

# Blackwattle Bay Park

PLAN OF MANAGEMENT



Draft

May 1999

**EDAW**

211 Pacific Highway

P. O. Box 91

St Leonards NSW 2065

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## 1 INTRODUCTION

The Plan of Management for Blackwattle Bay Park was prepared by EDAW for Leichhardt Municipal Council.

A Steering Committee was formed consisting of a Councillor, Council staff and the consultants to oversee the preparation of the Plan of Management. A major component of the planning process has been extensive consultation with the community. Qualitative focus groups were held with various sectors of the local community during the preliminary stages of the project. Sectors of the community that were consulted include locals who use the park regularly, locals who do not use the park regularly, children, teenagers and fisherfolk. In addition, a public meeting as well as a number of more focused community meetings were held. The values expressed by the community provided the basis for the preparation of management actions. The full findings of the community research have been detailed in a Community Research Findings Report.

A landscape, visual and heritage assessment of the Park was undertaken, as well as an overview of the Park's local, regional and urban significance. The history of the Park was analysed in terms of appropriate planning recommendations. The findings of the local and regional analyses were combined with the community studies to contribute to the development of a management framework which provides direction for general planning and management of the Park. A Concept Masterplan was developed to graphically illustrate the recommended management and planning directions.

The Community Research Findings Report, Draft Plan of Management and Concept Masterplan were put on display for public comment for a period of not less than thirty days. Public comments from this display will be reviewed for incorporation into the final Plan of Management which is to be adopted by Council.

The Plan of Management will need to be reviewed on an ongoing basis to allow for minor changes to be incorporated. A major review of the Plan will need to be undertaken in about five years to ensure that the Plan reflects the current values of the local community.

## 2 MANAGEMENT CONTEXT / SITE ANALYSIS

### Local and Regional Context

Blackwattle Bay Park is a local but prominent harbour foreshore park, situated in Glebe, on the headland that divides Blackwattle Bay and Rozelle Bay (Figures 1 and 2). It forms part of a series of linked parklands that provides foreshore pedestrian access from Sydney Fish Markets to Rozelle Bay.

Although mainly serving as a local park, Blackwattle Bay Park is surrounded by areas undergoing rapid urban and open space planning review. The inner west of Sydney is undergoing a revitalisation program. The Bays have been identified as one of the four main geographical areas to undergo redevelopment. Plans include opening up the harbourfront and adding vast tracts of land to the public domain in the form of parks, cycleways, pedestrian paths and civic squares (CityWest FACTS, 1998).

As a consequence of these developments it is anticipated that Blackwattle Bay Park will become a valuable open space component of the harbour foreshore.

### The Land to Which this Plan of Management Applies

The study area comprises Blackwattle Bay Park (Figure 3), which is open space owned and managed by Leichhardt Council. Blackwattle Bay Park is located on the headland which divided Rozelle Bay and Blackwattle Bay on the southern foreshore of the prominent Sydney landmark - Anzac Bridge, formerly named Glebe Island Bridge.

The Park is predominantly linear in character following the foreshore from Cook Street, a cul-de-sac leading to Blackwattle Bay, around the headland into Rozelle Bay. The most prominent feature of the Park is the heritage listed property Bellevue.

The study area includes the following main components:

#### Historic House Bellevue

Bellevue is a heritage listed property owned and controlled by Council. The building has been left derelict since 1993 due to lapses and refusals of development applications. Council is now in the position to reassess its management of Bellevue.

#### Crane

This offloading facility was part of the shipbreaking yards belonging to the Stride family. It is situated on the western foreshore of the Park, on



Figure 1  
Regional Context



Figure 2  
Local Context

## Rozelle Bay.

### Sea Wall

The park for the greater part is surrounded by a sandstone sea wall that vertically separates it by 1-3m from adjoining waters.

### Legislative Framework

Blackwattle Bay Park is owned and managed by Leichhardt Municipal Council and is zoned as 6(a) Open Space. The Park covers approximately 1.5 hectares of prime waterfront land and is classified as Community Land as per the Local Government Act (1993).

This Plan of Management has been prepared in accordance with the requirements of the Local Government Act (1993). Clause 8, Schedule 7 of the Local Government Act 1993 requires Councils to prepare Plans of Management for existing Community Land. Under this Act, land vested in or under the control of council is to be classified as community land if it is:

- a public reserve;
- subject of a trust for a public purpose;
- dedicated under section 94 of the Environmental Planning and Assessment Act;
- reserved, zoned or designated as open space; or
- controlled by the council that is vested in the Corporation constituted by section 8(1) of the Environmental Planning and Assessment Act.

The derelict heritage house Bellevue is subject to a permanent conservation order under the Heritage Act 1977. Section 57 of the Act states that a person shall not...carry out any development in relation to the land on which that building, work or relic is situated. This relates to Bellevue, on which a Permanent Conservation Order was placed on 11 July, 1986. The only exception to this would arise with granted permission by the Heritage Council for appropriate restoration.

The NSW Waterways Authority administers the legislation Management of Waterways and Waterside Land Regulations. This legislation prohibits power boats in Rozelle and Blackwattle Bays and declared the waters as a passive waterways recreation zone. Any proposed power loading point such as a jetty must not conflict with the passive boating usage of the Bays and must be granted consent according to The Environmental Planning and Assessment Act, Part 5.

There are some clauses from Leichhardt Council's draft Local Environ-

ment Plan (LEP) 1998 that are relevant to the preparation of this Plan of Management. The draft LEP acknowledges that Leichhardt's character is largely determined by its heritage. Chapter 3 - Heritage Conservation of the draft LEP advocates the preservation and enhancement of items of heritage significance to enable a sense of identity with a place to be maintained. Policy 3.2.2 - Use of a Heritage Item grants consent to Council to use a Heritage Item for any purpose, provided the Council is satisfied that (i) the proposed use would have little or no adverse effect on the amenity of the area; and (ii) the proposed use will ensure the conservation of the building.

Chapter 6 of the LEP states that open space in Leichhardt has a dual function of providing visual amenity and functional open space. The Plan adopts objectives in relation to open space, recreation and leisure including: increase the use of public open space to promote the development of green corridors; maximise the provision of open space in order to provide a diverse range of settings and recreational opportunities to meet the needs of the community; ensure equitable distribution

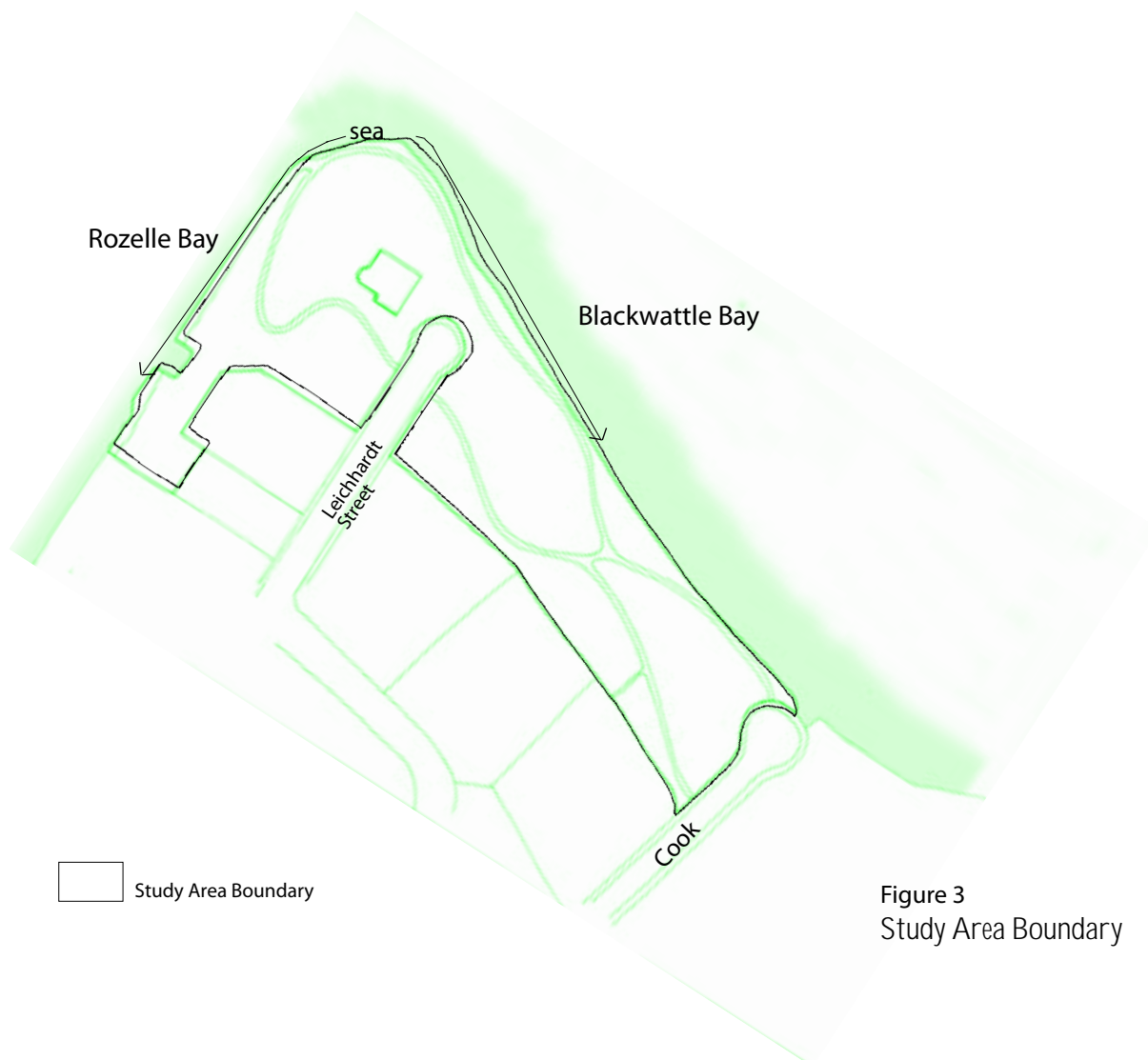


Figure 3  
Study Area Boundary



of , and improve and integrate access to open space and recreational facilities.

#### Urban Development

Sydney Harbour has maintained its character as a traditional working harbour, evident by the maritime industry situated on the northern shores of Blackwattle and Rozelle Bays. In recent decades the amount of land available to maritime industry has greatly reduced, due to commercial pressures from residential development. Maritime industries cannot compete financially with the residential uses and have consequently been pushed out of their sites into other locations.

Blackwattle Bay Park is situated near Pyrmont, a precinct which is one of the fastest growing areas in Sydney in terms of population and workforce. A transport strategy has been developed to provide a high level of public transport to this region, including a light rail system, increased bus services, an integrated pedestrian/cycle network and a ferry wharf at Pyrmont Bay connecting with the harbour ferry service (CityWest FACTS, 1998).

Planning objectives for Rozelle and Blackwattle Bays include the utilisation of water related activities. These include waterfront commercial and tourist activities, water based recreation including rowing, and the extension of foreshore public access between Wentworth Park and Blackwattle Bay. The Blackwattle Bay Studios site is to be converted to public housing, under care and control of Council, including the release of public foreshore open space.

In recent years high density town houses have been built immediately adjacent to the Park overlooking Blackwattle Bay. There are no problems of overshadowing, as the buildings are on the southern side of the Park. Views over Blackwattle Bay need to be taken into consideration with regards to planning and management of the Park.

#### History

Early photographs and documentation show that boat parties from the first fleet despatched in Blackwattle Bay to collect wattles and reeds for the building of huts along the foreshores. It is thought that Blackwattle Bay was named after a schooner once berthed in its secluded waters.

