



**EXPRESSIONS OF INTEREST FOR CONTRACT N°: 2023/137/2230**  
**Walka Water Works Principal Planning Consultant**

**CONTENTS**

	<u>Pages</u>
1. Invitation to Respondents	2
2. EOI Conditions of Registration	4
3. EOI Project Brief	6
a) Appendix A	1
b) Appendix B	1
c) Appendix C	6
d) Appendix D	1
4. EOI Response Schedules	6

**Submissions Close at 2pm on Thursday 5 October 2023**

# Invitation to Respondents

## Walka Water Works Principal Planning Consultant

### CONTRACT No. 2023/137/2230

1. **PURPOSE:** The purpose of this call for Expressions of Interest (EOI) is to identify suitably qualified and experienced respondents. The respondents will be shortlisted for a selective tender to act on behalf of Council as Principal Planning Consultant for pricing the Development Application ('DA') process. The Principal Planning Consultant will price all required consultants, reports and studies, as required, to obtain the DA approval for the project.
2. **INVITATION:** Any person willing to fulfil the requirements of the proposed contract are invited to submit a response to the Council by the deadline, **2pm on Thursday 5 October 2023**. Responsibility for lodgement of completed EOI documents by the deadline lies solely with the Respondent. Lodgement information is provided in this document. Council is not bound to shortlist or proceed with any EOI submitted.
3. **DOCUMENTATION:** EOI documents are available free of charge from Tenderlink (via the internet).
4. **INFORMATION:** All enquiries relating to this EOI must be directed to the nominated Council representative via the online forum at Tenderlink
5. **NON-MANDATORY PRE-SUBMISSION MEETING:** A pre-submission meeting will be held on site at Walka Water Works on **21 September 2023 at 11:30**. Failure to attend will not exclude a submission from being considered by Council.
6. **RESPONDENTS TO NOTE:** In the preparation and submission of the EOI and without limiting the Respondent's obligations, the Respondent shall:
  - submit an EOI which includes all Schedules including the *Respondent's Declaration Schedule* and any other declaration required completely filled in and signed, together with any other documents, information and details necessary to make the EOI complete;
  - not submit an EOI without a firm intention to proceed;
  - not engage in any form of collusive practice;
  - not directly or indirectly canvass support from an elected member or employee of Council at any time.
7. **LODGEMENT METHOD:**

Complete submissions (i.e. containing all completed schedules, documents, information and details required) shall be considered **ONLY** if received by:

Submissions must be lodged electronically on the e-tendering portal on Tenderlink by the time and date nominated. (Respondents will receive a Successful Submission Receipt upon completion.)
8. **PRIVACY & PERSONAL INFORMATION PROTECTION NOTICE:** Respondents are advised that all (if any) personal information required to be provided with their EOI submission is intended only for use by Council staff. The purpose being for the assessment of submissions (in accordance with the *Local Government Regulations*). The information will be stored at Council's Administration Centre in accordance with the requirements of the State Records Act 1998.
9. **CODE OF CONDUCT:** Respondents are advised that Maitland City Council's Code of Conduct will apply to the successful Respondent. A copy of the Code is available at:  
[https://www.maitland.nsw.gov.au/sites/default/files/documents/document/code\\_of\\_conduct\\_adopted\\_12\\_july\\_2022.pdf](https://www.maitland.nsw.gov.au/sites/default/files/documents/document/code_of_conduct_adopted_12_july_2022.pdf)  
  
Respondents should also be aware that they must abide by Council's Statement of Business Ethics. A copy is available at <https://www.maitland.nsw.gov.au/sites/default/files/documents/2023-05/Statement%20of%20Business%20Ethics%202023.pdf>
10. **ASSESSMENT CRITERIA:** Council is not bound to shortlist any EOI submitted. Council, in its discretion, will accept an EOI that it determines is likely to provide the most advantageous result. Submissions will be assessed on "conformity to the documentation" and the assessment criteria. The assessment criteria are:
  - **References & Previous Experience;**
  - **Management Resources;**
  - **Understanding of Council's vision for the site**
11. **CONDITIONS OF REGISTRATION:** The Hunter Councils' Contracts Panel "*Conditions of Registration*" (current edition) govern this EOI.



