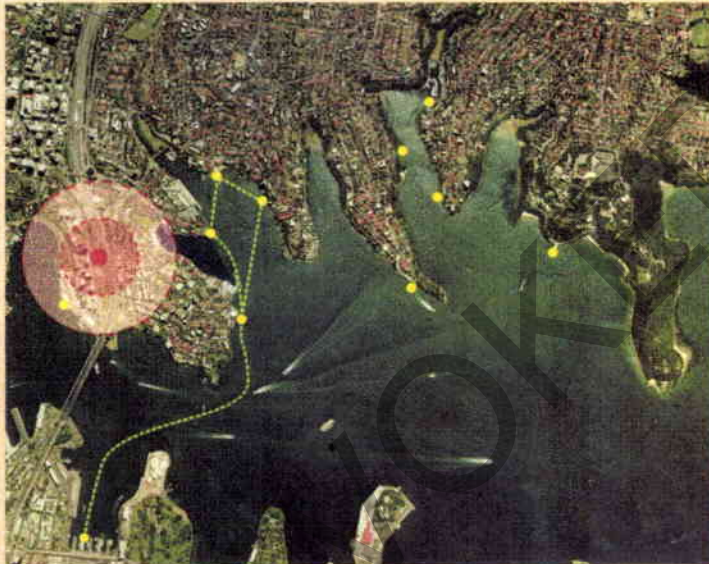






This Framework Plan summarises the land and water issues and future opportunities relating to Careening Cove. It presents a strategic review of the wide range of uses in the Cove and concludes with a summary plan of development opportunities and parameters.

Within a confined but clearly defined space, the Cove is home to a diverse range of uses including maritime industrial businesses, a sailing club, a theatre, public parks, residential apartments and houses, and related water activities including moorings and jetties/pontoons. The future of the Cove depends on these uses cooperatively working together.

The Framework Plan is not statutory but designed to present key information in a simple and graphic manner. It is produced to assist NSW Maritime in developing policy and planning controls in its role as land owner of the bed of Sydney Harbour.



-  Wharves
-  Ferry route
-  500m radius from Milsons Point Station
-  1 km radius from Milsons Point Station

CAREENING COVE

- The Cove is a narrow contained water space fronted by a mix of land uses and ringed by elevated land. It retains a treed, but densely built up urban environment.
- The Cove has a long history and association with boat maintenance and repair. This connection with maritime uses is currently maintained by two marine industry businesses (Landsear and Careening Cove Boatyard (Pattons Slipway)), the Sydney Flying Squadron sailing club and 60 moorings in the Cove.

HERITAGE



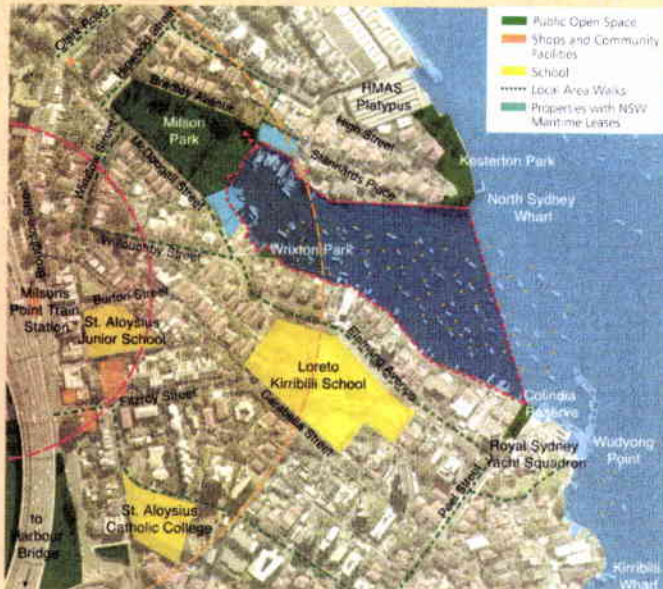
An early photo of Careening Cove
(Source: Sydney Flying Squadron Club)



The head of the Cove
(Source: NSW Maritime. Date: July 1997)

OVERVIEW

ISSUES



TRANSPORT & SERVICES

- **Milsons Point Train Station** is the closest station to Carreening Cove. Local residents and Ensemble Theatre patrons use it regularly.
- **Sydney Ferries** provides services to the entrance points of Carreening Cove. The route circuits Neutral Bay and returns to Circular Quay
- The area is densely populated and on street parking is very limited. Controls restrict parking to residents only or 2 hour limit for non-residents.
- Currently, the Cove lacks a public drop-off/ pick up wharf or similar facility.