Blackwattle Bay Park was originally part of the shipbreaking yards of family Stride. The Park was purchased by developers in 1858 and functioned partly as a timber yard on Sydney Harbour from approximately 1917 to 1981. In 1858 the Stride family moved into an area adjacent to Blackwattle Bay Park to begin Strides Maritime Salvage and Wreckers shipwrecking business. The shipwrecking yards site was situated on

what is now numbers 49-53 Leichhardt Street. The original buildings on the Strides site remain and have recognised conservation value, since they are each part of a group built individually over several decades, each representing a different architectural style (Solling, 1993).

The original Glebe Island Bridge was built in 1857. The first wharves in Blackwattle Bay were constructed in 1890, at which time Glebe Rowing Club, now the oldest metropolitan rowing club on its original site, began operating. The original Glebe Island Bridge was replaced in 1901.

The historic house Bellevue was built in 1890 by William Jarrett, a prominent Glebe builder, as a private residence for his daughter. The house was designed by Ambrose Thornleigh, the architect for Leichhardt Town Hall.

By the early 1920s businesses in Blackwattle and Rozelle Bays were prospering. Soon after, from about 1930, it is understood that the crane, originally situated on the site of the family Stride, began offloading operations. The offloading facility that remains on site today was believed to be in operation until the 1970s.

In the 1970s a local resident group lobbied for the area to be acquired as public open space. In response to this Council insisted that the developer hand over the area to their care, control and management. The Park was set aside as parkland in the 1970s and dedicated as Blackwattle Bay Park in 1981.

In 1989 Council issued a tender brief for the restoration and reuse of Bellevue. In 1991 the successful tenderer was granted development approval for a restaurant in the premises and a jetty to allow water access to the premises. A 22 year lease was executed with the tenderer in 1992. The development approval lapsed in 1993 with virtually no work undertaken by the tenderer. In 1994 the tenderer submitted a fresh application with attracted numerous objections from residents. Council responded by requiring the applicant to scale down the proposed development. In November 1997 the development application was refused.

#### Cultural Heritage Significance

Blackwattle Bay Park is one of a series of Harbour foreshore parks that provides valuable open space to residents around Blackwattle and Rozelle Bays. The Park contains relics and structures that serve as a reminder of past waterfront activities and reflect some heritage values.

#### Bellevue

Bellevue is a substantial Italianate villa with considerable conservation value. It is considered to be architecturally significant as one of the most visually prominent cottages at Glebe Point, as seen from Anzac Bridge and Victoria Road. The faithful restoration and appropriate occupation of Bellevue will contribute to the amenity of the inner western foreshore.

#### Crane

The crane is an original offloading facility with a high degree of significance because it is rare and one of the few remaining examples of a crane of its type, with respect to its parts and engineering. Built in approximately 1920 the crane serves as a reminder of the uses of the site for waterfront industrial activity. The crane is considered to be worth listing on the records of the National Trust of Australia and Institution of Engineers Heritage Committees.

#### Strides Site

Adjacent to the study area, the Strides site is significant as it contains buildings that act as a reminder of past waterfront activities. The Strides site comprises buildings with some conservation interest as they are each part of a group built individually over several decades, each of a different architectural style.

#### Landscape / Visual Assessment

The Blackwattle Bay and Rozelle Bay area is traditionally an area of maritime activities and has developed a character from these activities. As shown in Figure 4 the landuse of the northern shores of the Bay have been completely modernised from timber yards to cope with containerisation and the traditional timber yard. There are large areas of parkland and open space along the southern foreshore of the Bays including Wentworth Park and Jubilee Park, which allow the local residential population access to the waterfront. Sydney Fish Market is a regional attraction in Blackwattle Bay and contributes to the recreational and maritime character of the area.

Blackwattle Bay Park is situated within a region of many and varied community use areas that cater for the diverse demographic mix of local residents. Harold Park Paceway, Wentworth Park, Glebe Rowing Club, a Buddhist Temple, colleges and schools are all located within a few kilometres of the site (Figure 5).

Blackwattle Bay Park is situated in an area that is undergoing rapid infrastructure planning and development. (Figure 6). The Park is surrounded by existing and proposed major transport routes, including

road, light rail, pedestrian, cycle and ferry. A transport strategy for the 21<sup>st</sup> century has been devised by CityWest Development Corporation, City of Sydney, RTA and Department of Urban Affairs and Planning to provide a high level of transport to the Pyrmont precinct. Key elements include a light rail system, increased bus services, an integrated pedestrian/cycle network, a ferry wharf at Pyrmont Bay connecting with the harbour ferry service, and upgraded road connections.

Anzac Bridge is a major arterial road from which Blackwattle Bay Park is visible but not directly accessible. Glebe Point Road is a major through road from which the Park is accessible by vehicle or foot.

At the end of 1997 construction of Sydney's first modern light rail system was completed, linking the Pyrmont area with Central Station. Part of the route includes Pyrmont Bay, Sydney Fish Markets and Wentworth Park. Blackwattle Bay Park is not situated directly within the light rail route, but it may be realised by an increasing number of pedestrians in the vicinity. A transport strategy for the 21<sup>st</sup> century has been devised

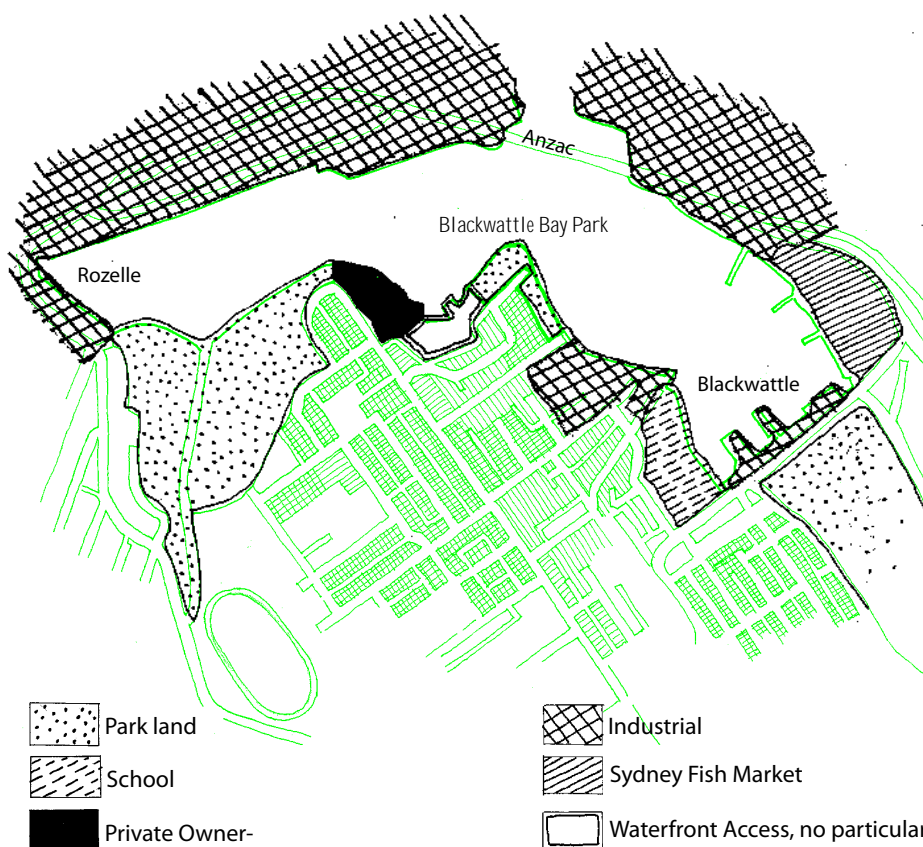


Figure 4  
Waterfront Landuse

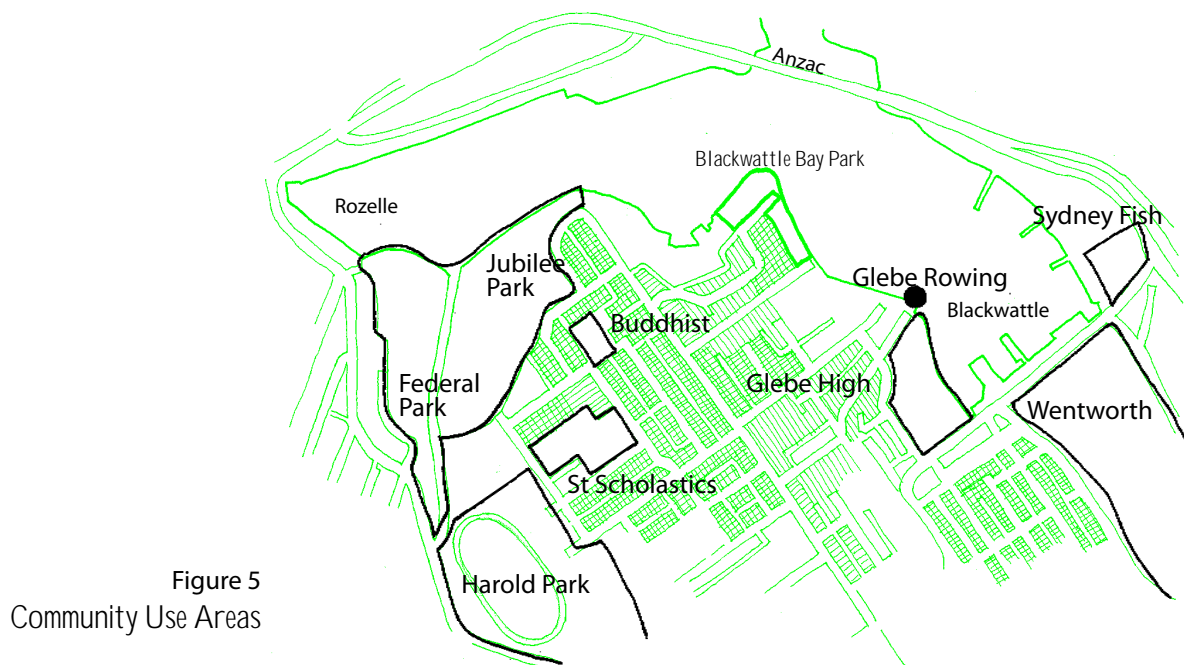


Figure 5  
Community Use Areas

to provide an increasingly higher level of transport to the Pyrmont precinct. (CityWest Development Corporation 1997).

Blackwattle Bay Park is situated within a broader foreshore pedestrian link that extends from Sydney Fish Markets to Rozelle Bay. Foreshore access around Blackwattle Bay Studios is currently restricted but proposed to be incorporated into the wider foreshore pedestrian system. Glebe Point Road is a major local pedestrian thoroughfare connecting with the foreshore walk at Rozelle Bay and local streets that lead directly to Blackwattle Bay Park (Figure 7).

The Park is mostly used by pedestrians walking around the foreshore, or along the higher path adjacent to adjoining houses. It is anticipated that if unbroken foreshore access were provided the Park would be used by more pedestrians along a continual foreshore walk from Sydney Fish Markets to Rozelle Bay. Figure 8 shows the hierarchy of pedestrian circulation routes through the site.

## Vegetation

The Park is characterised by a planting scheme undertaken in 1982 as the Park was redesigned. The original intent of the existing vegetation was to screen the new residential development from the Park to meet development application requirements. This was achieved with predominantly native species. The Park was developed in one stage and therefore all plants are of similar age.

