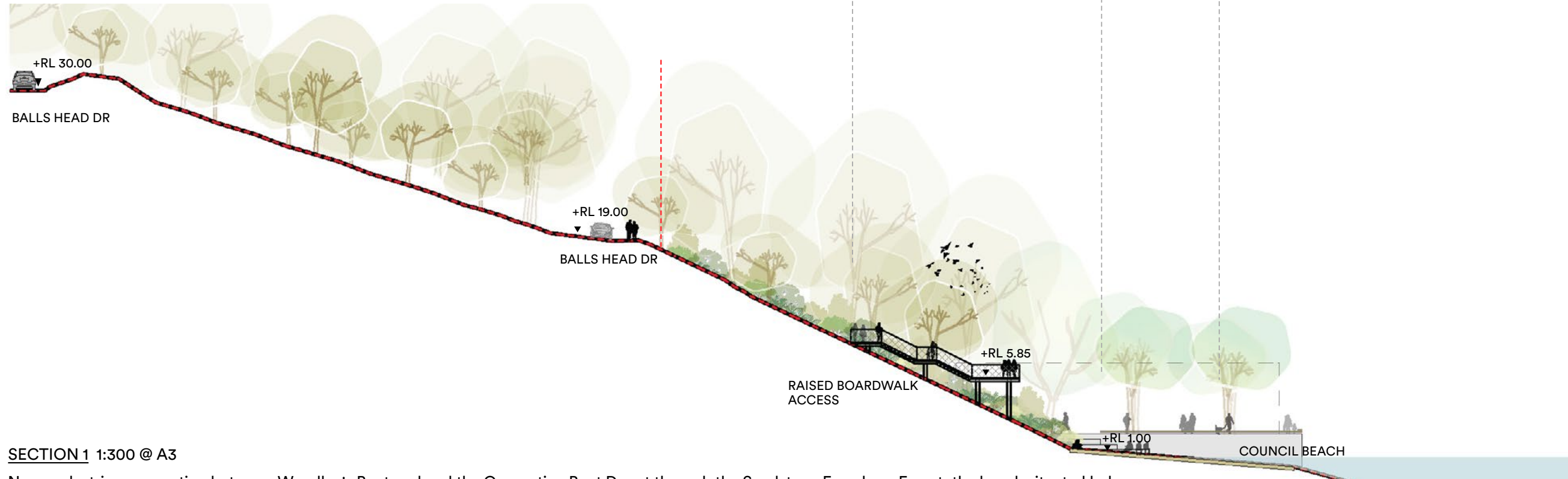
# Precinct 3 - Quarantine Boat Depot

- 01 Formalised access to Council beach
- 02 Improved access to Council Beach via Coastal Sandstone Foreshore Forest subject to Council agreement
- 03 Open space for passive recreation + picnic facilities
- 04 Existing Quarantine Boat Depot cottages for adaptive re-use
- 05 Original shoreline interpretation incorporated into new public spaces
- 06 Balls Head Reserve bush track entrance
- 07 Existing 'Beach Club' retained
- 08 New dinghy storage facilities
- 09 Shaded intimate seating area overlooking the harbour
- 10 Continued connection along foreshore path to Balls Head Reserve