# Conditions of Registration

(Edition 7; April 2021) ©

## CONTENTS

- |   |   |
|---|---|
| 1. INTRODUCTION                             | 11. CONFIDENTIALITY                         |
| 2. INTERPRETATION                           | 12. EVALUATION OF AN EXPRESSION OF INTEREST |
| 3. RESPONDENT'S STATUS                      | 13. RIGHT TO NEGOTIATE                      |
| 4. EXPRESSION OF INTEREST DOCUMENTS         | 14. UNAUTHORISED COMMUNICATION              |
| 5. SUBMISSION PROCEDURE                     | 15. IMPARTIALITY OF SPECIFICATIONS          |
| 6. STATEMENT OF DEPARTURES                  | 16. CHANGES TO EOI                          |
| 7. ADDITIONAL INFORMATION &/OR INNOVATION   | 17. COLLUSIVE TENDERING                     |
| 8. INCOMPLETE EXPRESSION OF INTEREST        | 18. WAIVER                                  |
| 9. PREPARATION OF AN EXPRESSION OF INTEREST | 19. DISCLAIMER                              |
| 10. CANVASSING SUPPORT                      |   |

(This document was developed in association with the Hunter Joint Organisation of Councils)

## CONDITIONS OF REGISTRATION

### RULES GOVERNING THE CONTENT AND SUBMISSION OF AN EXPRESSION OF INTEREST

#### 1. INTRODUCTION

This approach to the selecting of a potential contractor comprises:

**STAGE 1** This EOI is for the purpose of determining a short-list of suitable Respondents for the proposed contract. Respondents are assessed for suitability on the basis of the EOI submitted; and;

**STAGE 2** A formal invitation by Council to short-listed Respondents to tender.

Details relating to objectives, methods of registration, contractual aspects, briefing and subsequent responses are described in the sections which follow.

Respondents should be aware that this EOI is the first step in a two-stage process and that tenders will only be requested from a short list drawn from the Respondents who respond to the invitation to register interest.

Notwithstanding the above, Council is not bound to proceed to Stage 2.

Council is under no legal obligation of any kind to any Respondent unless and until a contract has been executed with the successful Tenderer.

#### 2 INTERPRETATION

In these *Conditions of Registration*, unless a contrary intention is apparent:

**"Council"** means the Council of the Local Government area issuing this request for EOI (the *"Principal"*) and where the context permits, includes its authorised delegates.

**"Councils Requirements"** means the Goods, Works or Services specified in the Specification;

**"Day"** means business day, that is not Saturday or Sunday or public holiday for the Principal's employees;

**"Expression of Interest (EOI)"** means the document inviting Respondents to offer to meet the Council's Requirements by submitting a registration in accordance to the manner prescribed in the document.

**"Hunter Councils"** means Hunter Councils Inc., which can act as an agent (or authorised delegate) on behalf of the Principal;

**"person"** includes an individual, a corporation and a body corporate or politic;

**"Registration"** means a response to and in accordance with this document registering an interest in the provision of the Council's requirements;

**"Request for Tender"** or (*"RFT"*) means the document inviting selected Respondents to meet the Council's Requirements by submitting a tender in accordance with *Conditions of Tendering* and in the manner set out in that document.

**"Respondent"** means a person who registers an interest in supplying the Council's Requirements by way of an EOI;

#### 3. RESPONDENT'S STATUS

It is Council's practice to contract only with persons having appropriate financial assets and insurances. A Respondent may also be required to provide evidence of its legal status.

It is also Council's practice to deal with entities that have an Australian Business Number (ABN) and are registered for GST.

#### 4. EXPRESSION OF INTEREST DOCUMENTS

The Registration shall contain all documents, information and details required by the EOI.

The Respondent shall submit this Registration which includes Schedules completely filled in and signed, together with any other documents necessary to make the Registration complete.

Unnecessarily elaborate responses or other presentations beyond what is sufficient to present a complete and effective proposal are not desired or required. Elaborate art work and bindings, expensive visual and other presentation aids are not necessary.

All Registrations and any accompanying documents become the property of the Council.

The Respondent licences the Council to reproduce the whole or any portion of the Registration for the purposes of evaluation, notwithstanding any copyright or other intellectual property right that may subsist in those documents.

All documents provided by the Respondent will be held in confidence so far as the law permits.

#### 5. SUBMISSION PROCEDURE

An EOI must be in writing and be **COMPLETE**. It must contain the documents, information and details required including all *Schedules* and a *Respondent's Declaration* filled out and properly signed.