The main plant species are native trees and shrubs (Figure 9). Casuarina trees are situated along the upper path adjacent to the residential properties. These trees create a microclimate of dark cool conditions, with litter of needles beneath the canopy; consequently no grass is present beneath the canopies. Other native trees scattered throughout the Park are Eucalyptus and Shinus. Native shrubs include Acacia,

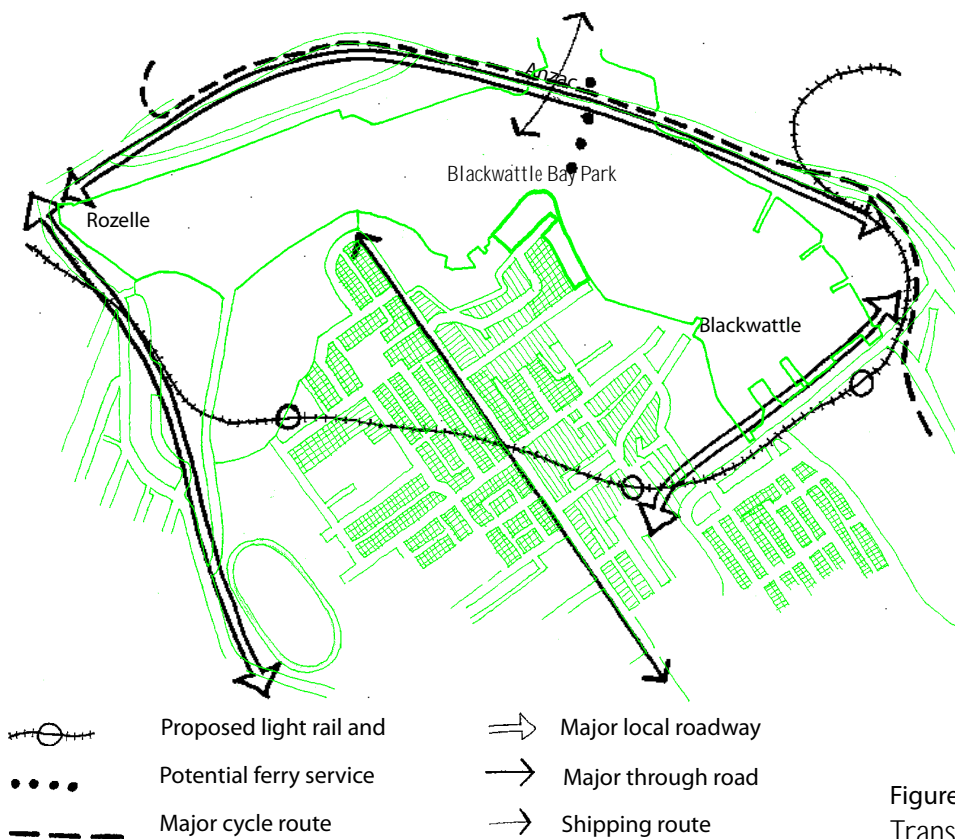


Figure 6  
Transport Infrastructure

Banksia, Melaleuca, Grevillea, Westringia and Callicoma.

The vegetation on the site is generally the result of recent plantings. With the exception of the pepper tree at Bellevue most of the planting is part of that recent planting that was completed some years ago as part of an initial upgrading and formal establishment of the park in 1982.

The planting includes Casuarinas, Eucalypts, Melalucas, Banksias and mixed plantings of various shrub species. The plantings help to define the park and give it various spatial qualities. A major issue with the vegetation relates to the obstruction of views from adjoining units to the Bay, Old Glebe Island Bridge and Cetrepont Tower.

The site is generally well presented and maintained. The historic house Bellevue is in a state of disrepair.

The overall character of the park is typical of waterfront parks that tend to be dominated by grass areas and native planting. It lacks the large figs of some other native parks but has a similar visual feel to those that use massing of native plants to achieve spatial character and an environmental framework.



Figure 7  
Regional Pedestrian Circulation

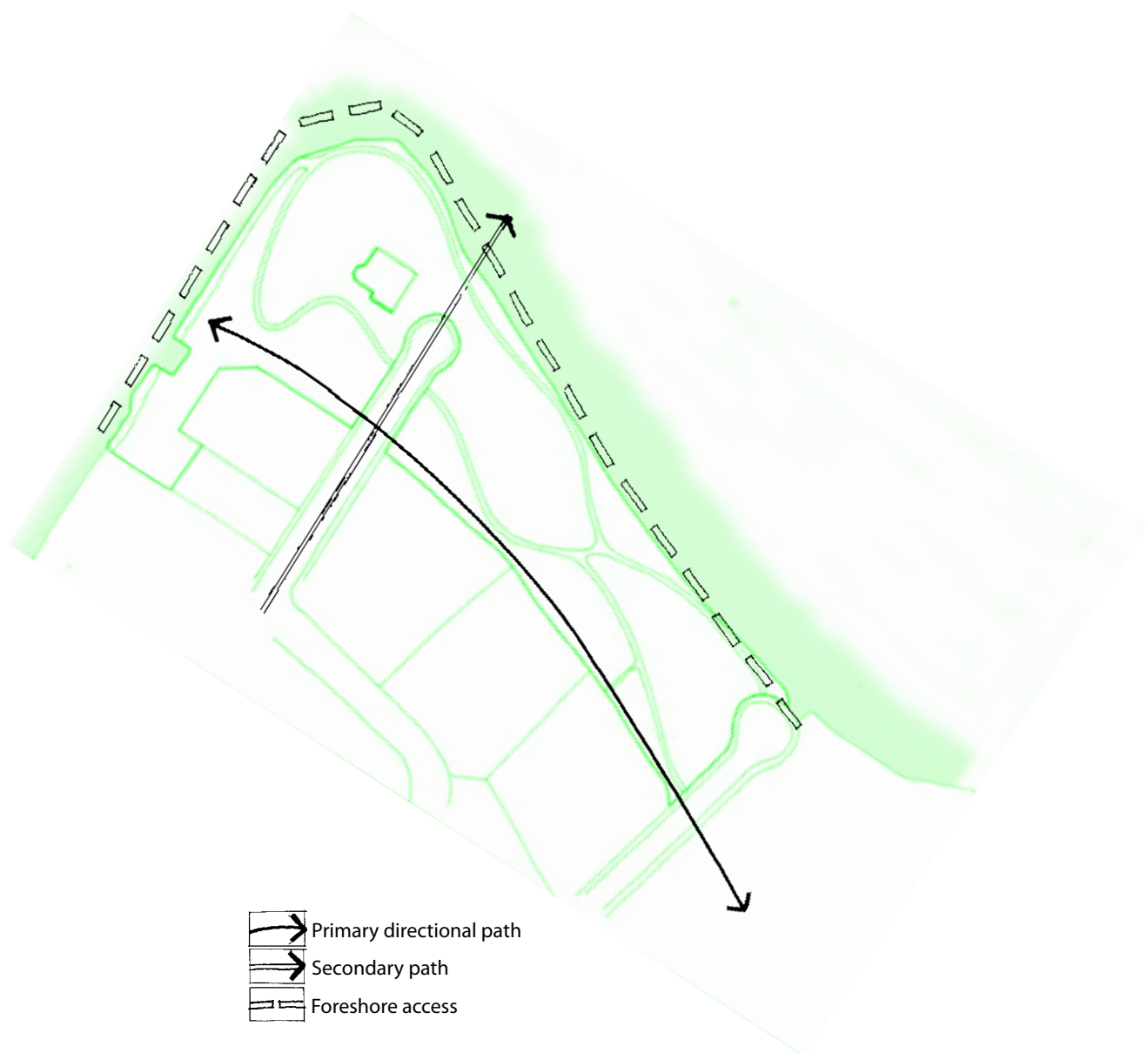


Figure 8  
Site Pedestrian Access



The location of the park on the 'point' between the two bays is also significant and puts it a focal place of prominence when viewed from the ANZAC Bridge. It also enables views from the park to both Rozelle and Blackwattle Bays.

The park is also visually significant to the water area as it maintains an open park land setting along the waterfront and contrasts with adjoining waterfront development areas. Bellevue is especially significant in this regard. The fact that it is surrounded by parkland and is on the prominent point makes it a visual focus to the waterfront and the ANZAC Bridge.

The park itself has a myriad of visual qualities that relate to the visual qualities of the park areas themselves and the views from the park to adjoining harbour and city skyline views (Figure 11).

#### Soils and Drainage

The original site has to a large extent been filled with material from adjoining building sites. While this has disrupted original soil profiles, it does not appear to have interfered with the quality of soils as a growth medium and all existing planting's appear to be healthy with unrestrict-



Figure 9  
Vegetation

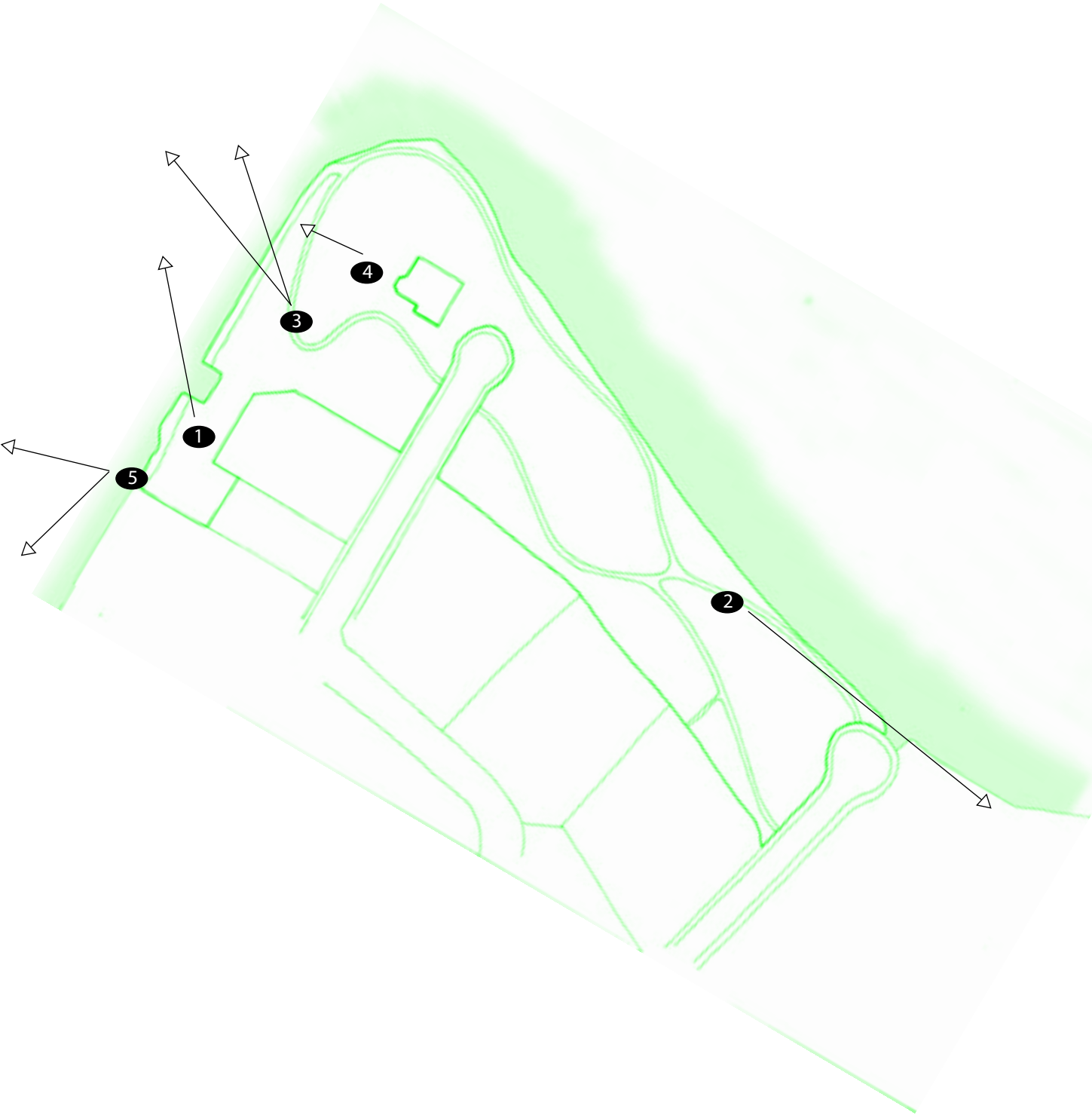


Figure 11  
Visual Assessment



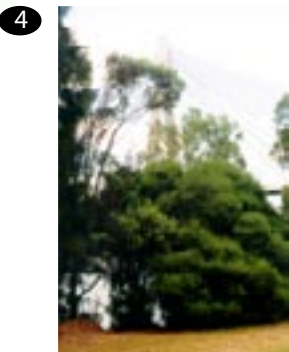
Built elements within and beyond the site



Shipping containers on adjacent open space



View of Anzac Bridge and city



Native shrubs planted in the 1980s block views to Rozelle Bay



A range of textures within the Park



Views towards Blackwattle Bay Studios and Bicentennial Park

ed growth rates.