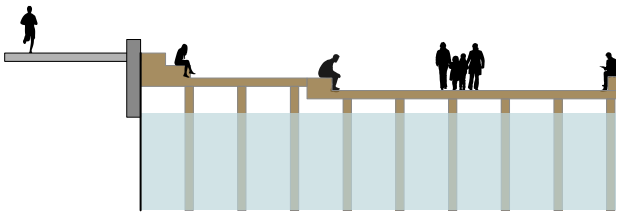


# Precinct 3 - Quarantine Boat Depot

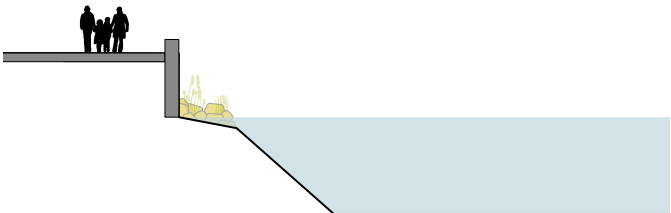




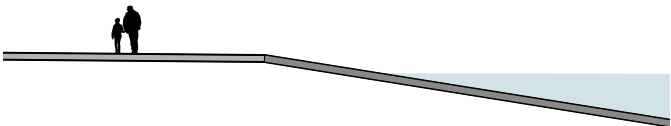
# Foreshore edge typologies



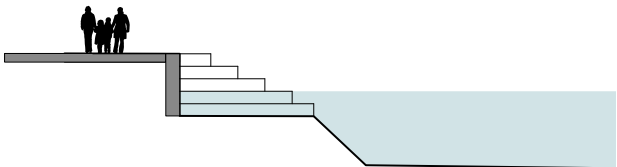
EDGE TYPE 1 - BOARDWALK



EDGE TYPE 2 - SEA WALL



EDGE TYPE 3 - SLIPWAY








EDGE TYPE 4 - STEPS



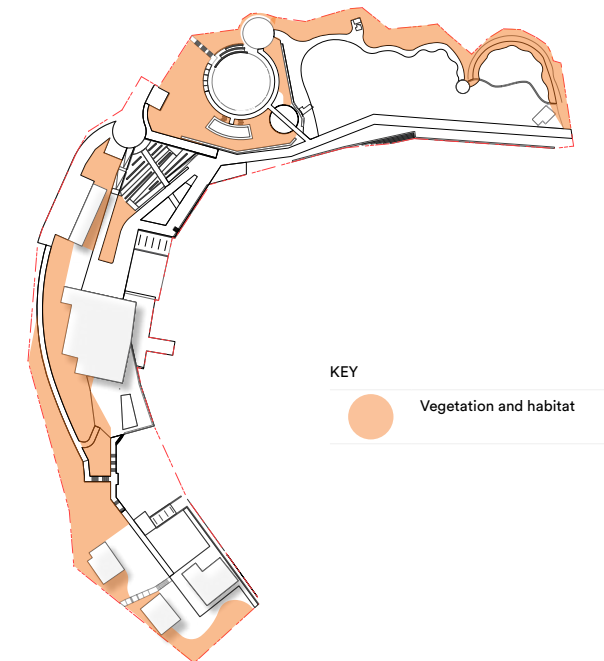
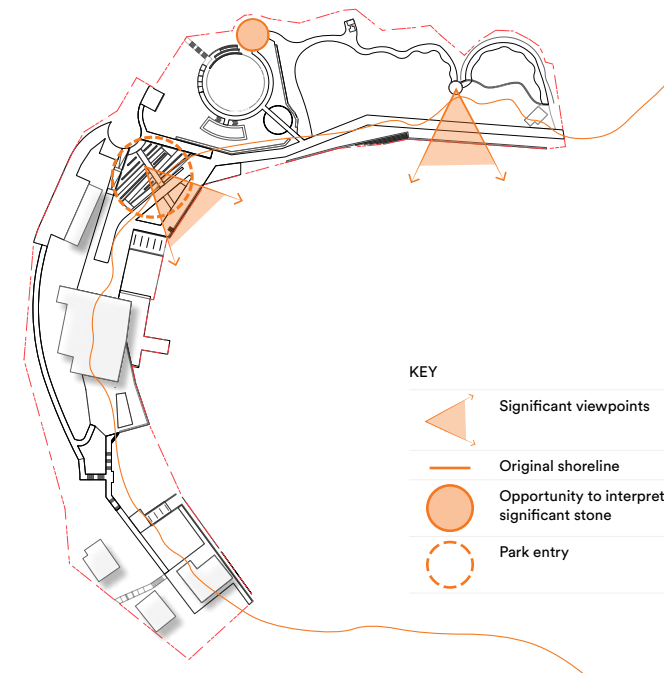
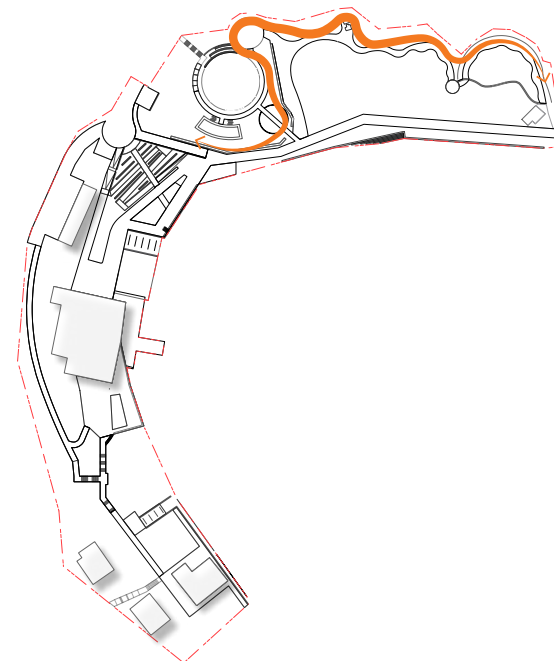
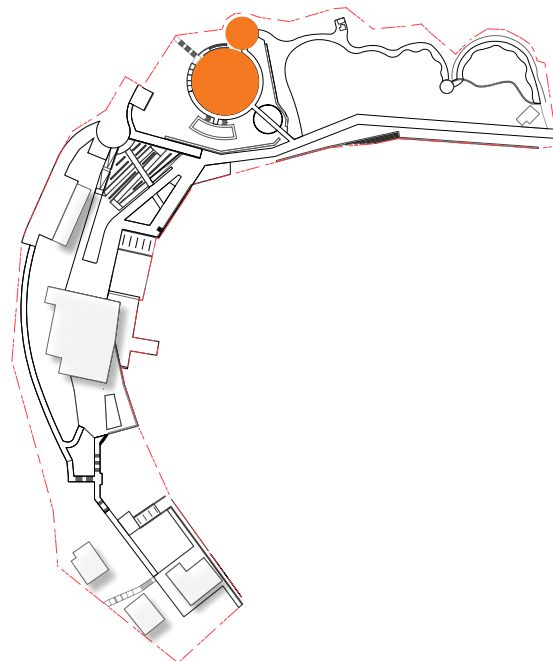
EDGE TYPE 5 - BEACH



EDGE TYPOLOGIES	
	BOARDWALK
	SEAWALL
	SLIPWAY
	STEPS
	BEACH



# Design narrative - 01 healing Country



## Heritage & Country

Using the Connecting with Country design principles prepared by WSP, the proposed master plan seeks to ensure minimal disturbance to the ground, water and vegetation and the retention of culturally significant attributes. Significant and valuable cultural heritage sites will be protected through the creation of landscape buffers and restricted access. Where appropriate, these areas and their associated history and stories will be narrated through the open space through interpretative elements and signage.

### Key design moves

- To ensure minimal disturbance to the site, the master plan proposes to retain the geometry of the site.
- The open space will recognise the shared history of the site and celebrate both Non-Aboriginal and Aboriginal stories and knowledge.

