



Matthew Williams
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Dear Mayor Jilly Gibson,

We know how important community wellness is to your council. As well, we see the opportunity for the water's edge to make an even stronger contribution in the longer term to community health.

This report provides possible ideas and discussions for master plan strategies between Balls Head Reserve and North Sydney Pool.

Thank you very much for your time and thank you for your interest in this initiatives.




Kind regards

Mathew Williams
Architect
NSW Reg. 8645

SITE ANALYSIS



- ① Yoga
- ② Childcare
- ③ Rehab/Physio
- ④ RNS
- ⑤ Boat Hire
- ⑥ Gym
- ⑦ Pool
- ⑧ Recreation
- ⑨ Community

- LEGEND:
-  Existing Luna Park rail link (not in use)
 -  Existing pedestrian paths
 -  Open space network along spine



What is Community Wellness?

“Community wellbeing is the combination of Social, economic, environmental, cultural and political conditions identified by individuals and their communities is essential for them to flourish their potential.”

MENTAL HEALTH

- Reduced reliance on pharmaceuticals.
- Conciliation.
- Equity.
- Feeling valued.
- Creative output.
- Self-improvement.
- Positive contribution to the community.
- Inclusion - approachable and inclusive facilities and a broad range of choice (non-determinate space).
- Time off/ Relaxation.



PHYSICAL HEALTH

For Improvement and Maintenance of physical health.

“Recreational physical activities improves mental health”.

Studies show social participation is directly linked to mental wellbeing.

Friendships and peer social support protect mental health in people of all ages.

Stigma and social exclusion impacts mental wellbeing.



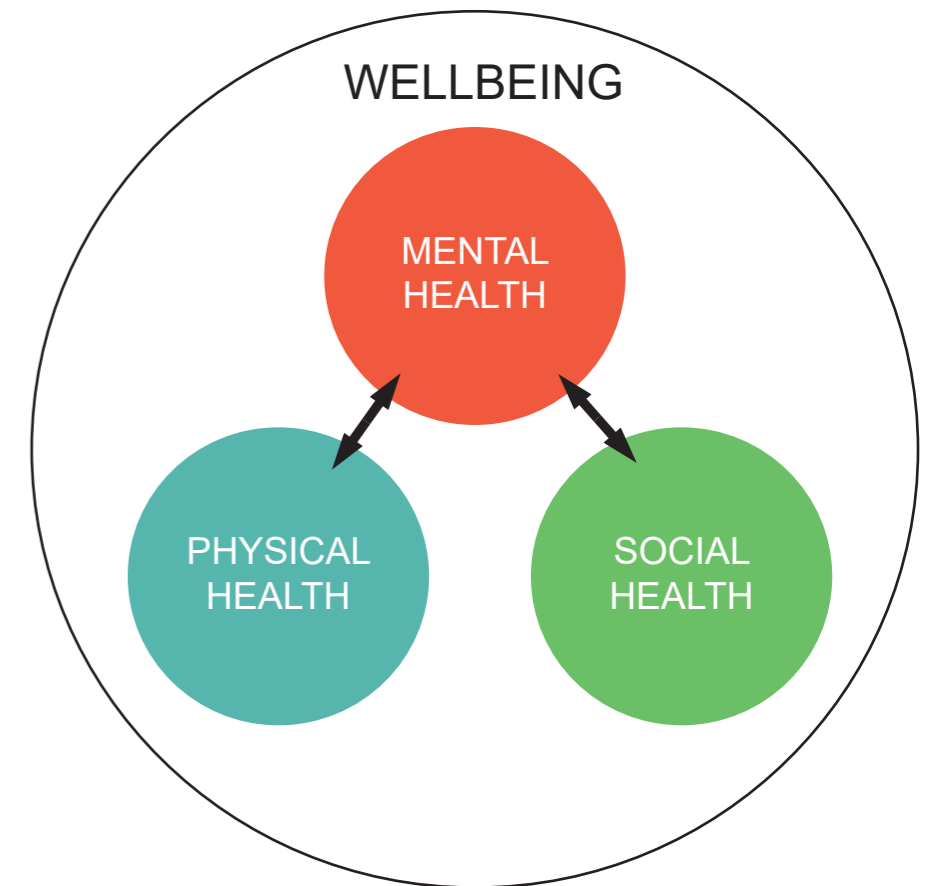
SOCIAL WELLBEING

Connect Social Network and support.

Foster civic engagement (bump factor) - opportunities to meet each other in a safe and harmonious environment.

Resilience.

Spirituality.



OPPORTUNITIES








Creation of a single point of destination and an inter-connected set of social well being assets, freely available for use by the community, for the purpose of improving of community wellbeing.

Utilising existing redundant transport network in new & interesting ways.

Providing safe and proximate relationships between these assets.

The new bridge link allows for elderly people and people with accessible needs to easily walk from Waverton park to the Coal loader during RMS works.