Drainage is generally overland in even sheet flow configuration towards the Bay.

#### Opportunities and Constraints

The waterside location of the park creates obvious recreation opportunities. In addition to its capability to provide passive recreation, fireworks vantage point and fishing opportunities the park has other recreational opportunities that are unique to it. The park also has regional open space and visual values. It is highly visible from the ANZAC Bridge appearing at the focal point between Rozelle and Blackwattle Bay when viewed from the bridge.

The park is part of a regional 'necklace' of waterfront parks around Rozelle and Blackwattle Bays, but differing from the others because of its location, size and general shape. It is generally isolated by surrounding suburban areas and narrow roads that do not make it easily accessible by car. This adds to its charm.

Increasingly the parks will be joined by waterfront walks. Where these are not present there is the opportunity to establish 'park streets'. Once established such streets could receive special and unifying landscape treatments that define them as part of the park street system that links harbour front parks. These walks should complement foreshore walks.

Bellevue House greatly increases the significance of the park and is a major opportunity for a range of community uses. However such uses are dependant in part, on appropriate funding for restoration being forthcoming as part of the conditions of use.

Apart from the natural constraints of the park based on its physical attributes, use and development is also limited by its setting. The park is narrow and not easily accessed by vehicle. This coupled with the density of adjoining residential development places a constraint on park use and development. Such use should not detract from neighbourhood amenity in terms of noise activity, or generate high vehicle demands for access and parking.



### 3 THE COMMUNITY

#### Community Research

Preparation of the Plan of Management involved a comprehensive community consultation program. Initially Community Research was undertaken to allow local residents, members of interest groups, stakeholders and Councillors to participate in the preparation of the Plan. Members of the wider community were also approached to understand their values and behaviour with respect to local parks and Blackwattle Bay Park in particular.

Community Research was undertaken as market research focus groups. Members of the general community were recruited at random and consulted in groups according to select demographic and behavioural characteristics with respect to the Park. Specifically, the Community Research program was undertaken to achieve the following objectives:

- Understand the main motivations to use Blackwattle Bay Park;
- Determine the current patterns of usage of Blackwattle Bay Park;
- Understand how the community values Blackwattle Bay Park;
- Identify why some members of the local community do not use Blackwattle Bay Park;
- Understand how the historic house Bellevue is valued by the local community;
- Provide an opportunity for members of the wider community to offer suggestions regarding the planning and future management of Blackwattle Bay Park, including Bellevue.

#### Community Research Study Design

Qualitative research was undertaken, given the exploratory nature of the objectives of the research.

Eleven qualitative group discussions of 1.5 hours each, comprising 8 people were held in Glebe between November 2 and 11, 1998. All respondents were local residents near Blackwattle Bay Park. Respondents comprised a mixture of users and non-users of the Park, adults, teenagers and children. Respondents were recruited at random by a market research recruiter.

The Community Research program involved focus group discussions with the following groups:

- Local adults visit Blackwattle Bay Park regularly;

- Local adults do not visit Blackwattle Bay Park regularly;  
Local teenagers visit Blackwattle Bay Park regularly;  
Local adults visit parks adjacent to Blackwattle Bay Park regularly;  
Girls 8-10 years of age, visit Blackwattle Bay Park;  
Boys 8-10 years of age, visit Blackwattle Bay Park;  
Local fisherfolk, fish in Blackwattle Bay Park regularly.

### Community Profile

It is essential to consider to profile of the local community in order to understand how its members value and use open space. For the purpose of this research the local community to Blackwattle Bay Park has been considered as those people who live within reasonable walking distance of Blackwattle Bay Park.

According to 1996 Census data, the local community comprises mostly medium to high density housing and a variety of households, including many couples with no children. Households comprising one parent families with dependent children are 5-9% of all local families. Population density in the residential areas immediately surrounding the Park and along most of Glebe Point Road is 7,500-13,500 people per square km.. Some areas of the surrounding areas are over 13,500 people per square km, which is equivalent to the most densely populated suburbs of Sydney's inner east. Young people 5-14 years of age comprise only 7% of the population, with people 15-24 years of age comprising 11-17% of the total local population.

Only a small number of people travel to the Park by car. These users are attracted to the Park for its Harbour location without the crowds of tourists present in places like Darling Harbour.

### User Patterns

Members of the local community to Blackwattle Bay Park use the Park for quiet contemplative relaxation. The Park provides respite from the busy nature of nearby Glebe Point Road and the crowds at adjacent parks. The Park attracts mostly walkers, fisherfolk and local residents.

The Park is not widely known in the local community as it is more secluded than the more popular Jubilee / Bicentennial Park.

### Community Core Values

The Park is perceived by the community as a local backyard situated on Sydney Harbour that does not cater for crowds or tourists. It is highly valued for its undeveloped state and compatible mix of sports activities with passive recreation.

A large part of the Community Research involved exploring and analysing values of the local community with respect to Rushcutters Bay Park. The following core



Core Community Value		Explanation
	Remoteness	The park is valued highly for its areas of remoteness, particularly down by the water. These areas provide respite from the organised activity of adjacent parks and streets
	Continuous foreshore link	The Park is perceived as part of the wider foreshore open space system and these pedestrian links could be improved
	Natural park	The natural beauty of the Park is valued highly, particularly native vegetation and interesting
	Wide community appeal	The Park should continue to play a major role in providing recreational open space for Glebe's local community that is diverse in interests, ages and values.
	Views	Views to Anzac Bridge, Blackwattle Bay and the city are valued highly and add to the Park's unique setting.
	Fireworks viewing venue	Crowds gather in the Park on festive occasions to view fireworks displays. New Year's Eve is a particularly popular time for this activity
	Local park	The Park is perceived as a local park tucked away for the locals. It provides open space immediately adjacent to town houses, flats and houses
	Heritage park	Visitors value the Park for its remaining heritage elements, particularly the crane and the historic house Bellevue
	Fishing spot	Local fisherfolk sit in a sheltered spot along the foreshore of Blackwattle Bay Park

Figure 12  
Community Core Values



Focus Groups were carried out with Adults, Teenagers and Children

## 4 MANAGEMENT FRAMEWORK

### Values and Issues

The management of Blackwattle Bay Park will be based on the recreation values identified through community research, and community consultation.

This value based management framework is presented in a series of tables on the following pages.

One or more objectives have been developed for each value. To achieve each objective a number of specific actions are to be taken. Responsibility is attached to each action, along with the priority and a measure by which performance can be assessed.

A range of management issues were also raised by the community during the preparation of the Plan. These were translated into the nine values stated in Figure 12. These in turn were translated into a range of objectives and actions to implement desired outcomes. Responsibilities, priorities and performance measures have been defined.



## Value - Remoteness

The Park is valued highly for its areas of remoteness, particularly the areas along the waters' edge. These areas provide respite from the organised activities of adjacent parks and streets.

## Community Quotes

"Blackwattle Bay Park is a nice quiet contemplative park"

"It is complemented by the other parks and complements the other busy parks"



Objectives	Actions	Responsibility	Priority	Performance Measures
To ensure that Blackwattle Bay Park retains its quality of seclusion and remoteness	Discourage activities within the park including commercial ventures that encourage large crowds	LMC	H	No crowds or regional events
	Park values to be considered at DA stage and monitored during implementation to avoid inappro-	LMC	H	Park values retained
	Maintain existing vegetation that provides quiet shaded areas, particularly along the foreshore	LMC	H	Shaded secluded areas retained along foreshore
	Ensure the Plan of Management clearly establishes a management framework that maintains the passive recreational use of the Park	Consultant	H	Community acceptance of Plan of Management
	Ensure that activities including reuse of Bellevue house do not unduly compromise the values away from the house (see also Heritage	Consultant	H	Community acceptance of Plan of Management
	Ensure periodic inspection of the Park, in the course of other management duties to ensure appropriate park use	LMC	H	Continued community sup-
To design the Park to reinforce seclusion values	Prepare a Masterplan for the site that protects the seclusion of space within the Park	Consultant	H	Community acceptance of Masterplan
	Prepare a Masterplan for the site that ensures overlooking from adjoining units does not compromise seclusion values	Consultant	H	Community acceptance of Masterplan
	Prepare a Masterplan for the site that retains the feeling of looking out onto the harbour from a 'secure and secluded' park	Consultant	H	Community acceptance of Masterplan



## Value - Continuous Foreshore Link

The Park is perceived as part of the wider foreshore open space system from Sydney Fish Markets to Glebe Point. It would be valued more highly in this way if the visual and physical connections along the foreshore were enhanced.

### Community Quotes

“It would be great to be able to walk all the way around the foreshore”

“I like to walk around by the water but there are a couple of blockages”



Objectives	Actions	Responsibility	Priority	Performance Measures
To encourage coordinated and integrated planning of foreshore land between Sydney Fish Markets and Glebe Point	Maintain a continuous Bay side public pedestrian linkage along the sea wall between Sydney Fish Markets and Glebe	LMC	H	Improvements and recommendations documented and implemented
	Ensure redevelopment of Blackwattle Bay Studios incorporates public open space that links with adjacent foreshore pedestrian access	LMC	H	Continual pedestrian foreshore access includes newly acquired public open space at Blackwattle Bay Studios
	Integrate maintenance and management of Blackwattle Bay Park foreshore access with adjacent foreshore areas	LMC	H	Consistent visual and functional quality of foreshore open space along entire foreshore of Blackwattle and
	Implement strategy to maintain consistent furniture and lighting details between Sydney Fish Markets and Glebe	LMC	H	Foreshore furniture and lighting consistent over entire foreshore of Blackwattle and Rozelle Bays
To encourage coordinated and integrated planning of foreshore land around Rozelle Bay and Blackwattle Bay	Prepare a plan that establishes a strategy and time frame for establishing a continuous walk linking foreshore parks to the Sydney Fish Markets	LMC	M	Continuous quality pedestrian access, which is increasingly along the foreshore
To continue to acquire foreshore lands to increase public access to the foreshore	Continue to acquire foreshore lands for public access as part of foreshore land redevelopment of Blackwattle Bay	LMC	H	Increased foreshore access and linkage to harbourside
To maintain foreshore access within Blackwattle Bay Park as part of regional system	Design foreshore walk around park edge, ensure the design is appropriate to allow good access as well as providing for seating and subdued lighting	Consultant	H	Community acceptance of design
	Implement foreshore walk as top priority of park redevelopment	LMC	H	Improved community experience of waterfront in Park
To establish a continuous foreshore walk, identifying parks, open space and where needed 'park streets', linking foreshore open space	Immediately establish a walk around Rozelle Bay and Blackwattle Bay. This walk should link all foreshore open space areas, provide linkages through park streets where foreshore access does not currently exist, and create a uniform suite of furniture, ie lights, seats, signage etc.	LMC	H	Continuous access to foreshore parks in pedestrian friendly environment





## Value - Natural Park

The Park is highly valued for its native vegetation and interesting terrain, with minimal human interference. This quality is appreciated with respect to its contrast with neighbouring parks, which are perceived as more manicured and less natural.