## Stories of Country

The proposed master plan recognises that Berrys Bay and Balls Head are culturally significant places for the Gamaragal and Gadigal peoples. By interpreting the unique and rich cultural heritage in the landscape, the master plan proposes to narrate the stories so that they will be ingrained into the fabric of the open space, for the knowledge and enjoyment of present and future generations.

### Key design moves

- Managing the existing drainage constraints by creating a series of water gardens along the base of the cliff and bund wall. The water gardens are proposed to be planted with Indigenous riparian and aquatic species that will not only improve the quality of water being discharged into the harbour but will also provide habitat.
- An informal crushed sandstone path is proposed to follow the geometry of the water garden with interpretation signage of Gamaragal stories of water.
- Interpreting the significant stories in the play precinct through art, signage and play features.

## Celebrating Country

The proposed master plan recognises the importance of connecting people to the site and its context. Maintaining and celebrating significant viewpoints is a way for people to understand how the landscape is arranged and how it was used traditionally by the Gamaragal and Gadigal peoples. Utilising Aboriginal principles, the master plan seeks to create gathering spaces at high points or areas where Country is legible while also retaining and enhancing its natural features.

### Key design moves

- Creating a viewing platform at the park entry that utilises the elevation and views afforded by Balls Head Road. The lookout will enhance the sense of arrival, while also creating a potential space where Country can be celebrated and cultural ceremonies undertaken.
- Using areas within the open space, that afford important views to the harbour or other significant landmarks of Country, to create spaces, where truth telling and stories can be shared. The spaces are proposed to be designed to allow for the gathering of both large and intimate groups.

## Healing Country

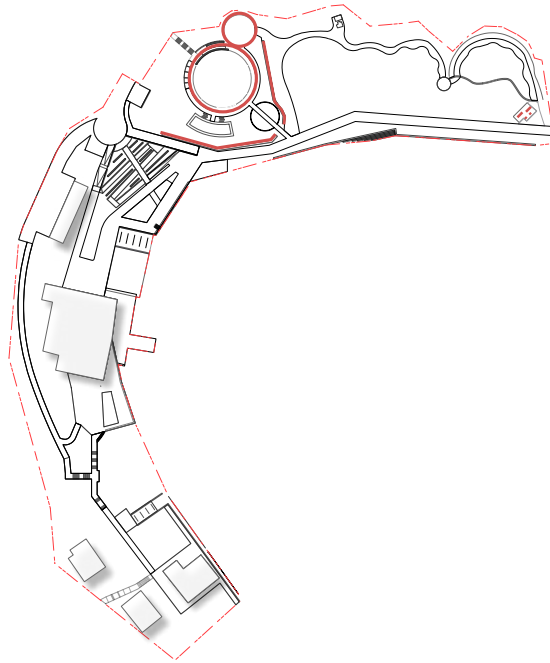
The landscape of Berrys Bay is highly modified. There is an opportunity in the design of the new open space to heal Country. Acknowledging that 'Healthy Country supports more than humans', the master plan seeks to heal country by reviving and enhancing the natural systems that create the unique landscape of the peninsula.

### Key design moves

- Providing a continuous canopy and vegetation connection with Balls Head Reserve and Carradah Park to enhance the habitat potential of the open space.
- Utilise principles of water sensitive urban design to sustainably capture and use water throughout the site that increases biodiversity and water quality outcomes.



# Design narrative - 02 layers of history

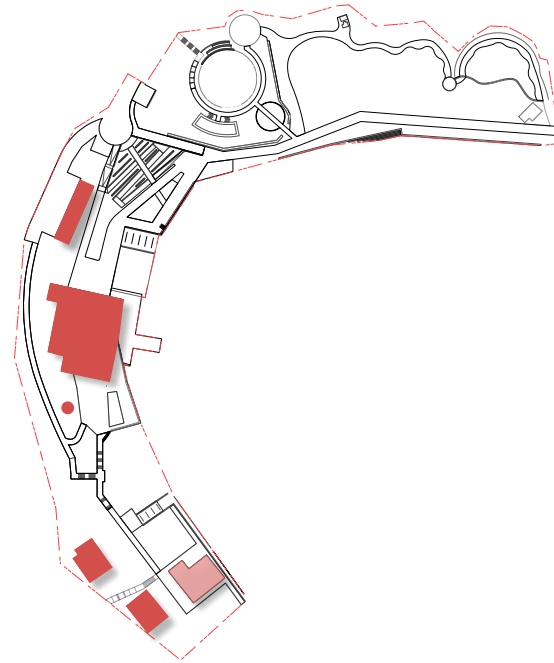


## Interpret heritage

The landscape of Berry's Bay is highly modified, it has been scarred by its former industrial uses post European occupation. The peninsula itself has changed shape, geometries and uses from time immemorial to the present. The topography, materiality and scale of the remnant structures and buildings in the landscape describes this story of change. There is an opportunity to use and integrate the existing structures and features into the new open space as a means of interpreting and connecting to the site's former uses.

### Key design moves

- Make safe and retain any remnant industrial items in the landscape as follies or areas of interpretation.
- Retain the historically significant bund wall and integrate into the play precinct.
- Where possible, reuse site materials to create new elements within the open space.