LEGEND:

-  Existing Luna Park rail link (not in use)
-  Existing pedestrian paths
-  New Path
-  Pedestrian link bridge (Berry Bay to Waverton Park)
-  Open space network along spine

NORTH SYDNEY POOL



Yoga spot & Pilates



Hig Quality Sports Gym



Swimming



Crèche



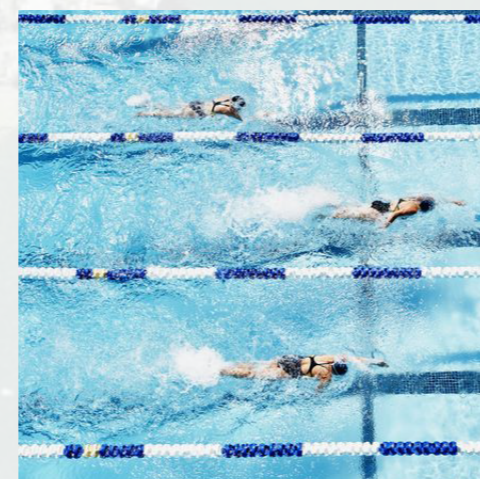
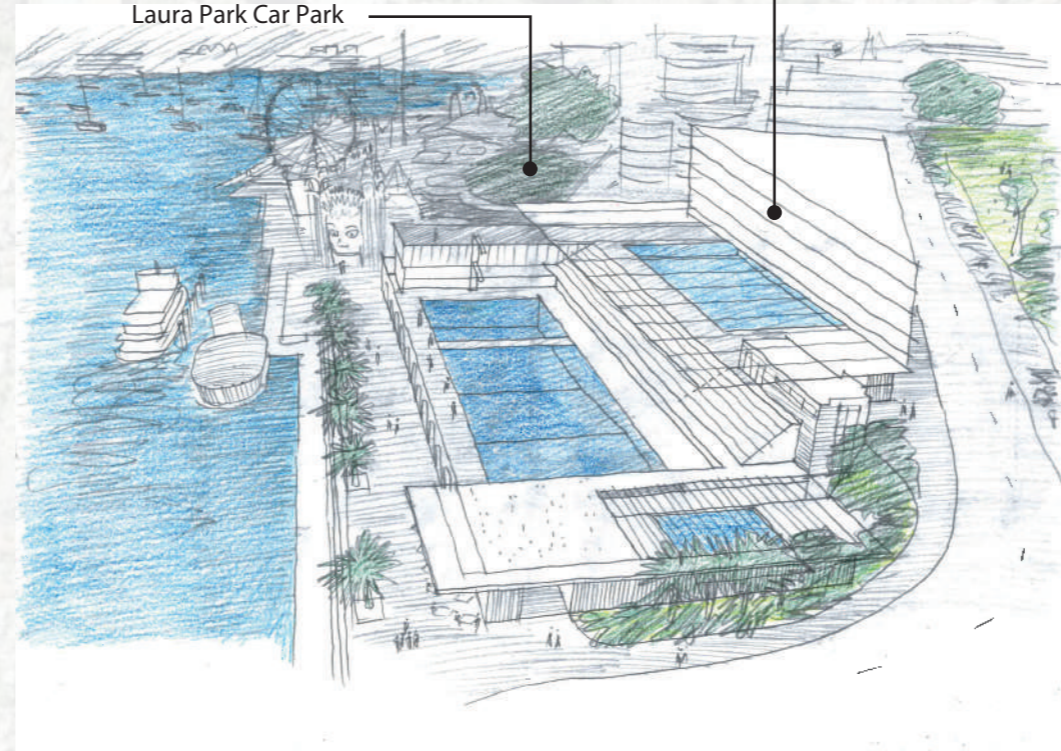
Food & Beverage



Parking

Opportunity for single additional level, realising approximate 1400 sqm internal area.

Utilising Existing Laura Park Car Park



Lap Pool



Social Pool

Opportunity to provide additional revenue streams for the facility, to enable provision and a wider range of uses, further to enhance the opportunity for the pool to contribute to community welfare. Proximity to train station will support health factors for North shore residents and city workers.


An Iconic and Memorable Facility

A Focus on Health and Welbeing.

- Possible Facilities Centre
- Childcare (300sqm) - 2hrs drop-in
- Gym and Allied health (Rehab and Physio)
- Aquarobics
- Thermal pool, Spa and Sauna
- Sun tanning
- Meeting with friends,
- Laps
- Lounging
- Meditation and Contemplation
- Cafe and Restaurant
- Views and roof tops
- Community events
- Flexible spaces