WATER BASED USES

- There are 60 moorings in the Cove managed by NSW Maritime: 42 commercial moorings and 18 private mooring facilities. NSW Maritime is committed to maintaining the current number of moorings in Carreening Cove and Neutral Bay, but may relocate some within that area.
- Four slipways are present in the Cove: three at Pattons Slipway (Carreening Cove Boatyard) site and one in the Landseair complex.
- The large slip at Pattons is one of the 4 remaining in the harbour that are able to service very large boats. Slip facilities generally are under pressure from redevelopment, while demand for them is constant.
- Some structures over the water, including mooring piles appear redundant or not used for their original intention.
- No public drop-off/ pickup pontoon is provided in the Cove but the Council pontoon in Wrixton Park is commonly used by the public, causing conflict with Pattons slipway (possibly exacerbated by its design/ layout).
- NSW Maritime aims to establish, where practicable, a 30m wide passive zone around the swing mooring field. This constrains further protrusive waterfront development on the south side of the Cove.

LAND USES

- Surrounding land uses are a mix of residential buildings including single detached dwellings and multi-storey apartment blocks, Loreto's Kirribilli school, churches.
- Landseair features a variety of maritime and other businesses, as well as a berthing structure, slipway and a parcel of currently vacant land on the eastern side.
- A public path links Milson Park along the rear of Landseair to an attractive informal lookout in Stannards Place, which is one of the few publicly accessible areas with views over the Cove.
- The Flying Squadron provides sailing opportunities to the community, as well as a restaurant and bar.
- The Ensemble Theatre is a popular small theatre with a regular subscriber base. It is located between the Sydney Flying Squadron and Pattons Slip and rents rehearsal space in the adjoining building.
- Other uses in the precinct (on the Pattons site) include offices such as "Adrenalin" an extreme watersports business.
- Milson Park is located at the head of the Cove and is heavily used by the community, local schools and by the Flying Squadron for boat rigging, storage and launching.
- Wrixton Park is a small Council-owned and managed reserve that provides dinghy-storage as well as for sitting and contemplation of views over the Cove.



HERITAGE, OPEN SPACE AND VIEWS

- This area is an enclosed and inward focused valley at the head of the Cove. The surrounding topography is steep and offers good views from private properties.
- There are views of the Cove from Milson and Wrixton Parks and Bradley Avenue with water glimpses from the surrounding streets.
- Preservation of views is a key objective in local character statements (DCP 2002)
- Council's LEP heritage schedule lists several properties in the Cove including;
 - Ensemble Theatre,
 - Flying Yacht Squadron,
 - Milson Park,
 - Pattons and Landseair slipways
- Council's Draft DCP 2001 further identifies the Careening Cove Conservation Area as a sub-precinct to Planning/ Character Area 4: Kirribilli.
- Milson Park is well used by schools and local residents and contains a mix of formal planting beds and lawns, a boat ramp as well as a fenced stormwater drain adjacent to Bradley Avenue.
- Wrixton Park is a small Council-owned and managed reserve that provides dinghy-storage as well as for sitting and contemplation of views over the Cove. It is comprised of a partly grassed elevated platform with a boat storage shed beneath. A pontoon for launching small craft adjoins the Park but public use is not permitted.

ENVIRONMENTAL FACTORS

- Environmental factors include: highly urbanised built form, continuous seawall around cove, land reclamation, channelised Creek, acid sulphate soils, enclosed and inward-focused valley, constricted navigational channel, exposure to south-easterly winds and swells, limited seagrass beds.
- A fenced drainage channel runs along the northern boundary of the Park. This drain carries silt and rubbish from the surrounding urban area which is captured by a gross pollutant trap at the head of the Cove. After extremely heavy rain when litter traps get blocked with rubbish, the drain overflows, floods the park and can flow directly over the sea walls. The surge of stormwater can cause problems for moored boats.
- The 4 slipways in the Cove utilise only minimal environmental controls and are required to upgrade their facilities.
- Milson Park occupies reclaimed land at the head of the Cove and features potential acid sulphate soils.