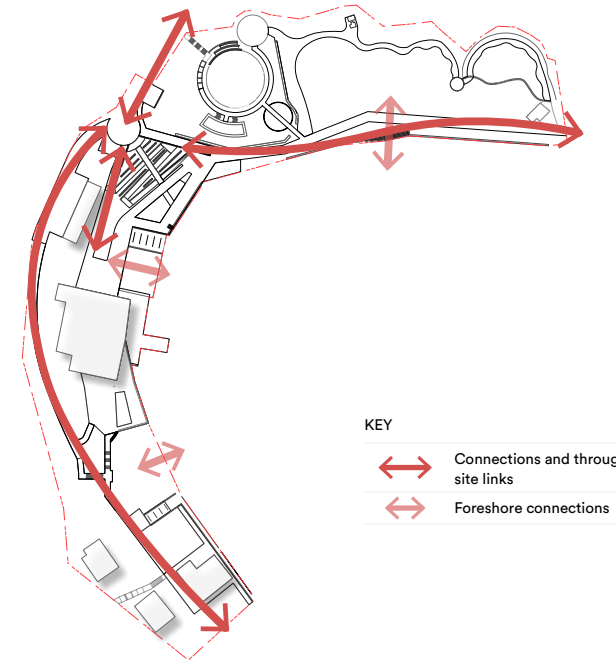


## Retain / Reuse Existing Buildings

The proposed master plan recognises that the built heritage on the site is important to interpreting and describing the site's past uses. There is an opportunity to retain the buildings on site and adaptively reuse as community spaces.

### Key design moves

- Retain the heritage listed Woodley's Shed and adaptively re-use. Potential community uses to be investigated.
- Retain the existing Woodley's administration building and adaptively re-use. Appropriate uses to be investigated.
- Retain the existing Boat Quarantine Boat Depot cottages and adaptively reuse.
- Retain existing 'Beach Club' and consider maintaining current uses.

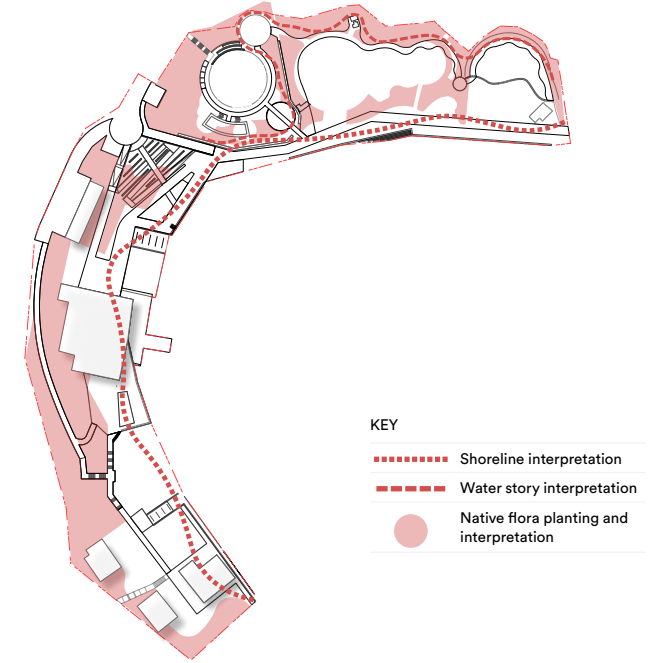


## Utilise existing connections

The master plan vision seeks to connect the new open space at Berrys Bay with the existing parklands of Balls Head Reserve, Waverton Coal Loader, Carradah and Waverton Parks. There is an opportunity to formalise the existing connections, pathways and access points to create a legible and cohesive circulation network that connects Berrys Bay with the adjoining open spaces.

### Key design moves

- Where possible, make safe and use existing water egress points to create access for water based recreation.
- Utilise existing through site connections along the foreshore to formalise public access.
- Utilise the existing driveway access from Balls Head and car park associated with Woodley's Administration building to provide car parking for the new open space.
- Utilise the existing driveway from Balls Head Road to provide controlled vehicular access for maintenance.



## Interpret Country

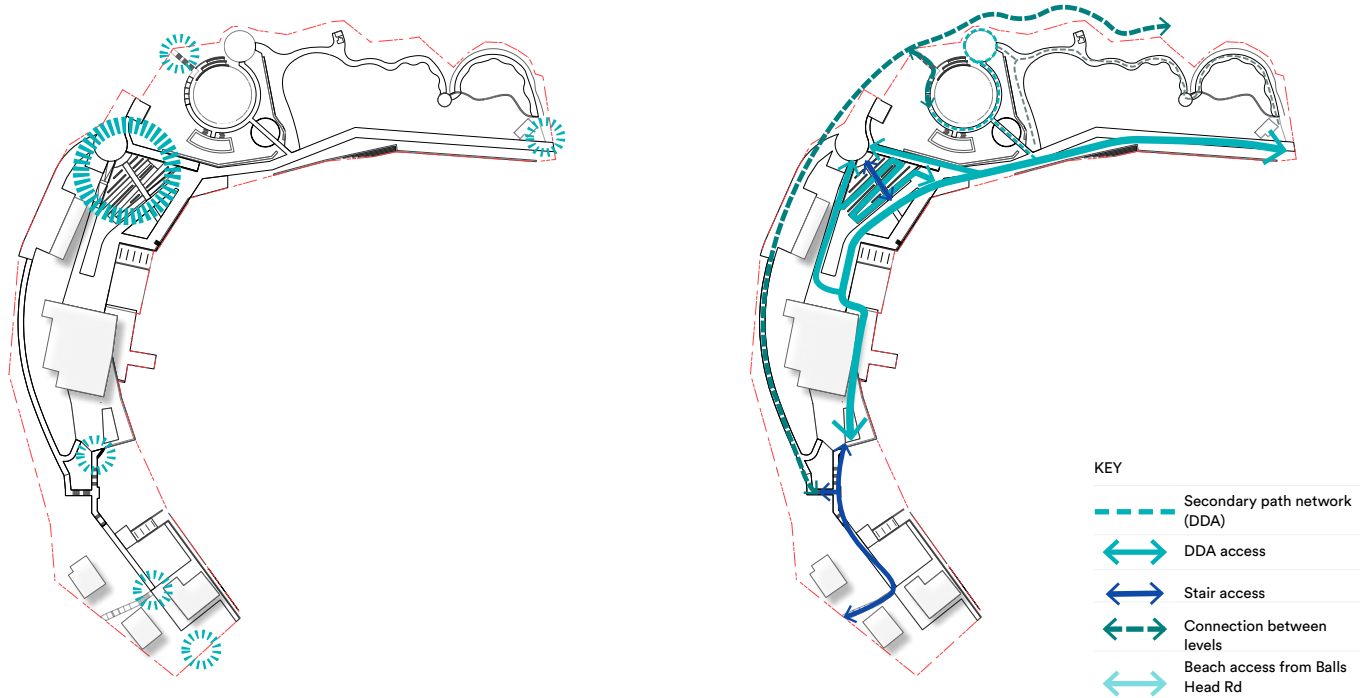
The landscape of Berrys Bay is highly modified. Acknowledging that 'Healthy Country supports more than humans', the master plan seeks to interpret significant attributes of Country by reviving and enhancing the natural systems that create the unique landscape of the peninsula.