##### 5.1 Method of Lodgement

The EOI shall be uploaded via the electronic Tender Box at [www.tenderlink.com/Maitland/](http://www.tenderlink.com/Maitland/) by the deadline per instruction of the advertisement, for the closing of tenders or placed in the physical tender box if nominated by the advertisement.

Council will only consider a late EOI (received after the deadline) where the Respondent is able to verify that the EOI document was posted or lodged in sufficient time to enable the document to have been received by Council before the deadline in the ordinary course of business.

##### 5.2 Complying Submissions

Respondents are to submit a complying submission. A complying Submission will be considered for evaluation by the Evaluation Panel.

A complying submission is one which substantially complies with the requirements of this EOI Document. Where a submission does not substantially comply with the requirements of this EOI Document the Evaluation Panel may determine in its absolute discretion whether such non-complying submission may be considered for evaluation as an alternative submission.

### 5.3 Alternative Submissions

Respondents may lodge alternative submissions. Alternative submissions must be clearly marked as such, be submitted as a separate bound submission and comply with the provisions of Clause 5. The alternative submission must be clear in respect of the variation from the complying submission and the affect of the variation (including any price implications, changes in risk sharing and trade-offs with respect to the intended outcomes for the site).

## 6. STATEMENT OF DEPARTURES

In the *Schedule – Departures*, the Respondent shall state if there are departures from the documentation for the proposed contract.

Notwithstanding any statement or any other form of information, it will be assumed by the Council that the Registration complies in all respects to the EOI document except where expressly shown in the *Schedule - Departures*.

## 7. ADDITIONAL INFORMATION &/OR INNOVATION

Respondents are encouraged to propose options or solutions which in a novel or innovative way contribute to Council's ability to carry out its business in a more cost-effective manner. These may be related to the functional, performance and technical aspects of the acquisition or opportunities for more advantageous commercial arrangements. These options will be considered commercial in confidence. Such options or solutions shall be detailed in the *Schedule – Additional Information*.

The Council reserves the right to consider such offers purely on their merits and sometimes may not consider them further.

## 8. INCOMPLETE EXPRESSION OF INTEREST

If the Registration does not include all the information in the format required by the EOI or is incomplete in any way, it may be rejected.

## 9. PREPARATION OF AN EXPRESSION OF INTEREST

The Council will neither be responsible for, nor pay for, any expense or loss which may be incurred by Respondents in registering interest or in any way arising from the preparation of their Registration. Respondents shall fully inform themselves in relation to all matters arising from the EOI including the Council's requirements.

## 10. CANVASSING SUPPORT

A Respondent shall not directly or indirectly, discuss the EOI with an elected member of Council, or canvass support from an employee of Council, at any time. Any

Respondent involved in such activity will result in their submission being rejected.

## 11. CONFIDENTIALITY

Any information disclosed or obtained from either Council or the Respondent about this EOI must be kept strictly confidential except in the situations where disclosure is:

(a) necessary in the process of assessing an EOI, or where Council discloses all or part to any of its advisers and consultants or where Council publishes in its business papers, indicative prices and other details of the submission as may be required and permitted by law.

(b) under compulsion of law or it is already public knowledge, or

(c) with the written consent of Council

## 12. EVALUATION OF AN EXPRESSION OF INTEREST

Registrations will be assessed against the criteria detailed in the *Information to Respondents*.

A preliminary evaluation will be carried out to confirm that submissions are compliant submissions and establish the submissions that will be considered for detailed evaluation. Where the Evaluation Panel notes omissions in a submission, which can be rectified by the Respondent then the Evaluation Panel, in its absolute discretion, may request a Respondent to provide the omitted information or to provide clarification.

Council will endeavour to advise Respondents of their short-listing within 90 days.

Any ranking of Respondents that may result from Council evaluation will not be disclosed to Respondents.

## 13. RIGHT TO NEGOTIATE

The Council reserves the right to negotiate with any or several Respondents after the close of an EOI request in order to finalise the terms of a subsequent request for tender.

## 14. UNAUTHORISED COMMUNICATION

Respondents are required to direct all communications through the Project Officer named, unless advised otherwise. Unauthorised communication with other staff may lead to disqualification of the Registration.

## 15. IMPARTIALITY OF SPECIFICATIONS

Respondents who believe the specification associated with this EOI to be discriminatory, restrictive or biased in favour of a specific product, work or service should inform the Project Officer named in writing or by facsimile as early as possible but in any event **BEFORE** the deadline for the closing of the EOI.