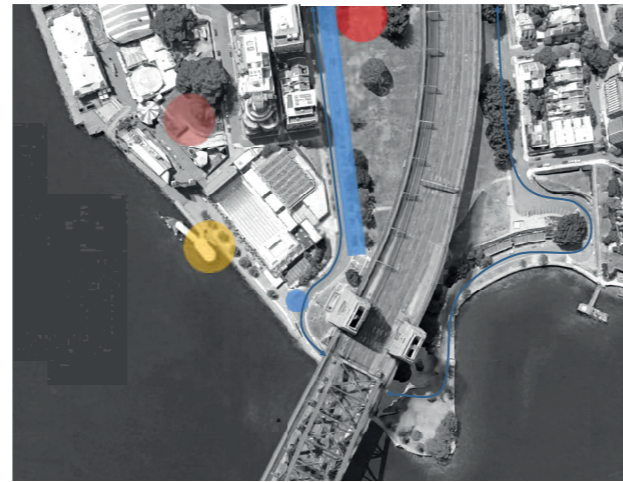
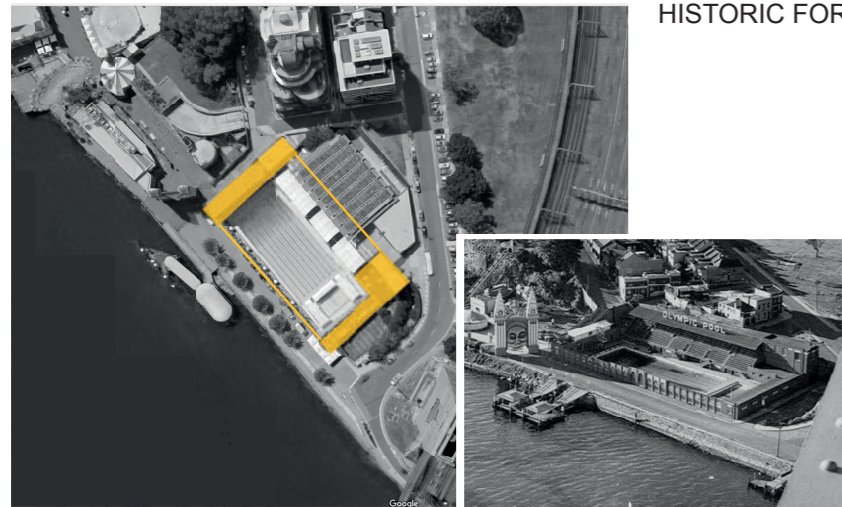
[Link to Yoga center example](#)

LEGEND:

 North Sydney Pool area



NSP ANALYSIS DIAGRAM



- 01 From Bradfield Park
- 02 From Pool Upper Terrace
- 03 From Sundeck
- 04 From Water Edge
- From Upper Deck to Luna Park Gateway
- From Sundeck to Bridge Pylon





WAVERTON BOWLS CLUB



Naturapathy



Small childcare



Day Spa



Thermal pool



Allied Health



Rehabilitation



An opportunity to create an accessible mental and physically restorative facility for day use and possibly overnight, to provide health service and recreational experiences for Families, the Elderly and their carers.

Operating as a drop-in service, community can access a broad range of allied health service in a safe and beautiful environment.

PROPOSED FACILITIES

- Yoga Centre (700 sqm)
- Small Childcare
- Gym - Rehab focus
- Thermal pool/Steam room/Sauna
- Allied Health Clinic: Psychology
- Physiotherapy
- Naturapathy/homoeopathy
- Nutritionist
- Chiropractic
- Chemist/Pharmacy
- Day Spa/Remedial Massage
- Cafe and Bar
- Health Food Market
- Renal Care

LEGEND:

- Waverton Bowling Club
7560 Sqm Approx.

SYDNEY HIGHLINE



Sydney Highline



Sitting



Walking/Strolling



Artistic views

Opportunity to create a memorable pedestrian experience linking together wellness activities.



LEGEND:



Existing Luna Park rail link (not in use)



BERRYS BAY MARINA



Yachts



Beach and Boats



Ferries



Light Craft



Kids and Swell craft



Sydney Heritage Fleet




An opportunity to create an affordable and accessible centre for water recreation.

A destination for all of Sydney.

A place of learning and engagement with water craft and Berry bay's unique maritime history.

A place to locate significant vessels of Sydney's maritime history.

LEGEND:

 Possible Marina location
21560 Sqm Approx.

[Link: Sydney Heritage Fleet](#)



RMS LAND RESUMPTION



EXTRACT:

Berrys Bay is a key tunnelling site for Western Harbour Tunnel, supporting road header tunnelling to the north and also to the south towards the immersed tube crossing of the harbour.

Water-based transport will be used for spoil and major equipment to minimise impacts on the surrounding local streets.

The NSW Government will engage with the local community on the future use of this site, with the intention to provide public open space and public facilities.

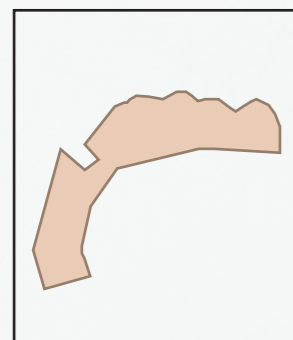
Key activities

- Entry site for road header machines tunnelling north and south
- Fit-out of Western Harbour Tunnel
- Water-based transport of tunnel spoil back to Glebe Island.

Reducing our impact

- Major deliveries and spoil removal via water to limit impact on surrounding community and local streets
- Berrys Bay site uses Government land – no private property required
- Woodley's Boatshed will be retained
- An acoustic shed will be erected over the tunneling site and beach mooring, minimising noise and dust
- No permanent facilities are required at this location
- Public access to use of Balls Head Reserve, Coal Loader facility, Carradah Park and the beach next to the quarantine building will not be impacted
- The site will require the temporary relocation of numerous swing moorings. We will provide alternative temporary moorings in the same area, in Berrys Bay. We will be contacting boat owners directly and will work with them to minimise the impact of the relocation.