### Community Quotes

"It's nice and natural"

"I like the little beach thing with rocks"

"It is a natural park for the local community"



Objectives	Actions	Responsibility	Priority	Performance Measures
To maintain and enhance the natural qualities of the Park and introduce minimal landscape design	Prepare maintenance program for grass surfaces	LMC	H	Regular grass inspections carried out, maintenance program completed, reduction in complaints regarding condition of grass surfaces
	Encourage local community to participate in planting and maintenance of new vegetation	LMC	M	Annual increase in the number of community groups involved in the main-
	Define the Park's existing natural character and reinforce in the Master Plan	LMC	H	Implementation of Master Plan in stages as part of Council's Annual Works
	Ensure the Masterplan builds on the theme of native vegetation and is not too structured to destroy the natural feel of the Park	Consultant	H	A Master Plan that maintains the natural feeling
Ensure adjoining units do not detract from 'natural' feel of the Park	Detail planting strategies part of ongoing planting design within the context of the Masterplan, must visually subdue adjoining units while allowing for views from units to the Bay.	LMC	M	Managed vegetation removal
Integrate the formal setting of Bellevue house with the natural park	Master Plan and Detail Design should soften the formal garden effect outside the house easement, rounding off the rectilinear pattern of the formal garden	LMC	M	Informal garden within a natural park setting



## Value - Wide Community Appeal

The Park is perceived as successful in providing open space for a local community that is diverse in terms of income, interests and values. It does not provide activities that exclude particular groups from the Park.

## Community Quotes

"Blackwattle Bay Park is a nice quiet contemplative park"

"It is complemented by the other parks and complements the other



Objectives	Actions	Responsibility	Priority	Performance Measures
To ensure that any future developments in the Park encourage use from the whole community	Discourage future developments in the Park that appeal to limited community groups	LMC	M	Maintenance of the Park as per the Master Plan
	Prevent future developments in the Park that may encroach on open space dedicated to non	LMC	M	Maintenance of the Park as per the Master Plan
	Optimise community use of Bellevue consistent with achieving financial assistance for restoration	LMC	H	Good community access to Bellevue House

## Value - Views

The Park is valued for its views to Anzac Bridge, Blackwattle Bay and the city. Views are panoramic and vistas change as the user walks through the Park and as the light and seasons change. The opportunity to sit and watch the activity on the water and bridge is highly valued and adds to the Park's unique setting.

## Community Quotes

"You can just sit and look and the water and city"

"The Bridge is so interesting to just sit and watch"



Objectives	Actions	Responsibility	Priority	Performance Measures
To maintain expansive views to Blackwattle Bay and the city from the Park	Manage vegetation to provide for expansive ground-level views to and from Blackwattle Bay and	LMC	M	Planting selection/maintenance complements identified visual and landscape values
	Planting selection and maintenance to consider the provision of expansive ground level views to and from Blackwattle and Rozelle	LMC	M	Plant selection utilises ground level views
	Ensure permanent facilities do not interrupt expansive ground-level views to and from Blackwattle and Rozelle Bays	LMC	M	Facilities located within the Park complement identified visual and landscape values



### Value - Fireworks Viewing Venue

The Park is a popular viewing venue for local crowds to watch fireworks displays, particularly on New Years Eve. The Park provides a meeting place for the local community to engage in this activity.

### Community Quotes

“We always come down here to watch the fireworks”

“You should see the crowds on New Year’s Eve”



Objectives	Actions	Responsibility	Priority	Performance Measures
Maintain unimpeded views of the city and provide comfort for locals during fireworks displays	Ensure that future park developments do not impinge on views during fireworks displays	LMC	M	Unimpeded views to fireworks maintained
	Maintain grass surfaces for comfortable seating during fireworks displays	LMC	M	Grass surfaces maintained in condition suitable for seating
	Do not exclude any park areas from this access	LMC	H	Community access to all areas maintained, including those around Bellevue House





### Value - Local Park

The Park is perceived as a local park tucked away for the local community. It provides open space immediately adjacent to town houses, flats and houses. Locals feel a sense of ownership of the Park as it provides recreational opportunities on a local scale.

### Community Quotes

“When you think of that park you think of families and picnics”

“It is our local park and should not attract hoards of people”



Objectives	Actions	Responsibility	Priority	Performance Measures
To ensure that future park developments or activities do not impinge on the Park's image as a local park	Park values are considered at DA stage and monitored during implementation to not cause inappropriate	LMC	H	Park values retained
	Future park developments or activities should not block views of residents in adjacent townhouses	LMC	H	Views from townhouses to Blackwattle Bay remain unimpeded
To provide facilities to encourage the local community to use the Park regularly	Repair, level and maintain existing paths for easy pedestrian access and disabled access	LMC	H	Community satisfaction with maintenance of pathway network
	Provide adequate wheelchair access into the Park, around the Park and connecting with adjacent foreshore open space	LMC	H	Wheelchair access provided through the Park and around foreshore
	Prepare a comprehensive maintenance program for all components of maintenance	LMC	H	Maintenance manual prepared, level of user/ community satisfaction increased with appearance and presentation of the Park
To ensure regional park values such as foreshore walk and Bellevue do not impinge on local amenity of Park	Design to separate regional uses from local uses in Master Plan	Consultant	H	Separation of uses reflected in Master Plan
	Ensure end use of Bellevue does not impinge on Park and local area	LMC	H	No high volume vehicle movement No late night activity No noisy activity



## Value - Heritage Park

The local community values the Park for its historic items, particularly Bellevue house and the remaining crane. It is important to local Park users that these elements are retained and enhanced.

### Community Quotes

"That lovely old house"

"A dignified heritage building"

"The house is part of the public land"

"Bellevue should always be a low key venue"



Objectives	Actions	Responsibility	Priority	Performance Measures
To respect and maintain natural and cultural heritage values of the Park	Preserve the visual and heritage qualities of the heritage house Bellevue in accordance with relevant legislative requirements	LMC	H	Faithful restoration of Bellevue
	Consider options for restoring and re-using Bellevue that do not compromise its heritage integrity and character	LMC	H	Bellevue used for low key activities that are endorsed by local community
	Carry out a building inspection of Bellevue	LMC	H	Building inspection
	No signage larger than a 500mm square brass plaque or an equivalent can be used to advertise use of sponsorship of the building	LMC	L	Building integrity not compromise by signage
To restore Bellevue in a cost neutral way to Leichhardt Municipal Council	Seek an appropriate reuse for Bellevue house that does not destroy the amenity of the Park	LMC	H	Maintain neighbourhood amenity
	Protect neighbourhood amenity by avoiding high volume traffic by not exceeding the equivalent of two vehicles for the house and minimising impact on Leichhardt and Stewart street.	LMC	H	Maintain neighbourhood amenity
	Seek an appropriate reuse for Bellevue house that maintains the heritage values of the house	LMC	H	Maintain neighbourhood amenity
	Seek an appropriate reuse for Bellevue house that restores the house consistent with established conservation plan	LMC	H	Function of house consistent with conservation management plan
	Seek an appropriate reuse for Bellevue house that maximises community usage and access	LMC	H	High level community access
	Seek an appropriate reuse for Bellevue house that is the most cost neutral to Council	LMC	H	High level community access
Maintain and interpret other heritage elements	Continue to maintain industrial heritage elements within the Park	LMC	M - L	Increased understanding of the site's industrial past
	Interpret the heritage elements and how they were used through discrete signage adjacent to ele-	LMC	M - L	Increased understanding of the site's industrial past

## Value - Fishing Spot

Local fisherfolk value the Park as a fishing spot because it is sheltered, serene and picturesque. The Park provides for the requirements of fisherfolk; seating and soft surface near the foreshore.

## Community Quotes

“I fish for the meditation not the fish”

“It is an opportunity to have something to do in a place with lovely



Objectives	Actions	Responsibility	Priority	Performance Measures
To maintain informal fishing activity	Allow for fishing activity but do not provide any facilities other than access and fishing location along	LMC	M	Continued use of Park waters' edge for fishing

## 5 The Master Plan

### introduction

The Master Plan has been developed in response to the development of the Plan of Management which proposes developing and managing the Park so that it reads and functions as both a local park and as part of the wider foreshore open space system. There is flexibility within this Master Plan to assign a range of activities and uses for Bellevue, however, the Plan of Management and Masterplan restricts specific activities to local, low key activities that do not impact on the local community.

The prescriptive measures to be adopted to implement the Master Plan are detailed in the Master Plan key (see fig. 5.1.). Potential funding sources for ongoing financial endorsement of the Master Plan, including Bellevue, are shown on page 59, while strategies and priorities regarding implementation of the Master Plan are detailed in Table 4.

### 1 Children's Play Area

The children's play area already exists. It is well positioned to minimise the visual and ambient effect of this facility on the rest of the park. It should be generally upgraded, making use of the slope and the views. Play elements should be linked and given an overall nautical feel in terms of creating the feeling of wharfs and jetties by use of big timbers and ropes. Use should also be made of the changes of slope and the many lookout opportunities the site offers. (see fig. 5.3)

### 2 Enclosed Garden

This is one of a number of smaller semi enclosed areas within the park. These areas are intended to provide more localised spaces that have an increased passive and meditative quality to adjoining areas that also support the pathways and more used waterfront areas. The garden will be enclosed by small scale trees to allow winter sun into the adjoining residence.

### 3 Bellevue House Garden

The House garden will be formal in character. Although it will be open, its shape and edge treatment should be evocative of a formal period

garden (see fig. 5.2.). The terraced garden could be enclosed depending on needs for safety fences near steep slopes or changes of level. Some consideration will need to be given on how to provide security for the building.

The garden will include a more intimate paterre garden on the east side, with a sandstone clad retaining wall to its south aligned to the house wall and the more open grass lawn on the north side. The lawns and the steps create the more formal entrance connecting the water front to the front door of the house (see fig.5.4.). Areas outside the garden to the north and west of the lawn garden will be planted with appropriate shrubs that will create some separation while maintaining views.

There is also an area on the south east corner of the house that could function with the underside of the house as an outdoor area and or provide an area for parking of up to two vehicles. The degree of openness or enclosure of this area would depend on the use of the area.

#### 4 Bellevue House

This is a recognised historic house and should be conserved according to heritage plans. It is generally agreed that the external character of the house should be conserved, but that internal elements are so damaged that their conservation is not warranted. Rather that appropriate restoration should be carried out.

The house should be put to a use that does not detract from its heritage values. This could include a range of uses. As much as possible this should maximise on community use and could include an art gallery or local museum. Ideally the house will be a 'multiple use' community facility that fulfills a wide range of community functions.

These uses should also not compromise the amenity value of the park or the neighbourhood and will therefore eliminate any commercial use that depends on the access and parking of more than two vehicles, the equivalent of a potential residential use of the property. Consistent with these above constraints, use and restoration of the house should be as cost neutral to Leichhardt Council as is possible.