## 16. CHANGES TO EOI

Council reserves the right to amend the process and procedures set out in the EOI Document by notice in writing to Respondents. Should this extend to altering the specific objective or extending the scope of the EOI Document, Council will issue further written guidelines which will apply to any amended process and procedures. To the extent permitted by Law, Respondents will have no claim against Council with respect to the exercise, or failure to exercise, of such rights.

Council may issue Addenda to the EOI Document or any other part of the EOI Document to modify or clarify it in any manner and all such Addenda shall become part of the EOI Document.

#### **17. COLLUSIVE TENDERING**

Respondents must not communicate, directly or indirectly, with any other Respondents (including through any employees, agents or contractors) regarding the preparation, content or lodgement of submissions.

Each submission must be lodged without any collusion, or knowledge, in the preparation of or about any other submission. Lodgement of a submission to Council is deemed to be a representation and warranty by the Respondent that it has complied with the requirements of this paragraph. If Council determines that a Respondent has violated this condition, Council is entitled to disqualify that Respondent and to reject its submission as being invalid.

#### **18. WAIVER**

Council may at its discretion waive any requirement or obligation under the EOI Document or any other replacement, amended or varied EOI Document. Any such waiver will not affect any other requirements or obligations contained in the EOI Document or other replacement, amended or varied EOI Document.

The EOI Document and all statements and information made in relation to it reflects Council's current intention only. The information and intentions set out in the EOI Document may change at any time without notice. Respondents proceed at their own risk. Council has endeavoured to provide accurate information in the EOI Document. However, no warranties in that respect are

given by Council. Council is not liable for any inaccuracies in any information in this document or in any information accompanying or referred to in this document or subsequently made available by Council. Council is not liable in relation to any claim that a Respondent or any other person was disadvantaged by a lack of information or because any information provided to it was ambiguous or inaccurate.

Council is under no obligation to give reasons for any decision made or not made in relation to the EOI Document including, but not limited to, any of the responses received.

There is no legal or other relationship between any Respondent and Council enforceable at the suit of the Respondent arising from this document or the process outlined in it. The risk, responsibility and liability connected with reliance by any Respondent or any other person on the EOI Document or any other such information referred to or accompanying the document, or any written or oral statements made to any Respondent or any person in connection with the EOI Document is solely that of each Respondent.

#### **19. DISCLAIMER**

Council and its officers, employees and consultants make no representation or warranty, express or implied, to any Respondent or any of its employees, agents or consultants.

That any information of any nature whatsoever in relation to the EOI Document including the accompanying documents, whether provided in this EOI Document or otherwise and whether provided on, before or after the date of this EOI Document, is or will be, accurate or complete, and that reasonable care has been or will be taken in completing, preparing or providing such information





## **EXPRESSIONS OF INTEREST**

FOR CONTRACT N°: 2023/137/2230

**Walka Water Works Principal Planning Consultant**

## **Project Brief**



Contents

Contents .....2

1 General .....3

1.1 Purpose.....3

1.2 Location .....3

1.3 Background .....3

1.4 Concept Masterplan content summary – FOR CONTEXT INFORMATION ONLY .....4

2 Scope .....5

2.1 Deliverables.....5

2.2 Proposed Scope .....5

2.2.1 Planning pathway verification .....5

2.2.2 Approved Grant Scope .....5

3 Appendixes .....6

3.1 Appendix A .....6

3.2 Appendix B .....6

3.3 Appendix C .....6

3.4 Appendix D .....6



## 1 **GENERAL**

### 1.1 **Purpose**

It is envisaged that the project will enable Walka Water Works to become an iconic visitor attraction as per the vision set out in Maitland's Destination Management Plan, bringing up to 330,000 people to Maitland in the first five years. Completion of the vision for the site is anticipated to cost a total of \$50-55M over a number of years as funding becomes available, with Stage 1 of the works jointly funded to a value of \$15.1M. Stage 1 of the redevelopment will commence the transformation of the 19th century industrial complex into a unique drawcard for the city.