AREAS COMPARISON











Berrys Bay Marina
(Proposed Construction site)
18218sqm approx.



Noakes
6348sqm approx.

[Western Harbour Tunnel](#)

LEGEND:

-  BOUNDARY LINE
-  DOG PARK AREA / NATURE RESERVE (EXISTING)
-  EXISTING BUILDINGS
-  INCREASED HARDSTAND/ PLAZA
-  NEW PEDESTRIAN LINK
-  NEW COMMERCIAL WHARVES
-  NEW PUBLIC WHARVES
-  NEW DECK AREA

1. NEW TURNAROUND AT THE END
2. REFURBISHED BERRYS BAY MARINA BUILDING
3. EXISTING ROAD PROVIDING ACCESS TO BALLS HEAD
4. BEACH (EXISTING AND UTILIZED)
5. NEW PEDESTRIAN BRIDGE
6. BOAT RAMP
7. NEW DECK AREA
8. EXISTING HOUSES
9. POSSIBLE NEW WHARVES
10. EXISTING WHARVES EXTENDED



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




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Larkin Street	Drawn by Matthew
Larkin Street Foot Bridge	Checked by Matthew
And Surroundings	
Date 27/11/2020	Scale @ A3

A101

LEGEND:

-  BOUNDARY LINE
-  DOG PARK AREA / NATURE RESERVE (EXISTING)
-  EXISTING BUILDINGS
-  INCREASED HARDSTAND/ PLAZA
-  NEW PEDESTRIAN LINK
-  NEW COMMERCIAL WHARVES
-  NEW PUBLIC WHARVES
-  NEW DECK AREA

1. NEW TURNAROUND AT THE END
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Larkin Street
 Larkin Street Foot Bridge
 And Surroundings

