

COCKATOO ISLAND / WAREAMAH DRAFT MASTER PLAN

FACT SHEET

How has the Cockatoo Island / Wareamah Draft Master Plan been created?

The Cockatoo Island / Wareamah Draft Master Plan presents a new vision for reactivation and transformation – for the island to become the vibrant and connected heart of the Western Sydney Harbour.

The draft master plan sees enhanced engagement with community, state and local government stakeholders, including First Nations community members and knowledge holders, building on a consultation process that began in 2019 with the Cockatoo Island / Wareamah dialogue.

The draft master plan process has been rigorous and evidence based informed by a of expertise, including reviews of over 200 existing documents, multiple new studies, and targeted stakeholder discussions.

The draft master plan provides a vision of the islands full potential and reflects the values the community has told us are important to them. Once finalised, it will guide future decisions on projects, priorities and funding and ensure future work complies with the relevant statutory requirements.

How do I provide feedback on the Cockatoo Island / Wareamah Draft Master Plan?

It's now time to have your say. We encourage you to:

- Read the summary document
- Read the Cockatoo Island / Wareamah Draft Master Plan
- Attend a drop-in session or community forum
- Register to watch an upcoming webinar
- Provide your feedback via the online survey.

Documents are available to view on the [Have Your Say portal](#) or in hard copy (during office hours) at the Cockatoo Island / Wareamah Visitor Centre and Harbour Trust Office, Building 28, Best Avenue (off Suakin Drive) Mosman NSW 2088.

	<p>Find out more, share your feedback and ideas, or register your interest in the engagement activities by scanning the QR code or visiting www.harbourtrust.gov.au/cockatoo-island-consultation</p> <p>The community engagement period will commence on Wednesday 1 November and will close at 5pm AEDT on Wednesday 13 December.</p>
<p>What's the drawcard of the draft master plan to encourage people to visit Cockatoo Island / Wareamah again and again?</p>	<p>The draft master plan includes a wide range of experiences and attractions to encourage more visitors (local, domestic and international) to the island.</p> <p>Experiences being considered include: a new and enhanced orientation space, additional boat trips around the island and to neighbouring attractions, an immersive evening program using light, sound and technology, enhanced event spaces, a dedicated education space for students and schools, a new public parkland, upgraded public domain and access to the water for harbour swimming.</p>
<p>How will the draft master plan manage the proposed increase in visitors? Will there be a visitor cap?</p>	<p>As visitation to Cockatoo Island / Wareamah increases, the proposal is to introduce a second new ferry wharf, positioned with direct access to key high value heritage structures such as the Convict Workshop and Fitzroy Dock.</p> <p>To support new and upgraded experiences and activations, it is proposed to increase and improve places where you can eat and drink, catering for day visitors, evening visitors and overnight visitors. The new ferry wharf is proposed for a location that that doesn't interfere with passing traffic or the Fitzroy Dock.</p> <p>The draft master plan will also provide a range of accommodation options that service different budgets and price points including an expanded offering for a broader budget range, developed in stages over a long term (10 years +) as visitation to the island grows.</p> <p>The draft master plan identifies opportunities to increase visitation to this unique place on Sydney Harbour. There are no plans for a visitor cap to the island..</p>
<p>How will the draft master plan protect Cockatoo Island / Wareamah's natural environment?</p>	<p>Marine ecology reefs will be created on two sides of the island to support rehabilitation of the waters around the island. This will also help to improve Sydney Harbour's biodiversity.</p> <p>A harbour park will be created from the last piece of endemic bush on the island, providing a new public parkland alongside Sydney Harbour. This new park will provide much needed recreation space</p>

	<p>for people to enjoy. It will also help to regenerate plant and animal communities, including the Sydney red gum canopy, which is a known cockatoo habitat.</p> <p>In addition, as part of our commitment to Caring for Country, we will replant native species that reconnect the cliffs to the water and constructed marine reef ecologies.</p>
--	---

<p>How will First Nations perspectives be actively sought and reflected in the draft master plan?</p>	<p>The Harbour Trust is conducting targeted First Nations engagement with a diverse range of community and stakeholders, including with Elders and youth. The Harbour Trust First Nations Advisory Group will be involved on an ongoing basis.</p> <p>The Cockatoo Island / Wareamah Draft Master Plan envisions a future for the island that acknowledges the traditional ownership of First Nations peoples to the lands and waters of Wareamah, establishing, protecting and interpreting First Nations values of place.</p> <p>The places, spaces and experiences proposed for the next chapter of Wareamah / Cockatoo Island will be informed by the cultural values explored in the draft master plan to bring visitors closer to understandings of Country.</p> <p>Experiencing this journey could include;</p> <ul style="list-style-type: none"> • Welcome to Country at key arrival points • Yiningma, high Country ceremonial and gathering places overlooking the new Harbour Park • Exploring Caring for Country through the replanting of native species and reconnecting the cliffs to the water and constructed reef ecologies • Supporting First Nations practice and business in canoe-making, water tours, traditional boating and canoe hire, First Nations ranger tours and educational experiences.
--	---