This engagement is to provide a Head Consultancy Service to accurately price the reports, studies, drawings and specifications (...refer Appendix A...) required to achieve Development Approval ('DA') for the project. The Head Consultancy will also co-ordinate the current reports and studies (...refer Appendix B...), that are under way or completed already. It will provide regular and coordinated updates to Council in this regard. The timeframe for the engagement is related to the development of documents for DA. The Appendices are not exhaustive and the Principal Planning Consultant will be expected to provide guidance on the documentation required to achieve the DA. The Principal Planning Consultant will prepare a comprehensive report for Council encapsulating the abovementioned information. This Expression of Interest seeks to identify suitably qualified and experienced consultancy firms that can be short listed for a selective tender process to act as Principal Planning Consultant.

### 1.2 **Location**

The Walka Water Works primary entrance (red pin) is located at South Willards Lane, Oakhampton Heights NSW 2320 with a secondary informal entrance (yellow pin) located at Waterworks Road, Rutherford NSW 2320 as presented in Figure 1.

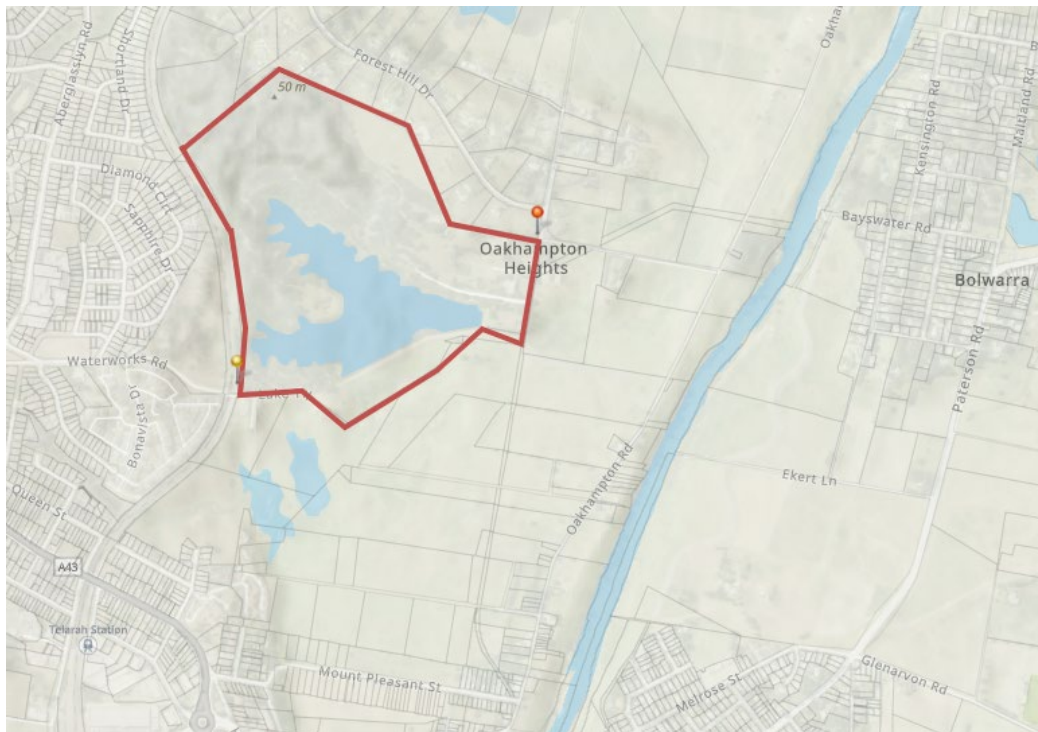


Figure 1: Walka Water Works Location.

### 1.3 **Background**

The immediate project has stemmed from the identification of Walka Water Works as a Priority Destination Hub in Maitland's Destination Management Plan. Contamination was found on site and

a comprehensive contamination investigation followed that resulted in the determination that a large asbestos remediation project is required.

Following frequent liaison with the site owner, Crown Lands, regarding the remediation works, the opportunity to collaborate with key stakeholders to apply as part of the Regional Tourism Activation Fund presented itself. A submission was successfully lodged in late 2022 to complete the First Stage of the revitalisation of the site.