## 5 Grass Terraces

The grass terraces would be positioned at the foot of a low seating wall surrounding Bellevue House to the north and extend to the western boundary of the house. These terraced areas step down to the fore-shore walk. They are intended for quiet sitting and harbour watching with the lower terraces planted out to preclude active use. These areas would serve as major viewing areas for such events as the new years eve fireworks, rowing competition or other harbour side events.

## 6 Jetty

Initially it was intended that a jetty be provided as another waterside element for use by park users and fishermen. It was to be located as an extension of the Leichhardt Street Reserve and is located on an old jetty site.

However discussions with adjoining rowing clubs indicate that a jetty that would serve for any boating activity or invite it would compromise the value of the rowing venue in Blackwattle Bay work.

In view of this legitimate view and the desire of park users and the equally legitimate view of residents to have more varied and intimate water edges it is considered that all edge elements beyond the sea wall should be the subject of further discussions between Council, the community and the rowers. Such discussions should determine the character of any structure that is to be built beyond the sea wall.

## 7 Entry Path / Service Road

The entry path/service road in the park is within the Leichhardt Road Easement. Currently this section of the street is unformed. This is currently used for park maintenance access.

This road is intended to have a dual function. It must create an appropriate entrance to the park having a good predestrain scale and feel. It must also give vehicle access to Bellevue House and the park. The scale of the path / road will be created by reducing its width to 3.5 metres and breaking up the bitumen surface of the road by sandstone dividers and edging. Vehicle access to the rest of the park will be prevented by cast iron bollards.

The roadway will be blocked at the end of the formed section of Leichhardt Road with an appropriate gateway design. This will prevent unauthorised vehicle traffic from entering the park.

The pedestrian way will be defined at the end of Leichhardt Street by simple bollards and a section of Sandstone paving separated from the vehicle access road by a planting area. Once inside the park the pedestrians and vehicles share the same hard standing area. This will not be a problem as vehicle access and use will be very limited.

## 8 Foreshore Walk

It is recognised that Blackwattle Bay Park has a future role as part of the linear foreshore open space system, as well as a local park. While the existing foreshore path is an adequate amenity in its local context, it is inadequate in its wider context. The proposal anticipates use of the foreshore paths by the wider community, including cyclists, walkers, roller bladers and dog walkers. A concept was developed for the path to have the dual function as a thoroughfare and lookout, and also to become one of the main features of the Park.

The proposed foreshore walk is defined at its rear by a scalloped seat wall which will provide stop off and seating areas, paved in contrasting materials such as cobble, random sandstone pavers and in situ concrete (see fig.5.5 & 5.6.). The path will not interrupt pedestrian and cyclist movement, but will contribute to the aesthetic of the landform of the grassed slope by creating a series of spurs and hollows. In addition to the above proposals, this concept does not propose to interfere with the existing sea wall in any way.

Uplighting will be used to emphasise the form of the seat wall, while providing visual interest viewed from the Bay or Anzac Bridge. Uplighting has been recommended as it will enable the seat wall to be highlighted.

## 11 Water Access Elements

These structures will penetrate the sea wall and give more intimate access to the water's edge for people using the park, including fishermen (see fig. 5.7.). These elements should take the form of platforms designed from timber or stone. Steps as indicated will provide access for sitting and fishing. These structures should not allow for mooring of boats, making stone structures more desirable in relation to this. These elements, similar to item 6, the jetty, should be subject to discussions regarding elements beyond the sea wall.

## 12 Edge Planting & General Planting

At the detail design stage, careful consideration should be given to planting. Planting with the exception of Bellevue House should use native species. Planting should:

- Maintain park amenity with effective edge planting around park.
- Allow for water views from adjoining residences, while also achieving visual integration of buildings.
- Create desirable areas within the park.
- Privacy to adjoining land owners from the park
- Allow for solar access to the park and adjoining land use areas
- Provide shade to areas within the park

At the edge of the park, adjacent to the multistorey residential buildings, existing planting should be reviewed to establish viewing corridors. Such corridors or view 'holes' can be achieved in some situations through pruning and in others through removing vegetation or replanting removed vegetation (see fig. 5.8.). In all situations the lower floor of garages etc. should be screened out. If there are houses that view the harbour across the park, these views need to be considered, again without loss of amenity.

Within the park some vegetation may also require thinning to open views from the park itself. This should be done without losing the spatial definition. Planting detail in keeping with the above guidelines should be developed and finalised at the design detail stage. Planning adjacent to the boundary should involve adjoining residents to achieve a mutually acceptable outcome.

All facets of the master plan should be designed in detail in keeping with the general guidelines outlined above. Other management strategies should also ensure that the values of the master plan are protected and that the uses of the park remain passive.

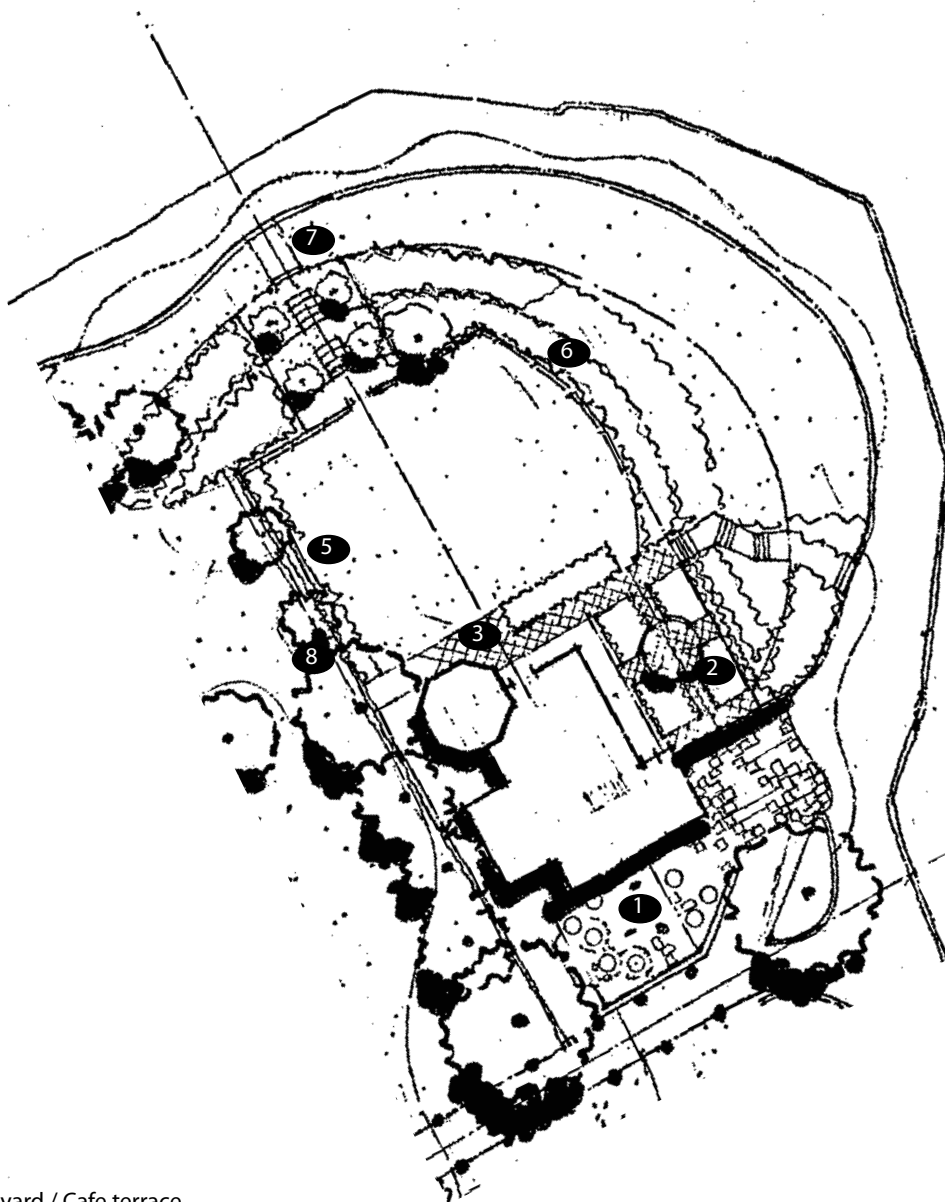


- 1 children's play area
- 2 enclosed garden
- 3 house garden
- 4 Bellevue house
- 5 grass terrace
- 6 jetty (dependant on negotiation)
- 7 entry path / service

- 8 level lawn area
- 9 foreshore walk
- 10 level lawn area
- 11 steps to water (subject to further discussion with adjoining rowing)
- 12 edge planting



Fig. 5.1. Master Plan



- 1 Courtyard / Cafe terrace
- 2 Walled garden
- 3 Tiled area
- 4 Bowling green lawn & lookout
- 5 Entrance to garden via steps
- 6 Tiered planting & viewing area
- 7 Formal steps to foreshore walk
- 8 Low retaining wall & railing