Drawn by Matthew
 Checked by Matthew

Date 27/11/2020
 Scale @ A3

A102



EXISTING CONTEXT PLAN



PROPOSED CONTEXT PLAN

LEGEND

- █ EXISTING PEDESTRIAN
- █ PROPOSED PEDESTRIAN
- █ EXISTING ROAD
- █ PROPOSED PATHWAY
- █ PROPOSED BRIDGE



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Berrys Bay

Berrys Bay Development

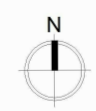
CONTEXT PLAN

Date 27/11/2020

Drawn by Matthew
Checked by Matthew

Scale @ A3

NORTH POINT



A103



EXISTING SITE PLAN



PROPOSED SITE PLAN

LEGEND

- █ EXISTING PEDESTRIAN
- █ PROPOSED PEDESTRIAN
- █ EXISTING ROAD
- █ PROPOSED PATHWAY
- █ PROPOSED BRIDGE



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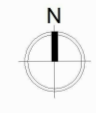
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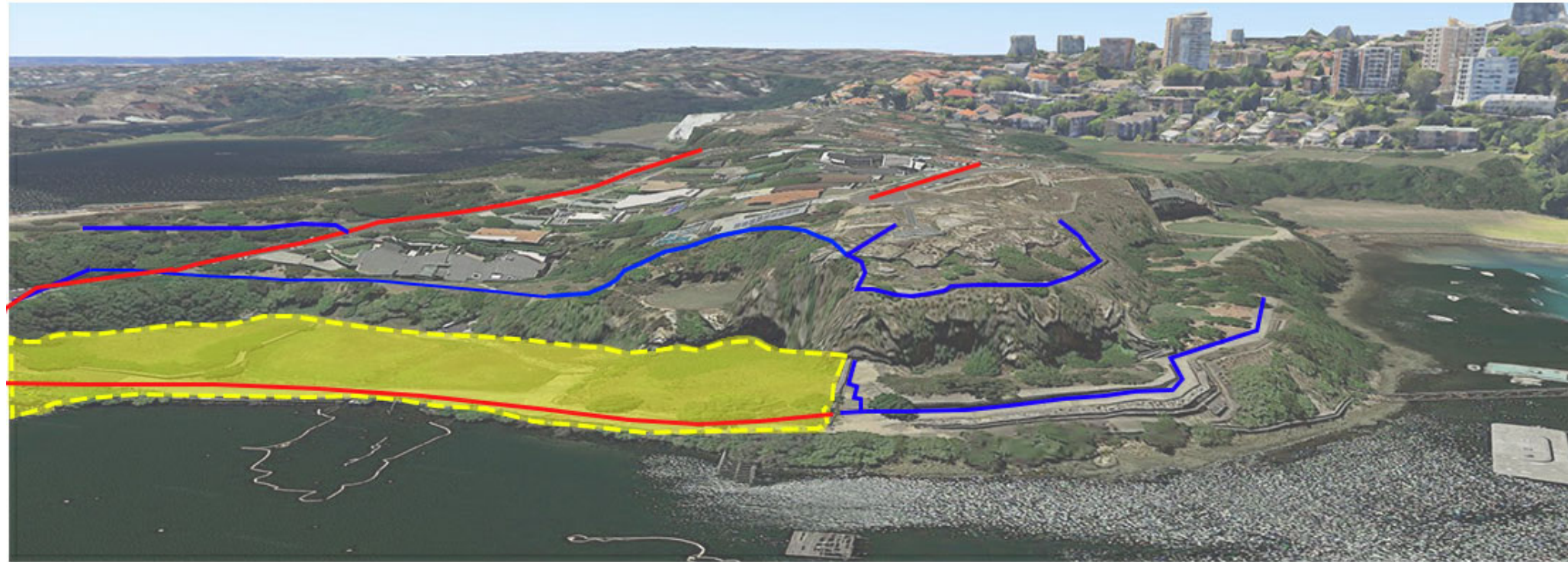
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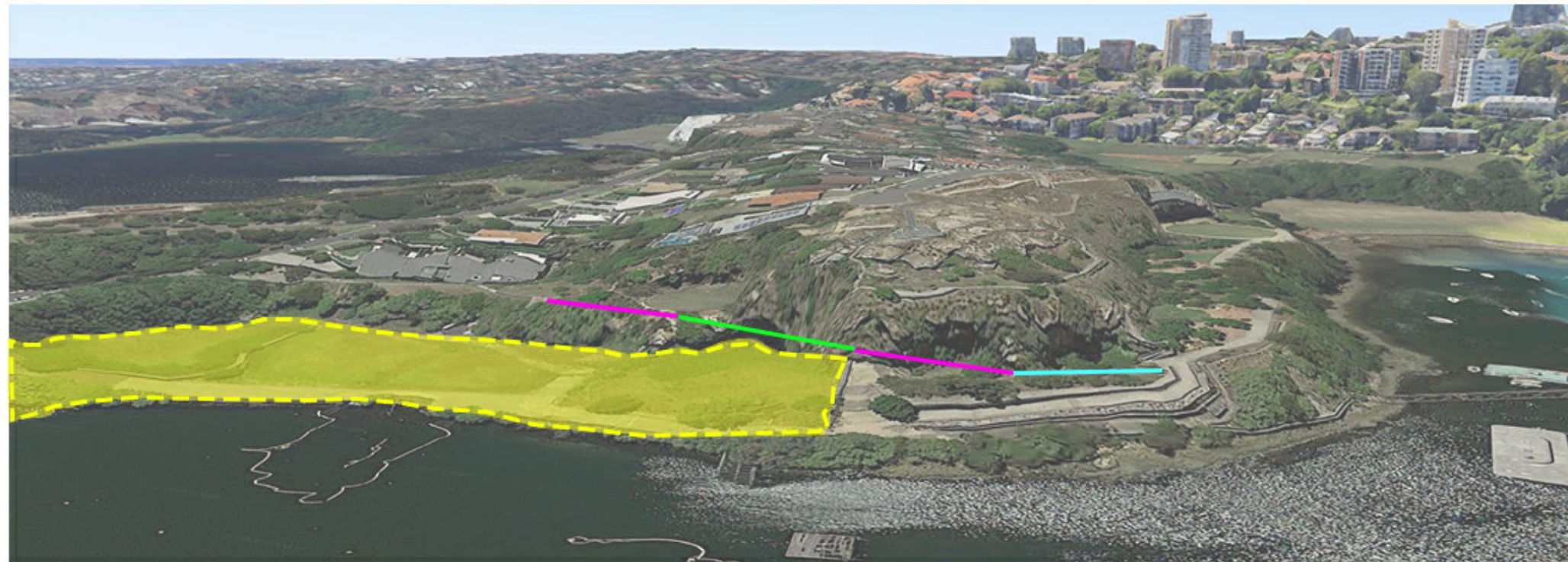
Berrys Bay	NORTH POINT
Berrys Bay Development	
SITE PLAN	
Date 27/11/2020	Scale @ A3
Drawn by Matthew	Checked by Matthew



A104



EXISTING 3D



PROPOSED 3D

LEGEND

- █ EXISTING PEDESTRIAN
- █ PROPOSED PEDESTRIAN
- █ EXISTING ROAD
- █ PROPOSED PATHWAY
- █ PROPOSED BRIDGE



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SITE PLAN	
Date 27/11/2020	
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Scale @ A3	
	A105



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Larkin Street	
Larkin Street Foot Bridge	
And Surroundings	
	Drawn by Matthew
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A106