<p>How will the draft master plan protect and interpret Cockatoo Island / Wareamah's UNESCO World Heritage listed convict heritage?</p>	<p>The protection and enhancement of heritage and cultural values are at the forefront of the vision for Cockatoo Island / Wareamah.</p> <p>Visitors will be able to understand more of the convict heritage through coming to visit the spectacle of one of the largest dry docks of its time which was made through hard labour by convicts – fully drained. It is our aim that Fitzroy Dock will then be used for engaging interpretation including interpretive light shows that will</p>
--	---

	<p>help convey the scale and ambition of what was once Australia's largest engineering project.</p> <p>In addition, we need to evoke the harsh experience of the people that came through this site at this time – the convicts and the school children - so that we can bring to life the island's convict past in an authentic way.</p>
<p>Does the draft master plan celebrate Cockatoo Island / Wareamah's maritime, shipbuilding and military history?</p>	<p>The best way to appreciate the scale of the history of the island is by boat and it is our hope that visitors will circumnavigate the island and to nearby Woolwich Dock to better understand maritime history of the western harbour. We will also create displays to tell the story of the role that both facilities played in defending Australia through two world wars.</p> <p>In addition, visitors will be able to explore the island's industrial precinct, where large machinery is held in situ, and we will explain their use. As part of this experience, they will be introduced to a key part of Australia's maritime history, the island's shipbuilding system, and the scale of the process needed to move materials around the island.</p> <p>We intend that Sutherland Dock will be maintained as a working marina. Over time, it is the intention to build additional activities in this area in order to build a public face to the marina.</p> <p>The campground will remain and be upgraded with additional cabins and relocated to a more discrete and quiet location. If demand increases, then in the longer term there would be an option to add more accommodation on the south of the island.</p>
<p>Will the new Cockatoo Island / Wareamah be open for small and large scale community events? How will noise be managed?</p>	<p>Activations and events have been an important part of Cockatoo Island / Wareamah since it first opened for public access over 15 years ago. We anticipate that refurbishment of the island's buildings and spaces will allow it to host curated events of all sizes that appeal to a wide range of community members. We also anticipate that other types of activities such as our visitor education programs and tours will grow more popular as visitation increases.</p> <p>Cockatoo Island / Wareamah will include enhanced event spaces which focus on flagship Sydney events that connect people, place and story.</p>

	<p>To inform the draft master plan, the Harbour Trust has set thresholds for activation and events on Cockatoo Island / Wareamah, with the expectation that the number of activations and events will increase over time with investment in infrastructure.</p> <p>Ongoing small-scale activities will include historical, environmental and ghost tours, activities for school groups, ceremonies, exhibitions, displays and performances.</p> <p>Conferences, community festivals, sporting events, concerts, exhibitions and markets – i.e. medium scale initiatives – are proposed up to 22 times per year.</p> <p>A seasonal performance series, larger music/arts festivals and conferences – i.e. larger scale events – are proposed up to 10 times per year.</p> <p>All events will comply with NSW EPA Noise Guidelines.</p>
<p>What are the plans for a hotel on Cockatoo Island / Wareamah and how will this impact on the heritage of the site?</p>	<p>Feedback from the previous consultation asked the Harbour Trust to consider a range of short-term accommodation options that could cater for different visitors and budgets.</p> <p>Hotel accommodation will be considered only when increased visitation leads to demand for accommodation, beyond the campground and heritage cottage capacity. This long-term intent aligns with international precedents and would provide visitor accommodation in a World Heritage place in the heart of Sydney Harbour. This is consistent with the Cockatoo Island Management Plan.</p> <p>The detailed design of a potential hotel is not within the scope of this draft master plan. If it is supported then further work would be required in the design phase. It is anticipated that the footprint and height of a potential future hotel would be the same as the existing building located at number 17 on the Key Elements map (see page 12 of the Summary Document).</p>
<p>What is happening with the current camping facilities on Cockatoo Island / Wareamah?</p>	<p>The Harbour Trust currently operates a campground on the Northern Apron. The draft master plan proposes to keep camping on the island, but to upgrade ageing tents and facilities and relocate the campground to a more private and scenic headland on the western side of the island. The draft master plan will offer the same capacity for camping, but also proposes cabin-style accommodation, which would be co-located with the tent</p>