### Key design moves

- Retaining and enhancing areas of endemic vegetation or bushland along the western boundary of the site.
- Provide gathering spaces in areas that afford views that allow for an understanding of Country.
- Use plant species that are endemic to the site that are can host native fauna species and create a healthy ecosystem.



# Design narrative - 03 public + connected



## Arrival Experience

Part of the landscape experience of any place is the arrival journey. As a regional destination, it is important that Berry's Bay be highly accessible, visually public and legible. The master plan seeks to achieve this by providing highly visual and distinct entry nodes that connect the open space with the streetscape and the adjoining parklands.

### Key design moves

- Create an arrival experience by providing gathering space and look out points at the end of Balls Head Road that connects with the distant harbour views. The entry is proposed to include feature walls, paving and signage to provide legibility and a clear access point into the public open space.
- Secondary entry points including signage will be incorporated in areas adjoining Carradah Park and Balls Head Reserve. This will assist with wayfinding within the greater peninsula parklands.

## Circulation

Quality public open space must be designed to meet the needs of all users to ensure that it has the highest possible level of accessibility. The master plan aims to provide a highly accessible and connected open space that is safe, inviting and encourages community use, engagement and sense of ownership.

### Key design moves

- Creation of a legible path network that connects the open space to the adjacent parks and streets.
- Extending the existing foreshore path to create a continuous path of travel along the waters edge.
- Maximise connectivity between upper and lower levels of the site by providing boardwalk access paths.
- Providing a new path and raised boardwalk to provide better access to the Council Beach from Balls Head Road.

## Operational Connections

To ensure path legibility and pedestrian safety, the master plan seeks to ensure that vehicular access for operational requirements are well managed.

### Key design moves

- Retain existing driveways at the cul-de-sac of Balls Head Road and manage access using removal bollards.
- Design of the path along the foreshore and to the Sydney Water Asset to allow for maintenance vehicle widths and loads.

## Water Access

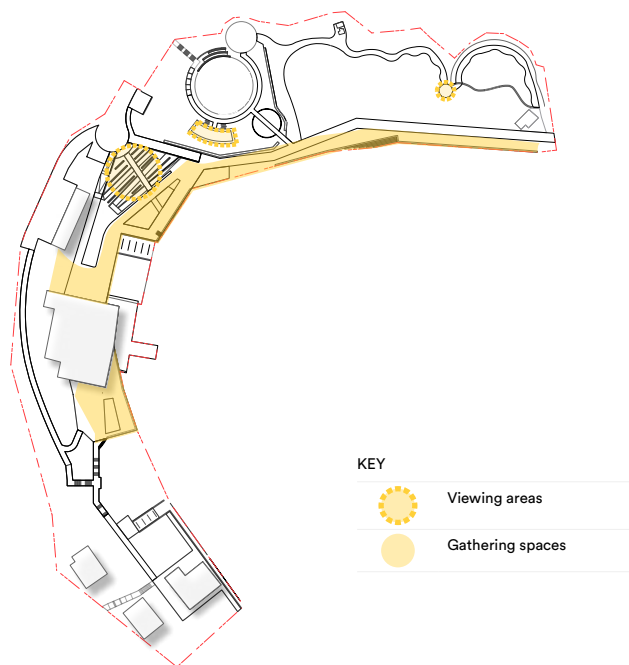
As heard in the Community Values Survey and Community and Stakeholder Working Group engagement, connection and access to the water is highly valued and desired. The master plan seeks to provide equitable, public access to the water by utilising existing connections and providing new access provisions.

### Key design moves

- Where possible, make safe and use existing water egress points to create access for water based recreation.
- In areas adjoining the foreshore plaza spaces provide access points that allow for a flexibility of recreational uses including fishing and kayak launching.
- Increase accessibility of the existing Council Beach by providing DDA compliant pathways and more direct access from Balls Head Road.