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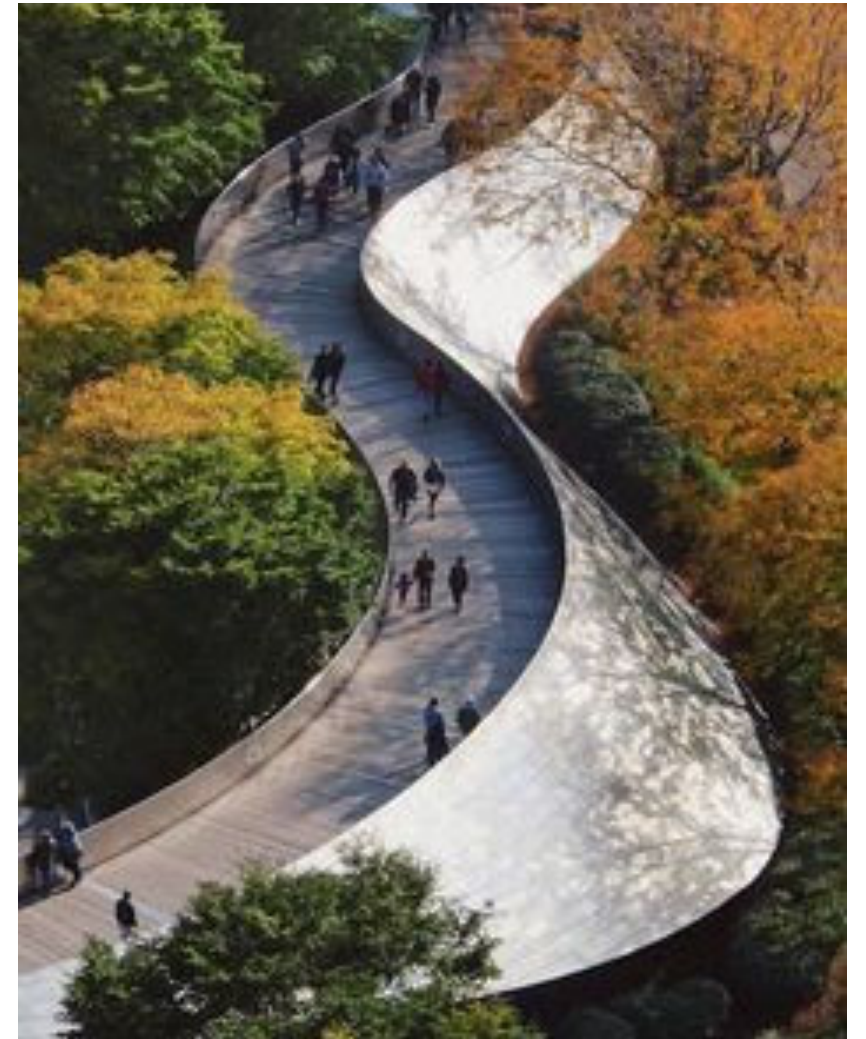
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Berrys Bay	NORTH POINT
Berrys Bay Development	
CONTEXT PLAN	
Date 27/11/2020	Scale @ A3
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	A107
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Foot Bridge	