LAND OWNERSHIP AND LEASES

- Landseair occupies freehold dry land and has a lease with NSW Maritime for structures over water.
- The Flying Squadron occupies dry land and wet land owned by NSW Maritime.
- The Ensemble Theatre occupies freehold dry land and also wet land owned by NSW Maritime.
- The Pattons site is freehold land owned by the Flying Squadron and occupied by various tenants. The slips and structures over water occupy NSW Maritime land and are the subject of a lease between NSW Maritime and the Flying Squadron.
- Milsons Park is Crown land under care and control of Council.

PLANNING AND DEVELOPMENT

- Under North Sydney LEP 2001 Careening Cove foreshore has 4 applicable zones:
 - Waterfront (Pattons, Landseair),
 - Special Uses (Ensemble Theatre, Flying Squadron, pumping station),
 - Open Space (Milson and Wrixton Parks),
 - Residential A2 & C (surrounding streets).
- North Sydney Development Control Plan 2002 provides further guidance on appropriate development for the area.
- The Club and commercial section of the Cove is zoned W1 Maritime Waters under the Sydney Harbour Catchment REP. This zone supports general maritime industry.
- The waters are zoned W6 Scenic Waters Active Use adjoining the southern residential water frontage.
- No specific Plan of Management exists for Milson Park.
- Council has reserved a small portion of land above Landseair for public open space acquisition.



CAREENING COVE

Any development proposals should take the following factors into consideration:

- Recreational and commercial boating should remain as the predominant uses in the Cove
- Long established community uses, including the theatre and open space uses are compatible with maritime use and should be maintained.
- Good relations between maritime uses and the residents should be maintained through regular liaison with the Precinct Committees and the current planning and management controls enforced by Council.
- NSW Maritime will initiate a structural and usability review of all club and commercial structures over the water. These structures will then be rationalised in accordance with NSW Maritime policy ie. structures should be the minimum required to be functional and, where possible, sharing of facilities will be encouraged.
- Vessel moorings and berths will be reviewed to ensure that views from Milsons Park are maximised.
- The number of moorings will not exceed the existing limit of 60 and will be managed to ensure the safe operation of the navigational channel.
- The retention of the slipway businesses at Landseair and Careening Cove Boatyard is supported subject to meeting environmental and operational requirements.
- The refitting of Pattons slip (Careening Cove Boatshed) to meet environmental standards is required but interim measures should be considered in the short term rather than a complete refit.
- Further discussion with Council on stormwater issues should ensure minimal impact on boat berthing and improvements to water quality.
- Potential sites for a publicly accessible jetty plus navigable channel should be investigated by NSW Maritime & Council.
- NSW Maritime will work with Landseair to develop long term proposals that meet current standards.
- All redevelopment proposals should consider views from public open space areas.
- The Flying Squadron should develop a business/master plan that addresses its long term needs (sailing school, vessel storage, other uses and activities) and how they may best be accommodated on the Clubhouse (leased) site and their freehold land (Pattons). This should form the basis for discussing further development proposals with North Sydney Council and NSW Maritime.
- Improved public access to the foreshore should be considered in all redevelopment proposals.

LAND-WATER INTERFACE RECOMMENDATIONS

- Work with Council and other relevant authorities to improve the quality of stormwater entering the Cove
- Maintain and where possible, improve the open views from the park foreshore into the Cove.
- Maintain and protect the heritage character of Milson Park with its mix of lawns and plantings.
- Maintain the current use of and the relationship between the Sydney Flying Squadron site and the park.
- Retain the current diverse mix of waterfront and community uses and facilities, including working harbour sites, clubs and the Ensemble Theatre.
- Investigate short term development opportunities for the burnt out shed site that complement the heritage character of the precinct and provide additional boat storage facilities.
- Extend public waterfront access into Landseair as per current development consent...
- Future developments to be design tain views of the cove from Stann
- Ensure new private waterfront d mal length and does not compr Generally restrict furthe



FRAMEWORK PLAN

OVERVIEW



Careening Cove: Southern Cove & Foreshore Area.
(Source: NSW Maritime. Date: July 1997)