Walka Water Works has played a significant role in the development of the region. Such history can be reviewed at: <https://www.maitland.nsw.gov.au/facilities/walka-water-works>

## **1.4 Concept Masterplan content summary – FOR CONTEXT INFORMATION ONLY**

The Concept Masterplan (note a separate EOI for Principal Design Consultant will be issued) is to provide an indicative arrangement and scale of facilities, while taking into consideration current funding objective requirements, feedback from community engagement and the Council's vision for the site. This is to support the final masterplan and the staged delivery of the following components:

- Pumphouse
  - Fully Accessible Building
  - Multiple Contemporary Areas for permanent leasing
  - Completion of Base Build including the coal chute building
  - Taking into consideration the State Heritage significance of the building.
- Access Roads
  - Nominate internal service road requirements to support operation of the facility.
- Remediated Chimney
  - Heritage remediation and seismic reinforcement.
  - Nominate Potential future use and/or integration into masterplan elements.
- New Amenities Block
  - Located to service general community access.
- Upgrade Trails and Walking Network
  - Identifying opportunities and key points for upgrade, remediation, and maintenance
  - Prioritise tracks suitable for all access (DDA) improvements
- Water Playground and adventure play spaces
  - Identifying key elements and opportunities cognisant of the interpretive landscaping elements.
  - Identify designated picnic and BBQ areas
- Asbestos Remediation scope
  - Key risks of separating remediation scope to be detailed.
- Interpretive Landscaping
  - Identify potential interpretive elements including Aboriginal and European elements (for future consultation). This will include industrial heritage (pump house, power station and filter beds). Refer to:  
[https://www.maitland.nsw.gov.au/sites/default/files/documents/2023-05/schedule\\_of\\_documents\\_-\\_2023-358536\\_-\\_gipa\\_release.pdf](https://www.maitland.nsw.gov.au/sites/default/files/documents/2023-05/schedule_of_documents_-_2023-358536_-_gipa_release.pdf)
- Education Centre
  - Nominate scale and general aesthetic of facility. Refer to:  
[https://www.maitland.nsw.gov.au/sites/default/files/documents/2023-05/schedule\\_of\\_documents\\_-\\_2023-358536\\_-\\_gipa\\_release.pdf](https://www.maitland.nsw.gov.au/sites/default/files/documents/2023-05/schedule_of_documents_-_2023-358536_-_gipa_release.pdf)
- Remediation of reservoir, beach, and foreshore
  - Nominate potential future use and/or integration into masterplan elements (this should align with the Maitland Destination Management Plan).
- Tie-in to the Morpeth to Walka Shared Pathway
  - Aligning with project planning and design for Morpeth to Walka Shared Pathway
- Upgraded Miniature Train Station and Infrastructure
  - Nominate improvements to the elements of the rail track.

- Accommodation

## 2 **SCOPE**

### 2.1 **Deliverables**

The aim of the EOI is to identify suitably qualified and experienced consultancies that can be invited to a selective tender to act as Principal Planning Consultant for Council for the DA process for the Walka Water Works project. The Principal Planning Consultant should have the capacity, capability, and experience to deliver the Scope described below. They should also be able to advise Council on the most appropriate course of action to achieve the desired outcomes.

### 2.2 **Proposed Scope**

The Scope for the Principal Planning Consultant will be to prepare regular updates in the form of a monthly report for Council.

The report is not limited to, but should provide the following information:

- Comparative consultant pricing for the anticipated documentation listed in Appendix A (and others deemed required),
- Council may wish to retain the right to nominate certain consultants to be managed by the Principal Planning Consultant,
- The prices should be on a fixed fee basis, (fixed for 90 days),
- Fee increases will be limited to CPI increases only,
- The Principal Planning Consultant should provide a comprehensive fixed price with hourly rates for additional engagements and possible unforeseen Scope creep,
- The report should include the status of the anticipated documentation listed in Appendix A,
- The Principal Planning Consultant will prepare the monthly reports until the DA has been achieved, or they have essentially completed their engagement scope and the project is in a holding pattern.
- Co-ordinating the reports and proposed documentation in Appendix A, B and D with the application.
- Council Reports (monthly)
- Site visits (as required)
- Project administration

It is estimated that the initial engagement will be for a 12-month term with two, possible, additional 12-month extensions. The extensions will be at the discretion of the Council.

#### 2.2.1 **Planning pathway verification**

The planning pathway proposed is a development application that encompasses the scope of the grant funding deed excluding the works directly associated with the construction of the caravan park (this development application will be completed by Reflections Holiday Parks). The approved scope of works under the grant is summarised in 2.2.2.

The Principal Planning consultant is to validate that this is the most efficient planning pathway.

#### 2.2.2 **Approved Grant Scope**

The grant scope of works is defined by 4 activities.