BRIDGE REFERENCE IMAGES	
Date 27/11/2020	Drawn by Matthew Checked by Matthew Scale @ A3
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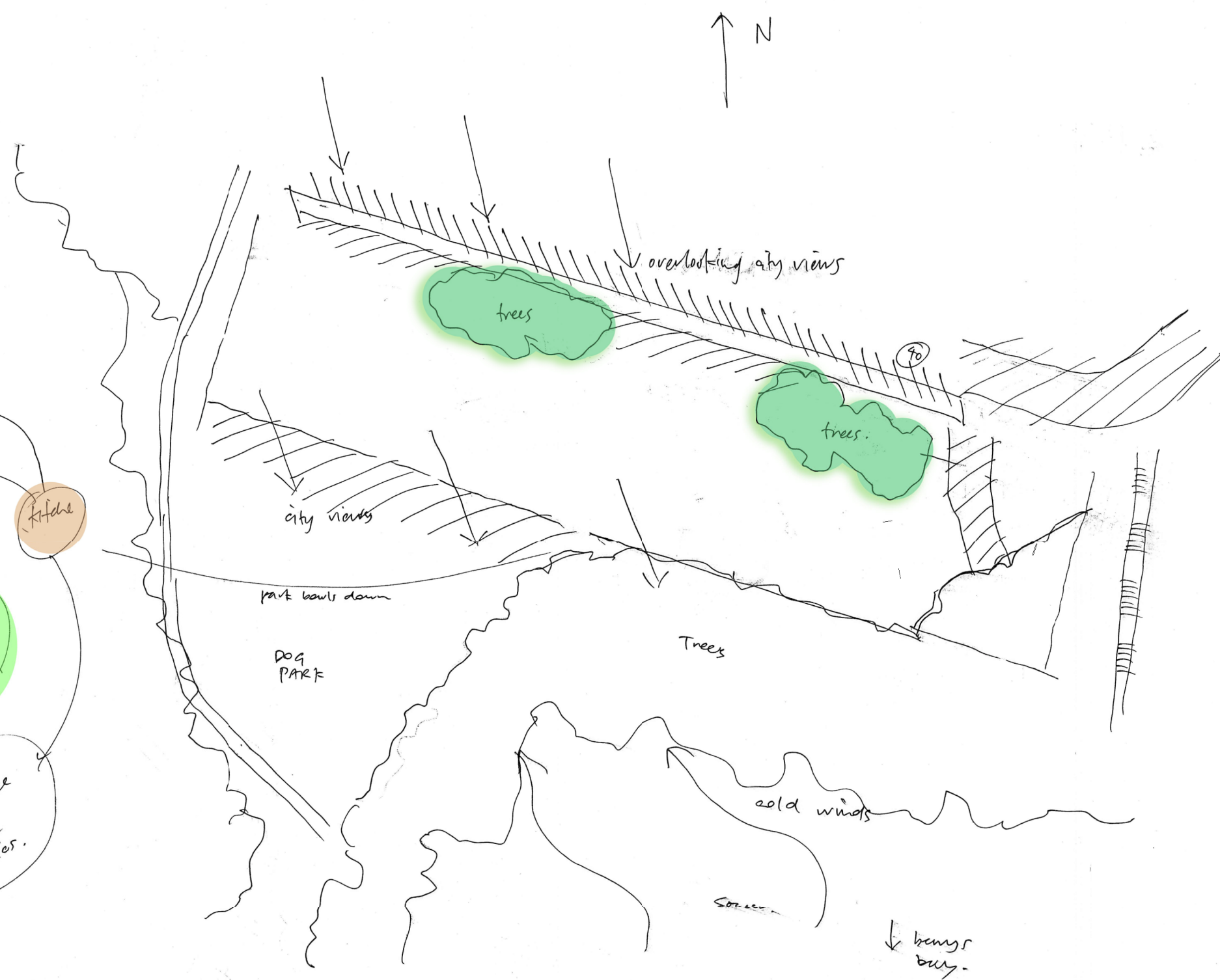
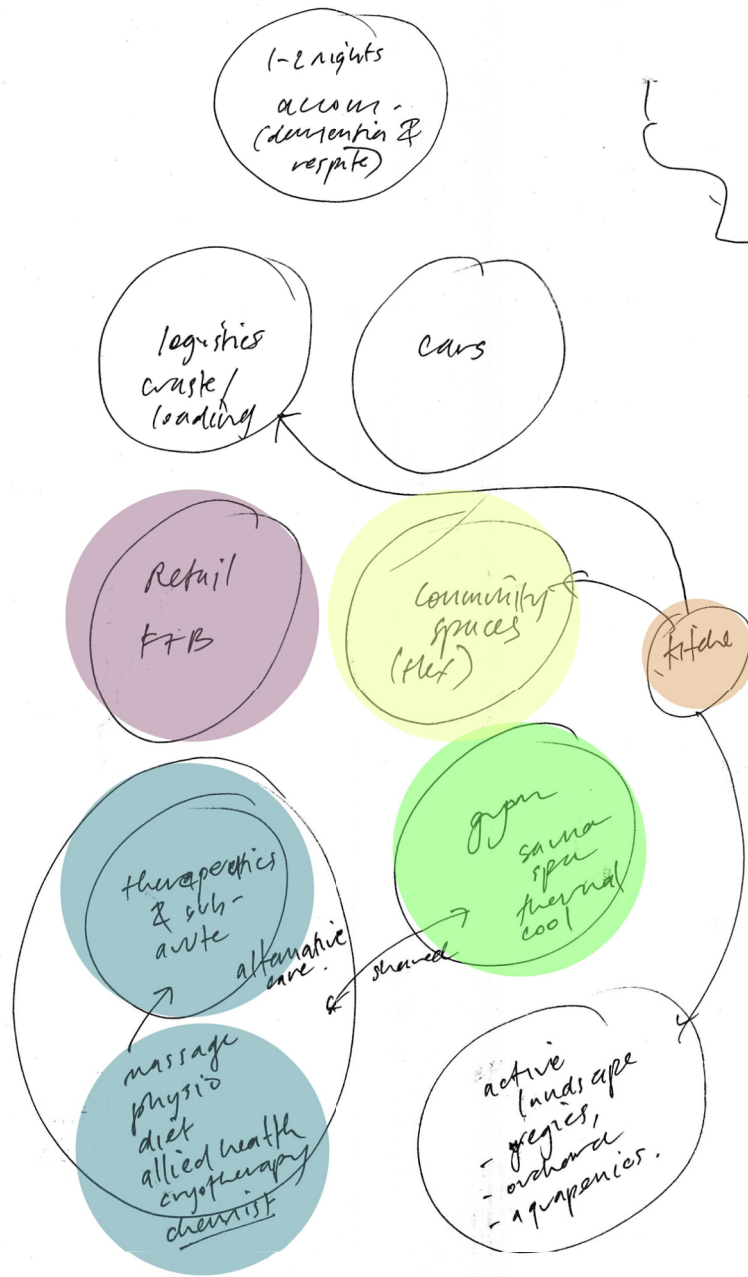
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No.	Revision	Date