CONTINUITY OF USE

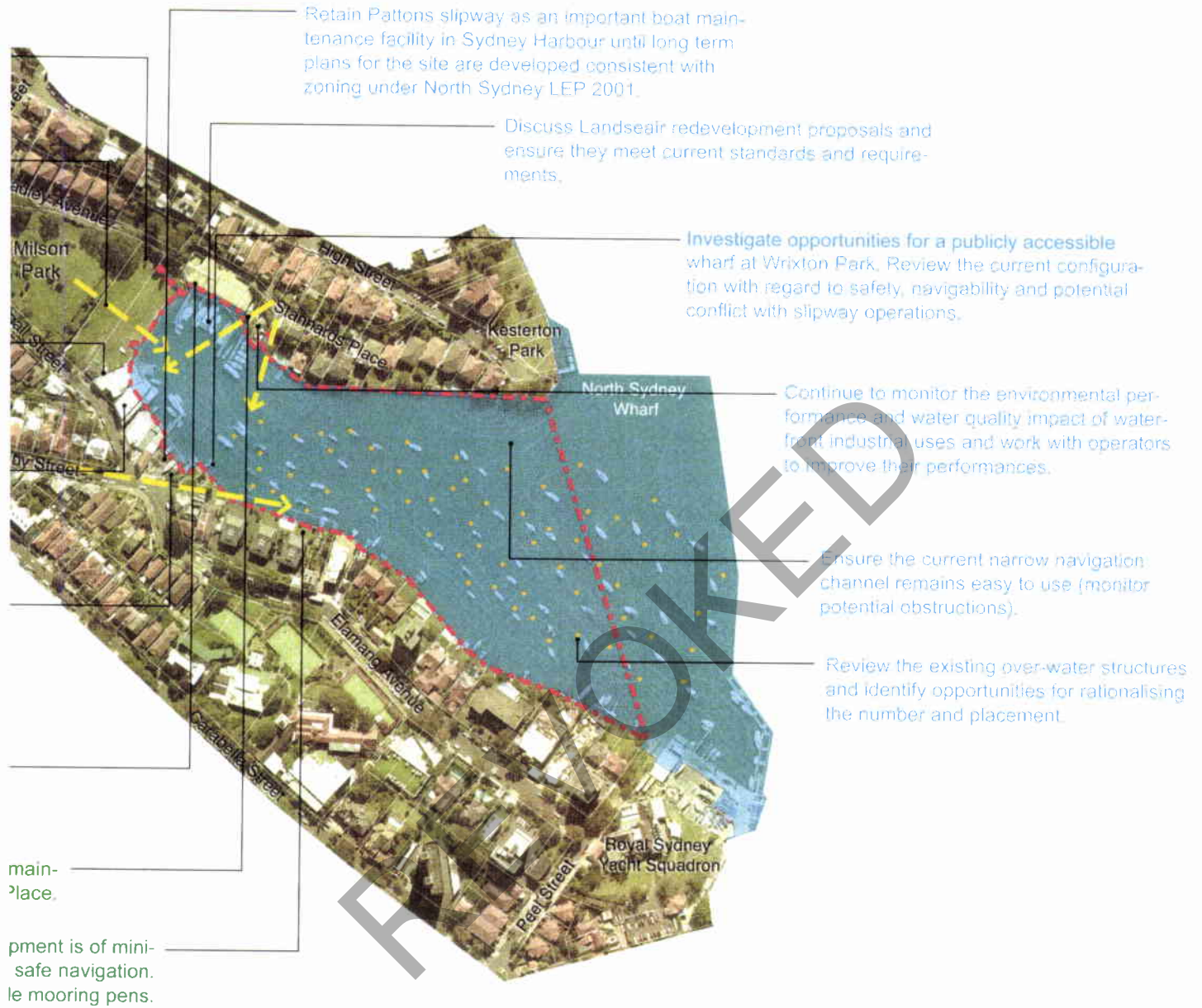


Retain the long-established and vibrant mix of community uses.



Retain the unique s the short term and e development options.

WATER-BASED RECOMMENDATIONS



NSW MARITIME

OPPORTUNITIES



Improve safety and investigate public access/ drop-off at the existing council pontoon.



Review moorings and berthing to ensure the Cove remains navigable.



Review over-water structures and maximise public waterfront access.