	<p>campground. This initiative intends to broaden the accommodation options and attract existing and new audiences to stay on the island.</p> <p>Opportunities are being explored to provide food and beverage options near the camping and cabin accommodation.</p>
<p>Is the Powerhouse included in the draft master plan?</p>	<p>Yes. The draft master plan allows for the installation of infrastructure to support the reactivation of the Powerhouse precinct for a range of public-facing activities and enjoyment.</p>
<p>If Fitzroy Dock gets emptied, why not arrange for a ship to go into it? (e.g. HMAS Vampire, which was built at Cockatoo Island / Wareamah or an Oberon-class submarine, which were maintained at the island)</p>	<p>The Harbour Trust is open to exploring future partnerships and opportunities of this nature that align with the heritage and stories of Cockatoo Island / Wareamah. The draft master plan provides the space to realise opportunities of this type in future.</p>
<p>What is the planning pathway that's being relied on to deliver this development? Are all the proposed land uses permissible within the existing or anticipated future zoning?</p>	<p>The Cockatoo Island / Wareamah draft master plan has been prepared to provide a vision for future renewal of both the lands and the built assets, within the context of the Harbour Trust's Cockatoo Island Management Plan and the considerable cultural, natural, geographical and First Nations significance.</p> <p>The 2003 Comprehensive Plan and the 2017 Cockatoo Island Management Plan are statutory plans which have informed the preparation of the draft master plan.</p> <p>Proposals for implementation must be consistent with the statutory plans, and are subject to the detailed planning approval stage. Significant proposals will be made available for further public consultation. Pages 5 and 6 of the Summary Document provide an outline of the statutory framework and next steps.</p>
<p>Where do small leisure craft dock? Can they dock for a period of time to enable exploration of the Island?</p>	<p>Small leisure craft such as kayaks will be able to dock at the slipways on the western side of the island. Additionally, the current capacity for small powered craft to dock on the island will be maintained and improved. Visitors will be able to safely dock their craft to explore the island as part of a day out as they currently are able to do.</p>

<p>What does the funding model look like for the precinct, in particular, what percentage of the project cost will be covered by government vs private investment? Are there any elements of the development that will constitute a significant revenue stream to offset the ongoing cost of government for repairs, maintenance, service delivery, etc?</p>	<p>The draft master plan shows the full potential of Cockatoo Island / Wareamah. Following its finalisation, the master plan will be used to seek funding beyond the \$45 million of current funding of which a portion has been allocated to address critical repairs and maintenance for Cockatoo Island / Wareamah.</p> <p>In terms of capital funding, Cockatoo Island / Wareamah is a Commonwealth site that requires Commonwealth funding. With more people visiting, increased revenue will be derived through the island’s food and beverage and accommodation options. The Harbour Trust is commissioning economic modelling of the master plan initiatives – to support development of a business case. There is no intention to charge people to visit Cockatoo Island / Wareamah.</p>
<p>Have you thought about how the boys reformatory ships can be represented in a way that connects the harbour and island convict history?</p>	<p>The Harbour Trust is looking at all the ways it can tell the varied and important stories of the island. This includes how it can tell the story of the boys reformatory ships and convict history. The details of this will be investigated further in the next phase of work, however, could include light projections onto the cliff or telling stories through digital immersive technology. The Harbour Trust would encourage people to make suggestions about what they would like to see and learn about on Cockatoo Island / Wareamah as part of this consultation.</p>
<p>What type of new structure is proposed at the new wharf and what is its purpose?</p>	<p>The new ferry wharf is supported by the Ruby Steps and a new Arrival Square to welcome visitors to the island.</p> <p>The draft master plan is not a designed document, it only presents the high-level vision for the island. The design of any new elements or structures will be considered in the next phase of work and will be subject to further public consultation.</p>
<p>Is the master planning open to expanding on the recreation with third party operators / tourism partners such as adventure tourism activities?</p>	<p>Yes, the Harbour Trust is open to exploring future partnerships and opportunities of this nature that align with the heritage and stories of Cockatoo Island / Wareamah. The draft master plan provides the space to realise opportunities of this type in future.</p>
<p>Will the current lift from the tunnel to the top of the island be restored?</p>	<p>The draft master plan proposes the inclusion of two new additional lifts on either side of the plateau to improve accessibility and access to the top of the island for all visitors. The current lift located in one of the tunnels would be restored for use as well.</p>

When will the Cockatoo Island / Wareamah master plan be finalised?	<p>Following the close of the public consultation, the Harbour Trust will review the feedback received and produce a Consultation Outcomes Report for early 2024.</p> <p>The draft master plan will then be updated based on the feedback received from the consultation and presented to the Members of the Trust for their approval.</p>
When will the master plan be delivered?	<p>The draft master plan outlines the long-term vision for Cockatoo Island / Wareamah for the next 15 years. Therefore, implementation of the master plan is not expected to begin in the immediate future and is subject to funding availability.</p>
How can I stay in touch with the Harbour Trust beyond the upcoming community engagement period?	<p>To find out more, please visit www.harbourtrust.gov.au/cockatoo-island-consultation or contact engagement@harbourtrust.gov.au.</p>