# Design narrative - 04 community places



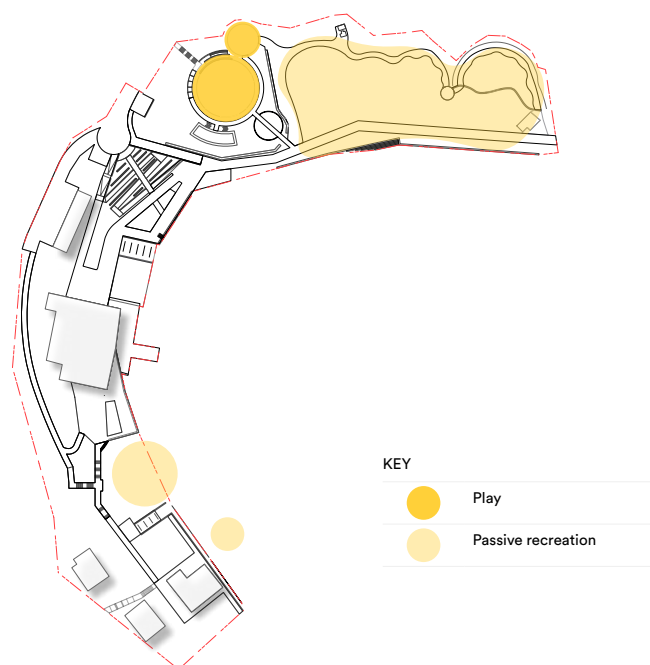
## Plaza Areas and Gathering Spaces

The location of Berrys Bay against the backdrop of the iconic Sydney Harbour, creates an amazing opportunity for the creation of gathering and celebration spaces. The proposed master plan recognises the importance of connecting people to the site and its context. Maintaining and celebrating significant viewpoints is a way for people to better understand and connect with Country.

As such, the master plan seeks to create plazas and gathering spaces that take advantage of significant views and vistas, that are comfortable and appropriately located to allow for a flexible range of uses.

### Key design moves

- Creating a viewing platform at the park entry that utilises the elevation and iconic harbour views afforded by Balls Head Road.
- Create new foreshore places that respond to the existing heritage hardstands, sea walls and slipways that allow for gatherings and celebrations.
- Using areas within the open space that afford important views to the harbour or other significant aspects or landmarks of Country to create areas for meeting and gathering.
- Provide amenities that contribute to the public use of the site such as picnic areas and barbecues.



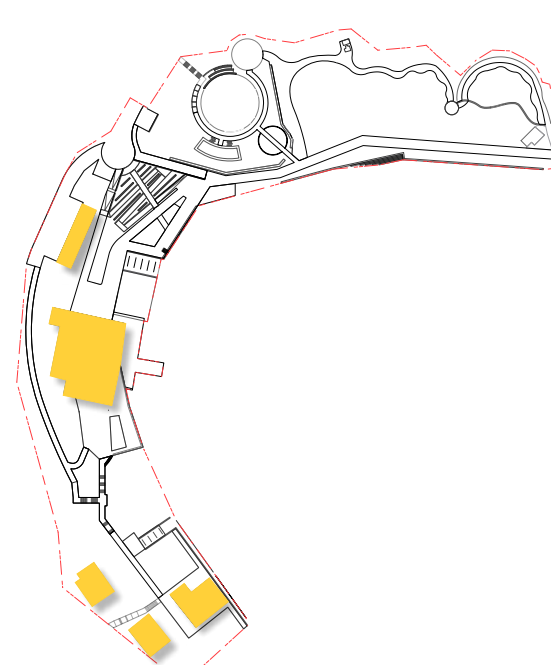
## Open Space and Play Activities

The creation of open spaces that are multi-functional and facilitate opportunities for recreation and social interaction are critical for the health and wellbeing of the community.

The master plan seeks to provide recreational opportunities that are not currently available on the peninsula that will provide a diversity of experiences suitable for a range of users and ages.

### Key design moves

- Create new areas of open spaces for formal and informal recreational uses.
- Facilitate passive recreational opportunities by providing seating, picnic and BBQ facilities.
- Provide a play precinct that will offer a range of play opportunities for all ages. It is recommended that further community engagement is undertaken to determine programming in more detail.



## Adaptively Reuse Buildings for Community Use

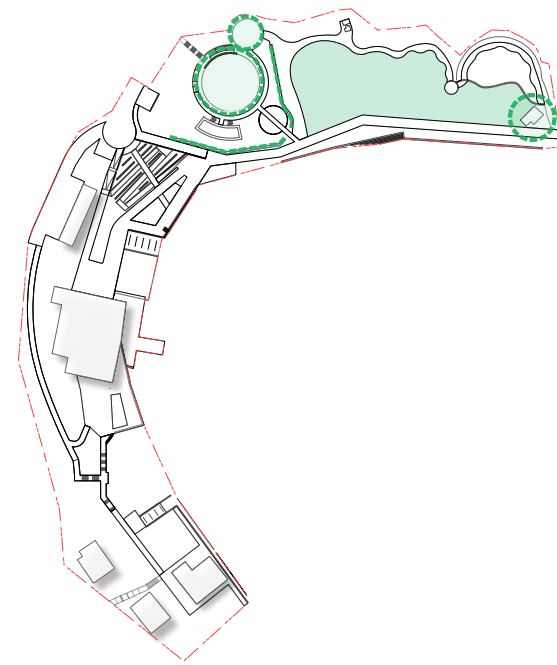
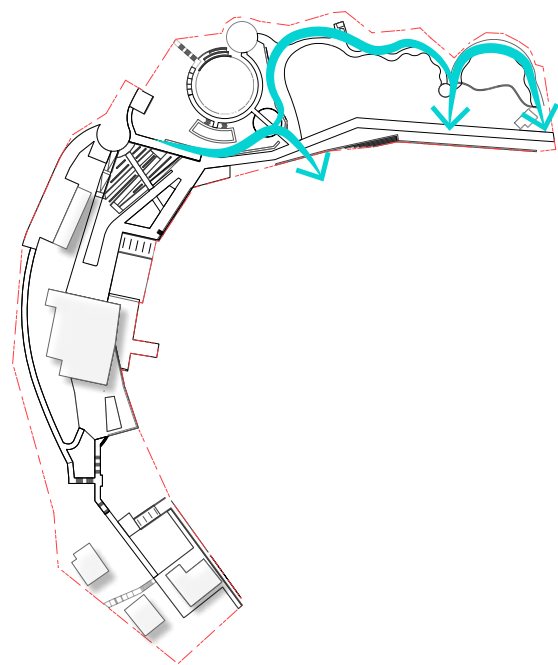
To further support and enhance the diversity of recreational offerings, the master plan proposes to retain the existing buildings on site for community use. Potential community uses to be investigated.