**Activity 1** – is broadly summarised by Development Application Preparation and Preliminary Design Works.

**Activity 2** – is broadly summarised as Design Finalisation and Preliminary Construction Works.

**Activity 3** – is broadly summarised as completion of preliminary, civil construction works, utility and service upgrades, and commencement of building construction and upgrade activities.

**Activity 4** – is the completion of all works associated with the grant.

Details associated with the grant are presented in Appendix D.

## **3 APPENDIXES**

### **3.1 Appendix A**

List of anticipated Consultant Documentation (i.e. Studies; Reports; Drawings; Specifications) required for the Development Application.

### **3.2 Appendix B**

List of Consultant Documentation (i.e. Studies; Reports; Drawings; Specifications) that are expected to be made available to the Principal Planning Consultant.

### **3.3 Appendix C**

Background Context Information – Master Plan Concept Scoping.

### **3.4 Appendix D**

List of Reference Documents for Background Information

## **List of anticipated Consultant Documentation (i.e., Studies; Reports; Drawings; Specifications) required for the Development Application:**

### **1.0 Pre-Planning Documentation**

- 1.1 Conservation Management Plan
- 1.2 Site Master Plan
- 1.3 Development Plan
- 1.4 Plan of Management
- 1.5 Social Impact Study
- 1.6 Aboriginal, European Heritage and Archaeology Assessment
- 1.7 Interpretive design of heritage and archaeology

### **2.0 DA Documentation**

- 2.1 Concept Masterplan (refer Master Plan adopted by Council)
- 2.2 Concept Design
- 2.3 Concept Landscape Design
- 2.4 Statement of Environmental Effects (including relevant Specialists' studies)
- 2.5 Community consultation to support SEE
- 2.6 Agency consultation to ensure SEE meets agency requirements
- 2.7 Guidance for future agency approvals required for Construction Certificate (i.e., Controlled Activity Approval, s60 Heritage etc)
- 2.8 Response on post exhibition matters if required (e.g., response to submissions)
- 2.9 Dilapidation report
- 2.10 Transport Planning/ Traffic Management Plan
- 2.11 Ecological Impact Study
- 2.12 Bushfire Consultant report
- 2.13 Flood Mapping study
- 2.14 Emergency Management Plan
- 2.15 Feasibility studies: Water, Sewer, Electricity, Seismic risk
- 2.16 Arborist report
- 2.17 Geotechnical study
- 2.18 Quantity Surveyor's report
- 2.19 Certifier's report (if required)
- 2.20 CPTED Strategy (Crime Prevention Through Environmental Design)

### **3.0 Principal Planning Consultant to Coordinate with:**

- 3.1 Relevant Council Departments and other Authorities
- 3.2 Principal Design Consultant (and others)
- 3.3 MCC Community Engagement activities
- 3.4 Reflections Holiday Parks
- 3.5 Contamination Consultant
- 3.6 Site Auditor

**List of Consultant Documentation (i.e. Studies; Reports; Drawings; Specifications) that are expected to be made available to the Principal Planning Consultant:**

- 1.0 3-D CAD Scan of the existing pumphouse building (Cloud Point Survey)
- 2.0 Long term Environmental Management Plan
- 3.0 Site Survey
- 4.0 Survey of subsurface structures
- 5.0 Arborist Report
- 6.0 Walka Water Works Remediation Action Plan (2022)



## Background Context Information – Master Plan Concept Scoping

### 1.1 Past and Current Status

Between 1882-1887, Walka Water Works was constructed and serviced both the Newcastle and Maitland region until 1945. It was designed for a total of 50,000 people to match the growth of the mining settlements. The main pumphouse and chimney was constructed from Italianate polychrome bricks providing an example of Victorian Industrial Architecture. It is this architecture and heritage value that was later classified by the National Trust in 1976, later being reopened in 1984 due to the formation of a trust to restore the complex. An initial concept and masterplan were carried out a part of this in 1987.

Walka Water Works was added to the NSW State Heritage Register in 1999 having demonstrated its importance in the course of cultural or natural history in NSW while also having a strong association with communities and cultural groups (Based off criteria from the State Heritage Register). It has also gained National Engineering Significance due to the sites industrial and mechanical history.

In 2008, consultants were engaged to assess the degree of contamination, finding chemical contamination of soil, sediments and water but was below the assessment criteria. Asbestos was found in the Pumphouse, Power station and Sand Filter Beds, and any high-risk items identified were actioned to ensure suitable use. Later, in 2021, the consultants provided Maitland City Council with a current assessment finding asbestos contamination that required significant remediation in the interests of public health. A remediation action plan (RAP) has been completed for Walka Water Works outlining the proposed staged method of remediation.

