

8.3. MM03: Submission on Berrys Bay Place, Design, and Landscape Plan

In February 2023, following community consultation, Transport for NSW (TfNSW) released the final Berrys Bay Master Plan. The Master Plan provided a conceptual layout with proposed functional uses for a foreshore park at Berrys Bay to be delivered as part of the Western Harbour Tunnel project.

The Western Harbour Tunnel Place, Design, and Landscape Plan (Part 2) for Berrys Bay has been on exhibition since late July 2025.

Whilst TfNSW has consulted with Council and Council provided a “functional brief” to inform the design of the proposed “Woodley’s Shed” community pavilion, Council has not yet made a formal submission.

The functional brief provided by Council to TfNSW calls for a facility that can accommodate multiple user groups with a minimum indoor space of 300m² to ensure that the space is flexible and can cater for a wide range of uses.

A number of individuals and Waverton Precinct have provided submissions on the Place, Design, and Landscape Plan (PDLP) and a number of themes have emerged:

- issues with the proposed “Woodley’s Shed” design; and
- access to the harbour, particularly for kayaks.

The Draft PDLP as exhibited provides for a meeting room of 100m² with banquet style seating for 80 people. This is much smaller than Council’s functional brief which sought a minimum of 120 persons seated theatre style – which will allow school and university groups to utilise the space and large community functions (both public and private).

Indeed, the space proposed is approximately equivalent to the Caretaker’s Cottage and Mess Hall at the Genia McCaffery Centre for Sustainability at The Coal Loader which are not able to cater for larger functions or groups.

The design of the proposed pavilion with the upturned boat form bears little, if any, relationship to the existing Woodley’s Shed footprint. The design preferences form over function and unnecessarily constrains the proposed community use. Indeed, previous concepts provided to Council depicted a much simpler form, closer to the form of Woodley’s Shed.

In terms of access to the harbour, the design ought to include provision for kayaks and other small craft to launch, in circumstances where the nearest jetty structures are at the unsafe Dolphin Wharf (Carradah Park) or the privately leased jetty at the Quarantine Depot – neither accessible to the public.

I therefore recommend:

1. THAT Council provide a submission to TfNSW seeking design changes to the proposed community pavilion (Woodley’s Shed) to:

- (a) better address the functional brief provided by Council including a capacity to provide for a minimum of 120 persons seated theatre style,
- (b) a simpler form (without the upturned boat) to reflect the historic Woodley's Shed footprint and allow for joint use of the indoor/outdoor space, and
- (c) provision for kayaks and other small craft to access the harbour.

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MAYOR