### Key design moves

- Refer to '02 Layers of History' for key design moves.



# Design narrative - 05 environmental repair



## Water Sensitive Urban Design

The site's former use as a BP refinery has led to significant modifications to the topography and hydrology of the landscape. The resulting sandstone cliff face allows for excess water movement onto the site, creating less optimal drainage conditions. The master plan seeks to employ water sensitive urban design principles to manage the site's drainage so that it is sensitive to the ecological values and provides usable areas of open space.

### Key design moves

- Managing the existing cliff drainage by creating a series of water gardens along the base of the cliff and bund wall. The water gardens are proposed to be planted with Indigenous riparian and aquatic species that will not only improve the quality of water being discharged into the harbour, but will also provide habitat to a range of native fauna species.
- Capture and convey storm water in landscape swales to minimise the need for pit and pipe infrastructure.

## Vegetation and Ecology

Public open space has a critical role in conserving and enhancing the natural environment and providing biodiversity. Open space that contains a diverse range of landscape treatments and plant species are more resilient to drought, pests and disease, climate change effects and pollution. Considered and sustainable design that conserves, restores, enhances or creates habitats can have a positive impact on the biodiversity of our built environments.

### Key design moves

- Retaining and re-generating areas of endemic vegetation or bushland along the western boundary of the site.
- Providing a continuous canopy and vegetation connection with Balls Head Reserve and Carradah Park to enhance the habitat potential of the open space
- Use plant species that are endemic to the site that can provide habitat for native fauna species.

## Repair Industrial Landscapes

The landscape of Berrys Bay is highly modified. There is an opportunity in the design of the new open space to rehabilitate the industrial landscape (refer also to '01 Healing Country'). By implementing public open space, the master plan seeks to repair the landscape by remediating the soil, increasing canopy cover and biodiversity and implement 'Designing with Country' principles.

### Key design move

- Refer to '01 Healing Country' and '02 Layers of History'.



# Proposed planting palette

To align with the design narratives of *Healing Country* and *Environmental Repair*, the proposed planting has been derived from the locally occurring Angophora Foreshore Forest vegetation community. Further engagement with North Sydney Council will inform the planting palette during design development.



*Angophora costata*  
Sydney Red Gum



*Angophora floribunda*  
Rough Bark Apple



*Ceratopetalum apetalum*  
Coachwood



*Elaeocarpus reticulatus*  
Blueberry Ash



*Eucalyptus punctata*  
Grey Gum



*Ficus rubiginosa*  
Port Jackson Fig



*Glochidion ferdinandi*  
Cheese Tree



*Asplenium australasicum*  
Birds Nest Fern



*Acacia longifolia*  
Golden Wattle



*Correa reflexa*  
Native Fuchsia



*Kunzea ambigua*  
White Kunzea



*Banksia ericifolia*  
Heath Banksia



*Grevillea linearifolia*  
White Spider Flower



*Westringia fruticosa*  
Coastal Rosemary



*Dianella caerulea*  
Blue Flax Lily



*Ficinia nodosa*  
Knobby Club Rush



*Pandora pandorea*  
Wonga Wonga Vine



*Hardenbergia violacea*  
Happy Wanderer



*Microleana stipoides*  
Weeping Grass



*Lomandra cv*  
Mat Rush



*Juncus usitatus*  
Common Rush



# 06. APPENDIX A



# Draft Master Plan for Public Exhibition September 2022



## Key

### Community Places

- C1 Open space for informal recreation
- C2 Public jetty provides access to foreshore for water-based activities
- C3 Improved access to Council beach prior to WHT construction, subject to Council agreement.
- C4 Lighting along path for safe use at night
- C5 Areas for gathering and potential events
- C6 The 'Bund' Adventure Play Precinct to cater for all ages and abilities with an emphasis on youth recreational needs
- C7 Foreshore dwelling area with seating and shade trees to capture views of the harbour and the adjoining Balls Head Reserve
- C8 Water steps to provide an opportunity to touch the water and informal play
- C9 Waterfront plaza behind existing sea wall
- C10 Potential location for small boat storage facilities

### Public + Connected

- P1 New entry ramp and steps in landscaped amphitheatre to provide DDA compliant access and an area for seating focussed on the spectacular view
- P2 Boardwalk and stair access to provide connection to Balls Head Road and Coal Loader
- P3 Connection to Balls Head Reserve
- P4 Continuous and accessible foreshore access to connect the three open space precincts. Path also required for maintenance access.
- P5 Accessible parking (4 x DDA compliant spaces)
- P6 Car parking area (approx 12 x spaces) to be used to facilitate use of the open space
- P7 Key entry and lookout located to capture Harbour views
- P8 Raised walkway and steps to provide connection between Woodley's Boat Yard and the Quarantine Boat Depot precincts
- P9 Existing controlled vehicle access between Balls Head Road and water's edge retained