Fig. 5.2. Bellevue House  
- Detail

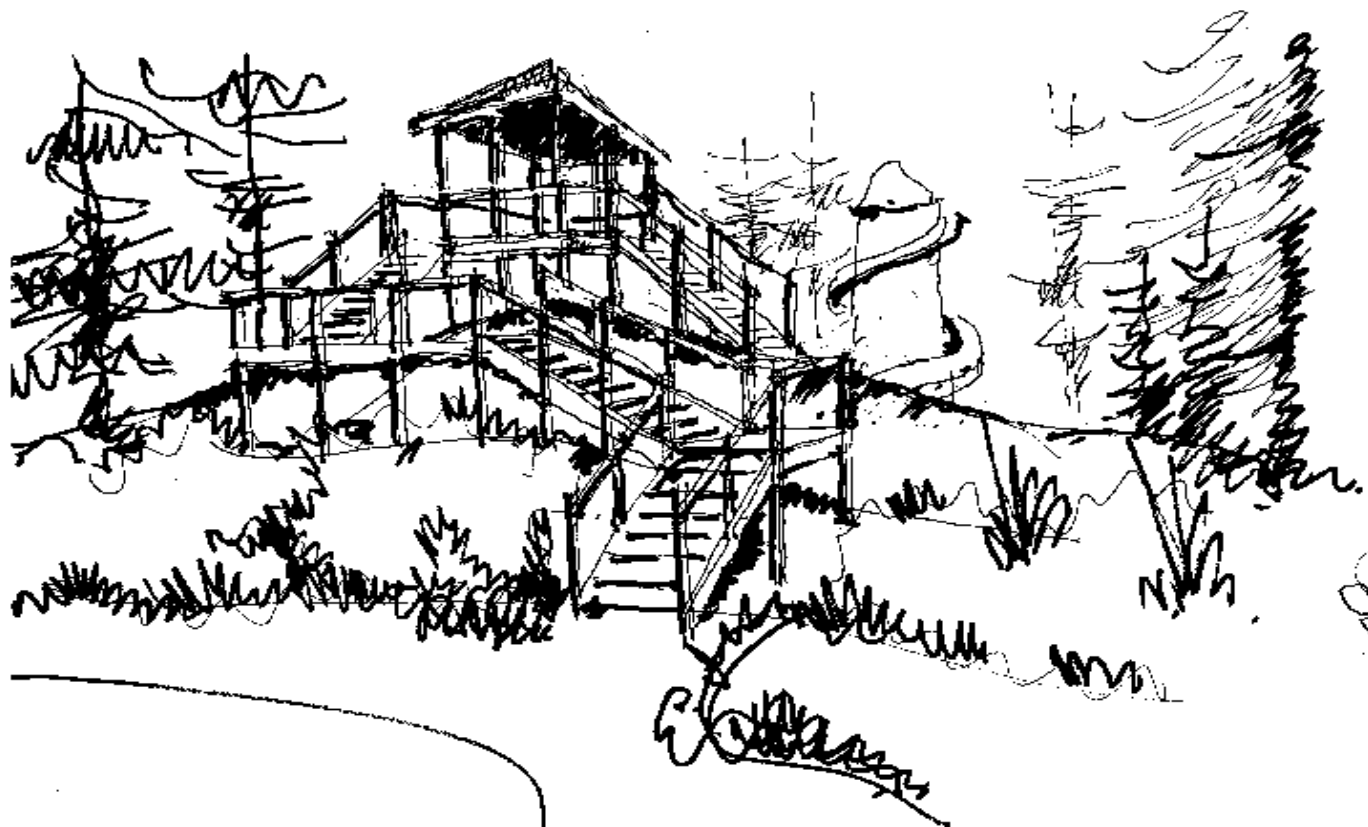


Figure 5.3. Lookout raised on mounds viewed from existing steps to play area

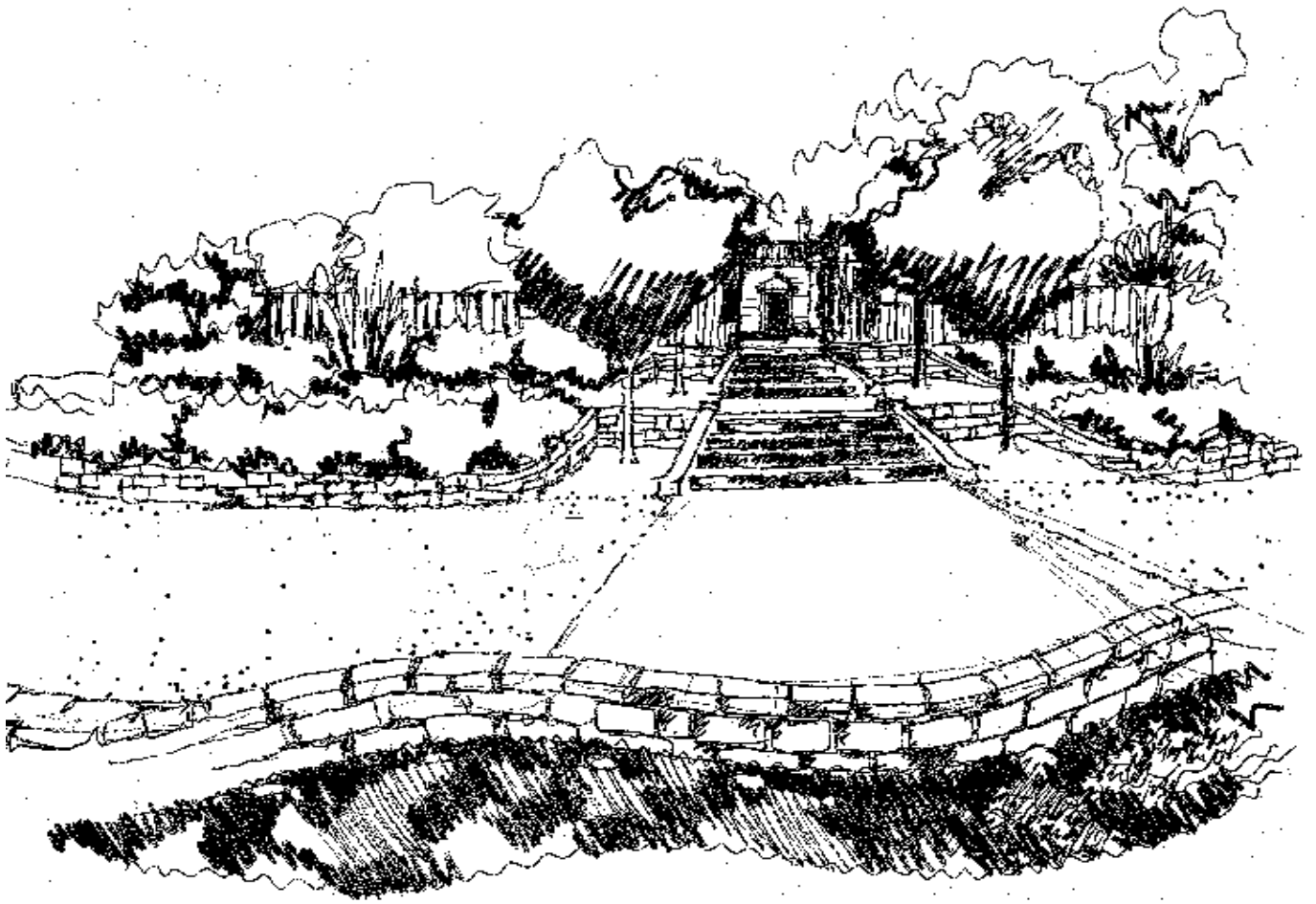


Figure 5.4. Formal stepped ascent to Bellevue House viewed from foreshore path



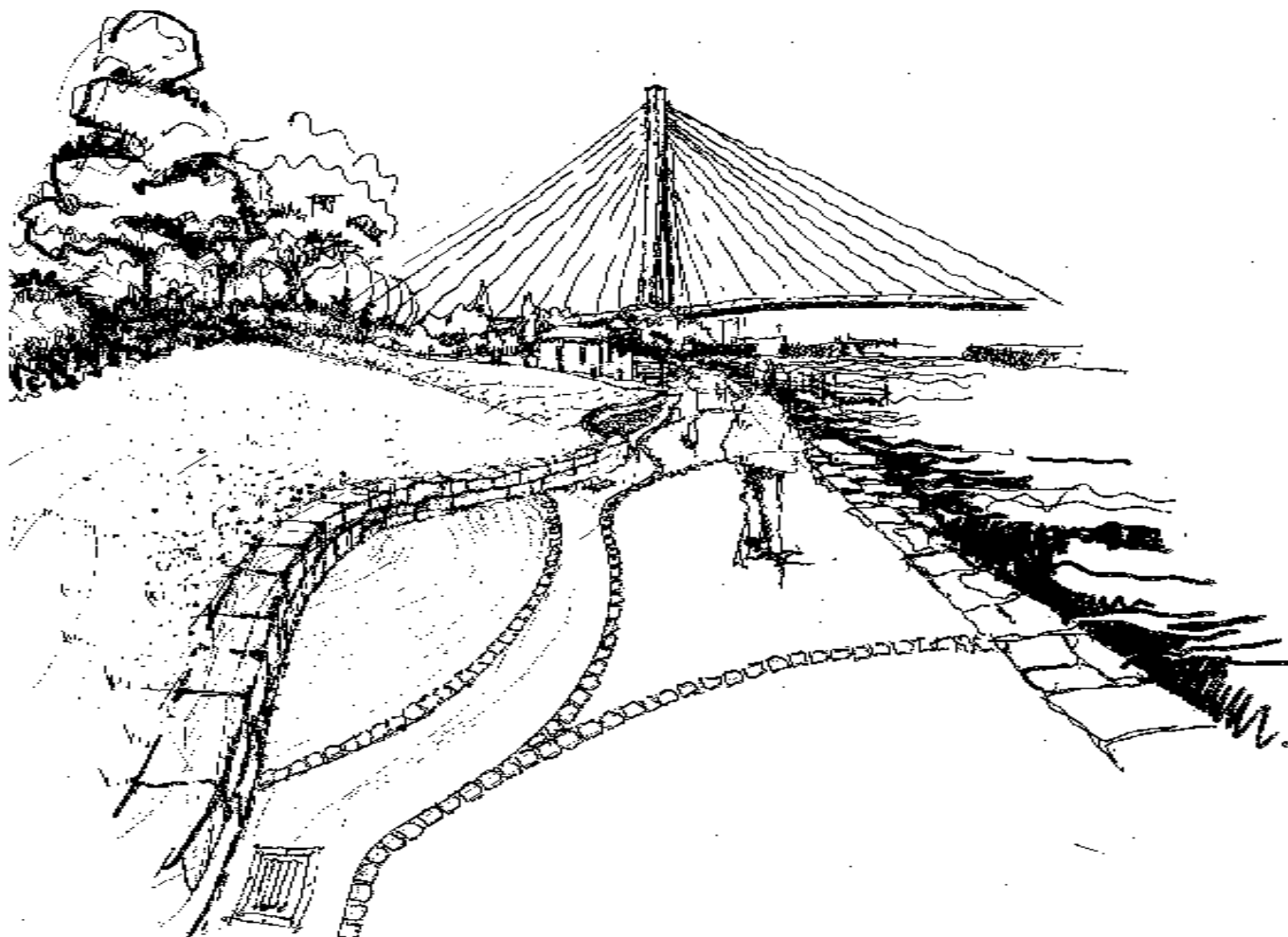


Figure 5.5. Foreshore path looking onto

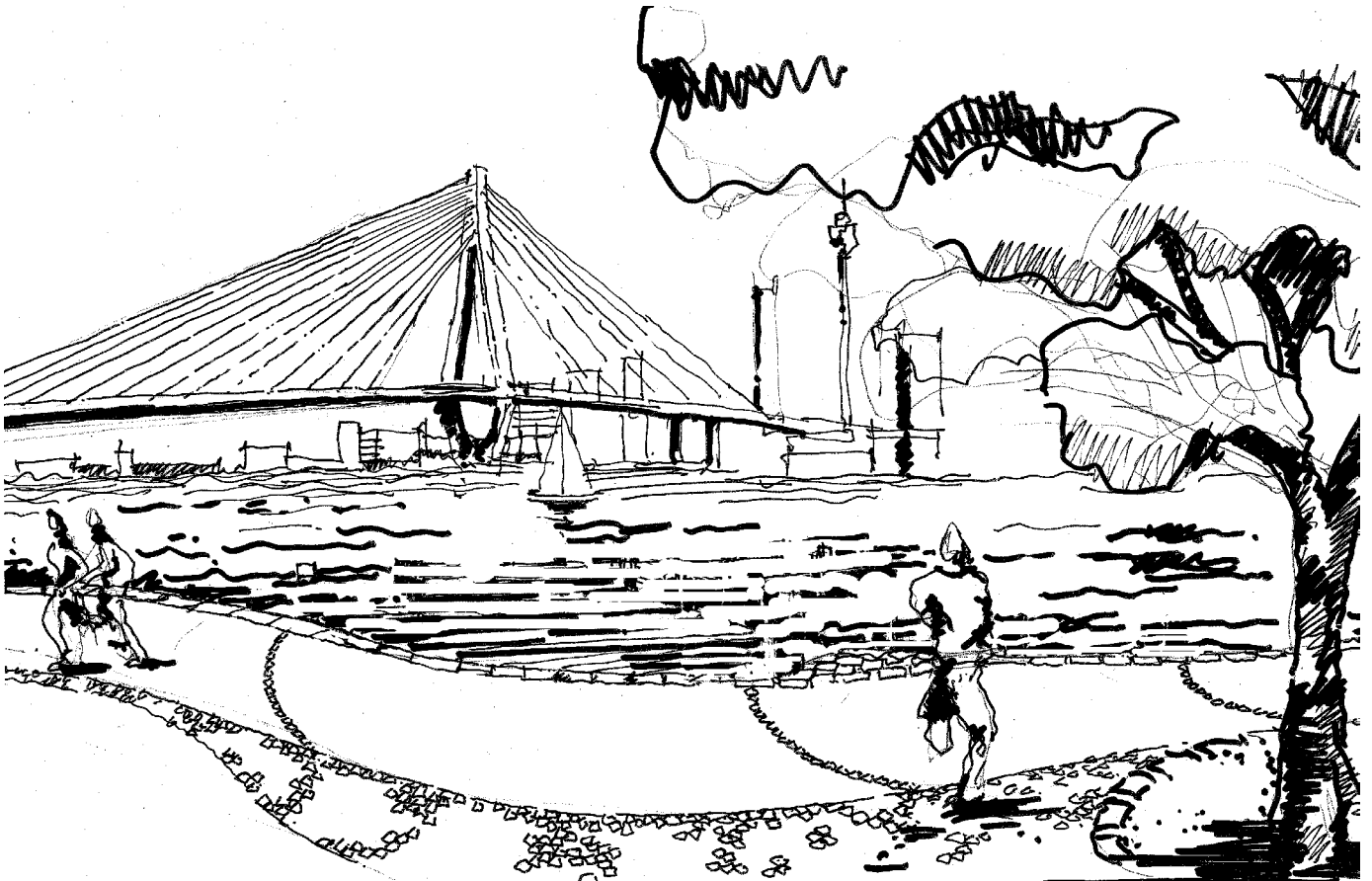


Figure 5.6. Bridge and cityscape viewed from courtyard entrance, Bellevue

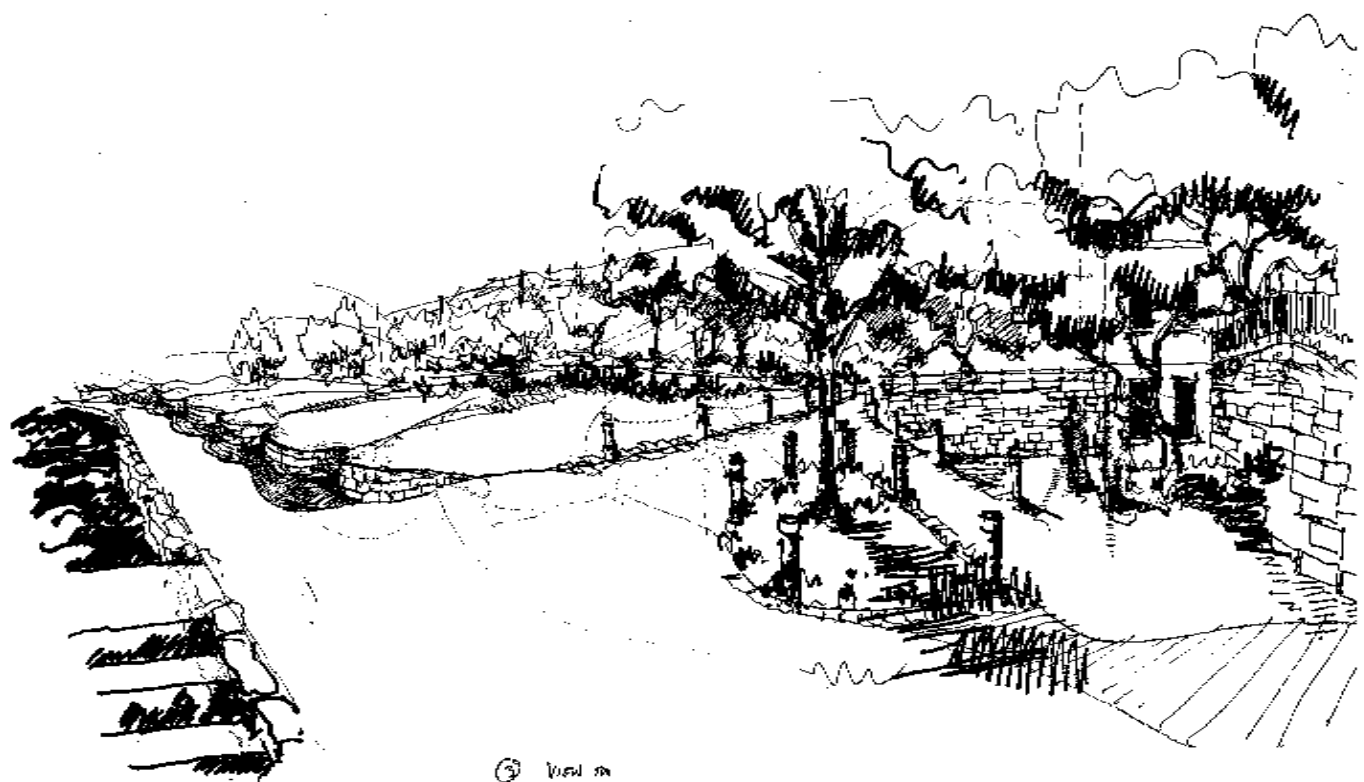


Figure 5.7. Courtyard/caf  terrace and pathway viewed from waters edge

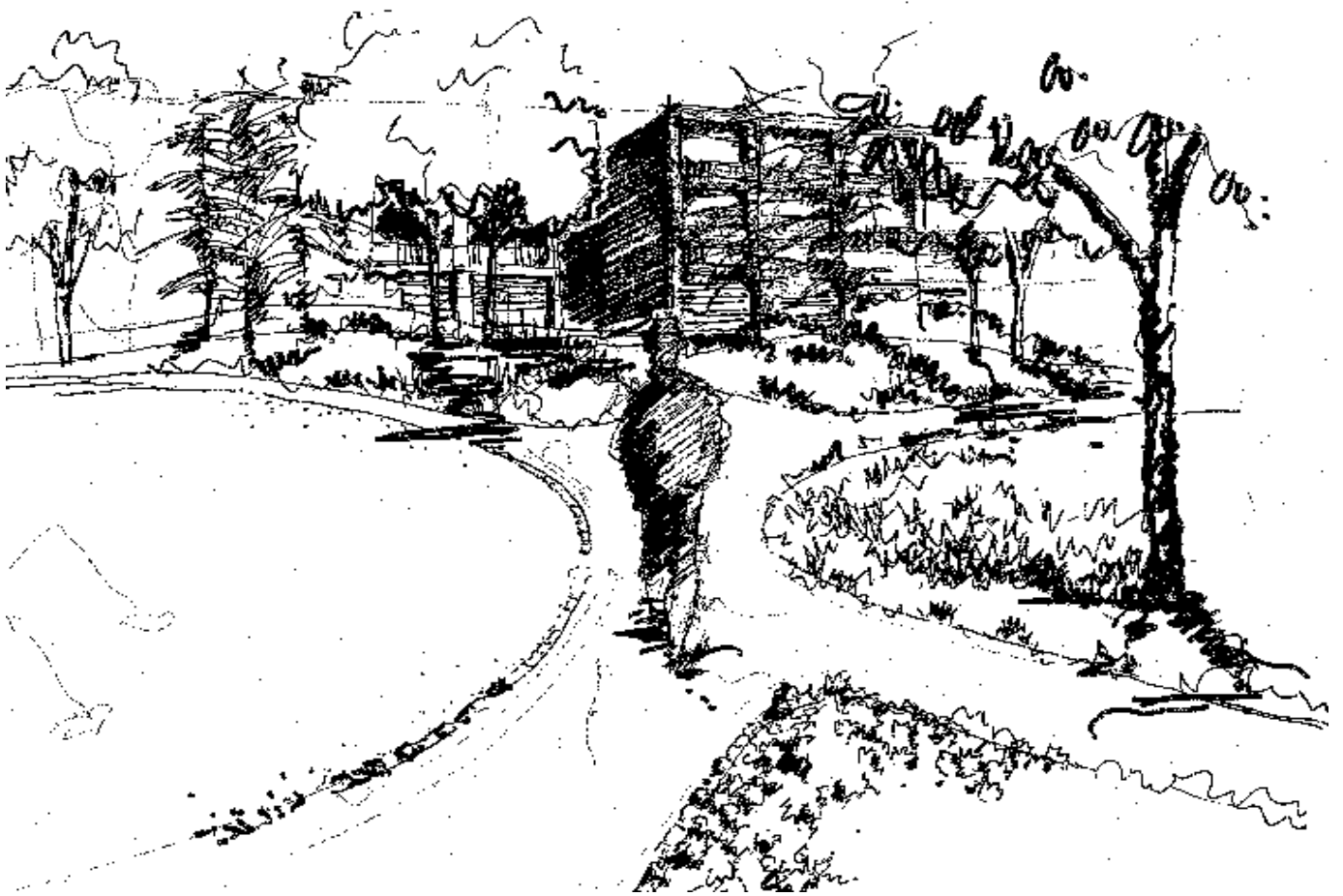


Figure 5.8. Quiet Garden and planted mounds on approach to flats

Item	Description		Cost	Priority
Site Works	Clearing of damaged and other selected vegetationn- stage 1 only. Clear strip of vegetation along foreshore path to facilitate demolition/construction work. Break out existing foreshore path and remove from site. Make good exsiting subgrade. Excavate formation levels for foreshore path. Break out 4m asphalt road (Leichhardt St), overall length 50m. Strip wearing course from remaining 3.5m asphalt paving.		\$80,000	3
Leichhardt Street	Upgrade Leichhardt Street. Break out 4m asphalt road and base overall length 50m and install bollards at 3m intervals. Build island of planting at entrance to Park.		\$5,000	2
Regrading	Regrade Park area of 0.75ha. Ensure grade changes incorporate trees to be retained. Proposed terraced areas north of Bellevue grade to 0.1m.		\$80,000	4
Foreshore Path	Install 350 lm dry stacked sandstone retaining wall 400mm high. 0.1ha sand-stone/concrete paving 0.4 ha cobble paving. 20 no uplighters.		\$180,000	1
Steps to Water	Install four sets of concrete steps to water at selected locations as per Masterp-		\$16,000	6