Waverton Bowls Club		NORTH POINT	
WAVERTON BOWLS CLUB			
EXISTING SITE			
PROJECT NUMBER	0001	Drawn by	Matthew
Date	Issue Date	Checked by	Matthew
		Scale @ A3	1 : 1000



A109



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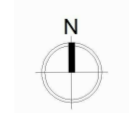
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No.	Revision	Date

Waverton Bowls Club		NORTH POINT	
WAVERTON BOWLS CLUB			
SITE ANALYSIS			
PROJECT NUMBER	0001	Drawn by	Matthew
Date	Issue Date	Checked by	Matthew
		Scale @ A3	1 : 1000



A110



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No.	Revision	Date

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WAVERTON BOWLS CLUB			
SITE PLAN			
PROJECT NUMBER	0001	Drawn by	Matthew
Date	Issue Date	Checked by	Matthew
		Scale @ A3	1 : 1000



A111



Room Legend

- CAFE
- COMMUNITY
- CONSULTING
- GYM/ POOL
- HEATH SHOPS/ CONSULT



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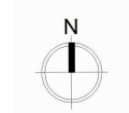
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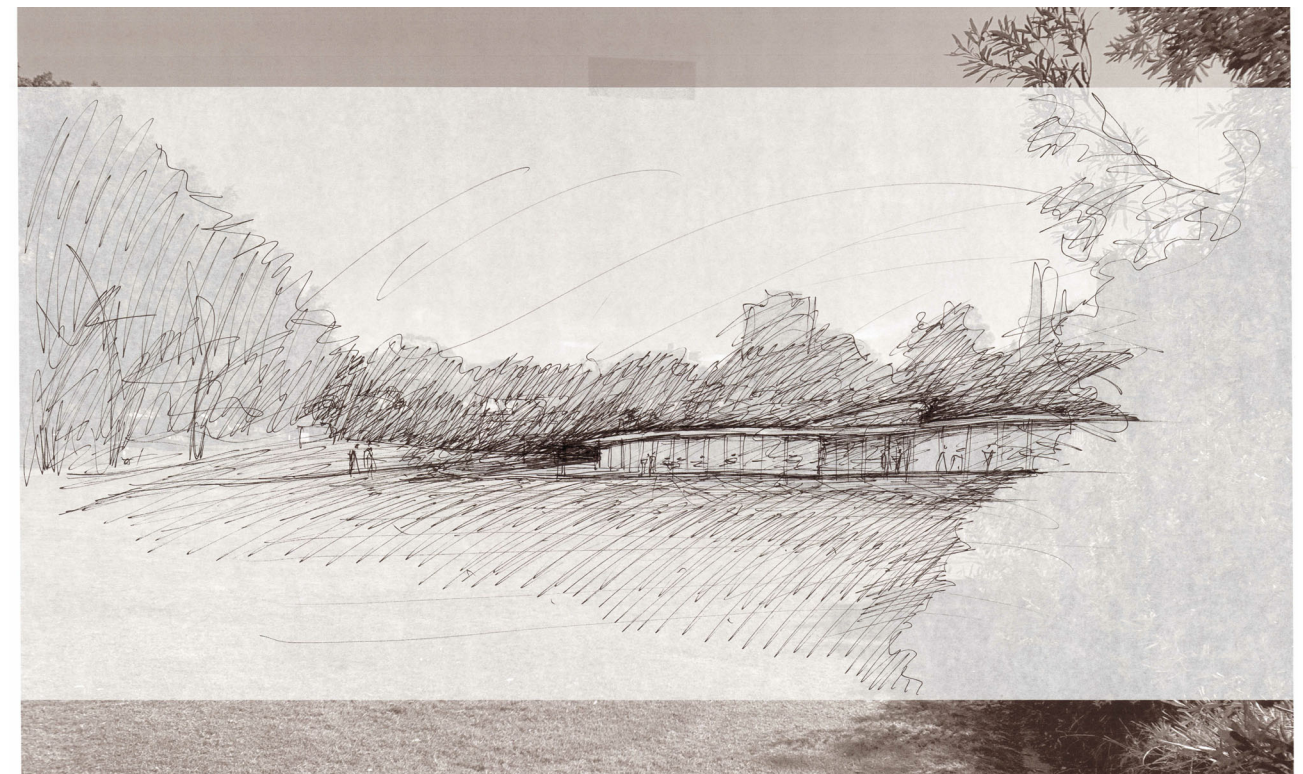
No.	Revision	Date

PROJECT NAME		NORTH POINT	
WAVERTON BOWLS CLUB			
FLOOR PLAN			
PROJECT NUMBER	0001	Drawn by	Matthew
Date	Issue Date	Checked by	Matthew
Scale @ A3		1 : 1000	

A112



BEFORE



AFTER



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No.	Revision	Date

Waverton Bowls Club		
WAVERTON BOWLS CLUB		
PERSPECTIVE		
PROJECT NUMBER	0001	Drawn by Matthew Checked by Matthew
Date	Issue Date	Scale @ A3

A113



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Revision No.	Reason For Issue	Date

EXISTING SITE

BERRYS BAY DEVELOPMENT

PROJECT NUMBER 20201212

Date 15.12.2020

Drawn by
Checked by

Author
Checker

Scale @ A3 1 : 1000

NORTH POINT

A114



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No.	Revision	Date

BALLS HEAD BAY

PROJECT NUMBER#: 0004

PROJECT ADDRESS:

10/15/2020

WEST CRESCENT ST

Drawn by Author
Checked by

Scale @ A1 1:600

A120