### Layers of History

- L1 Retaining the geometry of the former BP site to form the new open space
- L2 Bund wall to be retained with break to facilitate access. Sandstone to be reused in playground.
- L3 Existing industrial heritage relics to be retained as follies in the landscape and explained using interpretative signage.
- L4 Retain Woodley's Shed and Administration Building
- L5 Retain Quarantine Boat Depot heritage structures
- L6 Interpretation of the original shoreline
- L7 Heritage slipways retained for small boat berthing
- L8 Existing 'Beach Club' retained

### Healing Country

- H1 Yarning circle to provide a harmonious and collaborative space to promote social interaction and story telling
- H2 Interpreting relevant Aboriginal stories in the playground
- H3 Gathering space for Welcome to Country events

### Environmental Repair

- E1 Creating wet gardens to enhance habitat potential and to increase water quality of stormwater runoff
- E2 Additional planting to extend bushland vegetation



# Public Exhibition Summary

Between 30 September and 23 October 2022, Transport for NSW sought feedback from the public about the draft master plan and vision developed for Berrys Bay. Both in-person and online engagement was undertaken. Two information sessions were held at the Coal Loader Centre for Sustainability on 13 and 17 October 2022 with 74 community members attending.

### Community Information Sessions

A Submissions Report has been prepared which provides the full details on the feedback we received from the community.

In summary, general feedback received at the community information sessions included:

- Maintaining passive uses;
- Preventing development and high intensity uses; and
- Ensuring that any new plantings are in keeping with the existing native bushland in the area.

There were, however, contradictory views from all stakeholders about the provision of parking. Some want more parking in the area, and some believe that the current parking facilities are sufficient. This feedback was also replicated across the surveys and written submissions.

### Community Survey

The most preferred features of the draft master plan from the survey respondents were:

- Picnic areas with seating, BBQs, and shade
- Tidal steps to provide connection to water
- Continuous and accessible foreshore path
- Open space for informal recreation

Respondents supported the inclusion of the following features to support the precincts:

- Wet gardens to improve runoff water quality
- Improved boat access
- Improved access to water
- Additional kayak/small watercraft storage

### Written Submissions

Written submissions were generally positive. Around half of the submissions supported the master plan but set out additional actions they believed should be taken in relation to the site. These included;

- Planting complementary native vegetation,
- Providing adequate parking; and
- Taking steps to immediately stabilise and protect Woodley’s Shed.

The top three issues raised in the submissions centered around the restoration of Woodley’s shed, the need for adequate parking and community opposition to development in the area.

### Changes to the Master Plan

Taking on board the comments and feedback received, the master plan adopted the following design changes:

#### General

- Incorporation of more natural, sustainable and locally responsive ground finishes including crushed sandstone.
- Additional trees, vegetation and seating to increase habitat and create shaded and pleasant places for recreation.

#### Precinct 1

- The removal of the circular path with a more organic shaped pathway to increase the area of usable open space.

#### Precinct 2

- Indication of potential location for kayak and small watercraft storage
- Reconfiguration of the jetty in front of Woodley’s Shed to increase berthing opportunities whilst ensuring generous pedestrian movement
- Further retention of slipways to facilitate increased berths for kayak and small watercraft.

Refer to the following page for the final master plan.



Master Plan changes from community and CSWG consultation feedback

#### Key

- 1 Removal of concrete paving for crushed sandstone.
- 2 Additional vegetation and trees
- 3 Removal of the circular path
- 4 Reduction of circular geometry in playground
- 5 Inclusion of kayak storage
- 6 Jetty redesign
- 7 Increased slipway retention





Key

Community Places

- C1 Open space for informal recreation
- C2 Public jetty provides access to foreshore for water-based activities
- C3 Improved access to Council Beach subject to Council agreement
- C4 Lighting along path for safe use at night
- C5 Areas for gathering and potential events
- C6 The 'Bund' Adventure Play Precinct to cater for all ages and abilities with an emphasis on youth recreational needs
- C7 Foreshore dwelling area in crushed sandstone with seating and shade trees to capture views of the harbour and the adjoining Balls Head Reserve
- C8 Tidal steps to provide seating and connection to water
- C9 Waterfront plaza behind existing sea wall, trees and seating in crushed sandstone.
- C10 Potential location for small boat storage facilities
- C11 Location of kayak rack storage

Public + Connected

- P1 New entry ramp and steps in landscaped amphitheatre to provide DDA compliant access and an area for seating focussed on the spectacular view
- P2 Boardwalk and stair access to provide connection to Balls Head Road and Coal Loader
- P3 Connection to Balls Head Reserve
- P4 Continuous and accessible foreshore access to connect the three open space precincts. Path also required for maintenance access.
- P5 Accessible parking
- P6 Car parking area (approx 12 x spaces) to be used to facilitate use of the open space
- P7 Key entry and lookout located to capture Harbour views
- P8 Raised walkway and steps to provide connection between Woodley's Boat Yard and the Quarantine Boat Depot precincts
- P9 Existing controlled vehicle access between Balls Head Road and water's edge retained

Layers of History

- L1 Heritage slipways retained for small boat berthing
- L2 Bund wall to be retained with break to facilitate access. Sandstone to be reused in playground.
- L3 Existing industrial heritage relics to be retained as follies in the landscape and explained using interpretative signage.
- L4 Retain Woodley's Shed and Administration Building
- L5 Retain Quarantine Boat Depot heritage structures
- L6 Interpretation of the original shoreline
- L7 Existing 'Beach Club' retained

Healing Country

- H1 Yarning circle to provide a harmonious and collaborative space to promote social interaction and story telling
- H2 Interpreting relevant Aboriginal stories in the playground
- H3 Gathering space for Welcome to Country events

Environmental Repair

- E1 Creating wet gardens to enhance habitat potential and to increase water quality of storm water runoff
- E2 Additional planting to extend bushland vegetation