Jetty	Install 100m2 timber jetty at location as per Masterplan.		\$60,000	7
Infrastructure	Build decomposed granite footpaths, 1.2m wide, 200lm.		\$20,000	5
Playground	Regrade existing slope. Install timber staircase and lookout, timber edgings to playground edge 60 lm. 150m2 playground surface of mulch or pine flake. Install prioprietary playground equipment. Low shrub planting.		\$50,000	8
North-east Ter-races	Install 60lm sandstone retaining wall 400m high		\$4,500	7
Softworks	1	Tree management and protection.	\$6,000	4
	2	Lay new turf to all lawn areas, 0.75ha.	\$35,000	
	2	Plant 200 ltr mature specimen trees, 24 no.	\$15,000	
	4	15 ltr advanced trees, 40 no.	\$2,000	
	5	Mixed shrub planting in garden areas. Irrigation.	\$35,000	
Bellevue	1	Stone perimeter wall, dwarf and railing, 150lm, 250mm high	\$15,000	N/A
	2	Northern stepped access to foreshore path	\$8,000	
	3	Tile paving on perimeter of house	\$20,000	
	4	Retaining wall on eastern boundary, 3m stepped to 1m	\$15,000	
	5	Stepped access on eastern boundary	\$2,500	
	6	Make good existing paving to south of house	\$1,500	
	7	Paving at foot of retaining wall	\$2,500	
	8	Couryard garden, including railing, pergola/gazebo and tile paving	\$50,000	
	9	Planting	\$5,000	
	10	Lawn 300m2	\$1,500	

Table 4  
Master Plan Implementation

## POTENTIAL FUNDING SOURCES

A series of telephone interviews were undertaken with a range of corporations to explore opportunities for the sponsorship of the restoration of Bellevue house.

The interest expressed by potential sponsors was dependent on the type of activity that Bellevue would support as well as their history in being involved in such projects.

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