Maitland City Council is currently working with the State Government Stakeholders to secure funding and approvals to complete all stages of these works. It is the intention that these works run concurrent to the staged redevelopment of the Walka Water Works site including the pumphouse, Power Station lawn, eastern lawn, reservoir beach etc. Maitland City Council continue to work closely with Crown Lands on funding to complete remediation works at Walka as well as continuing to seek funding opportunities to progress the complete vision.

The site was closed in February 2022, due to contamination found at the pumphouse, Power Station lawn, beach, and eastern lawn. Portions of the site were reopened to the public in December 2022 under controls.

In September 2022, Maitland City Council, Crown Lands and Reflections entered a Memorandum of Understanding ('MOU') in order to pursue opportunities to obtain funding for the rehabilitation and development of Walka Water Works. These works are in accordance

with the vision articulated in the *Maitland Destination Management Plan 2020-2030*, to allow the site to become an iconic visitor attraction for the city.

Current community concerns include the opportunity for ongoing community engagement and the consideration for environmental impact. Fifteen individuals have been brought into a Community Liaison Group and will help inform the future of the staged reopening and redevelopment of Walka Water Works. This will enable two-way communication and engagement between Council, its partners in the works and representatives of the Maitland community through Stage 1 works. Initial meetings of this group are being facilitated by a suitable qualified external party.

## **1.2 Stakeholder Outlines for the Master Plan Concept**

The stakeholder objectives during the redevelopment are to develop a strategic partnership between Maitland City Council, Crown Lands, and Reflections Holiday Parks to remediate and transform Walka Water Works into a tourism destination. This will ensure the project delivers strong financial and economic outcomes in harmony with the environment and heritage landscape, with the capacity to grow over time.

Maitland City Council commits to ensuring the Maitland LGA is provided with services relating to planning, development and construction, economic development, community services and environmental management. This is achieved via the elected representatives (Councillors) and other staff at Maitland City Council, who continually work to improve Maitland as an LGA. Maitland City Council are the Crown Land Manager at Walka Water Works and has successfully applied for a Regional Tourism Activation Funding (RTAF2) grant for the site as well as co-contributing \$2 million to the Stage 1 redevelopment works

Crown Lands is managed by the NSW Government and play a large role in the management of publicly owned land. The Crown Land 2031, 10-year strategy ensures the activation of Crown Land to grow tourism and boost regional economies. Crown Lands has contributed \$1.5million to the redevelopment of Walka and are the owner of the site.

Reflections Holiday Parks are located on NSW Crown Land and aim to bring people back to nature providing glamping, camping, cabins, and powered caravan sites. The opportunities provided by their 36 locations, include encouraging people to try new things and enjoying the serenity provided by the Crown Land locations. Reflections have contributed \$1.6million to the redevelopment and are a co-contributor. They will be responsible for the maintenance and day-to-day running of the holiday park.

The community groups that operate within Walka Water Works include Hunter Bird Observers Club, a miniature train club (recently ceased operation), Maitland Park Run, and a Model Yacht Club. The best interests of these key community groups are to be taken into consideration due

to their continued use of the site and their interest in the retention of the natural and built environment. Both the operational groups are represented on the Community Liaison Group.

## **1.3 Main Concept Objectives for the Master Plan Concept**

- Concepts of the site should be based on the understanding of the broad regional recreational context and should be complementary to what currently exists on site due to the nature of its State Significance. It should extrapolate on the concepts articulated in the DMP.
- Enhancing the heritage value of the site with the retention and conservation of existing buildings while employing existing heritage policies and historic background.
- Documenting opportunities for improving public access and community use.
- Ensuring the siting of accommodation is sympathetically integrated into the sites landscape with minimisation of visual impact from the public spaces. This will be done in conjunction with Reflections.
- Documenting opportunities to protect and integrate areas of Indigenous and ecological significance while improving the natural environment through remediation and conservation; creating new habitats and protecting existing habitats.
- Establishing clear principles between the delineation of movement paths such as pedestrian, bicycle, and vehicles. This separation of zones allows for pedestrian oriented development while considering the need for vehicle zones while ensuring Disability Discrimination Act Compliance.
- Ensuring the future use respects the principle of sustained use without environmental degradation. With this, ensuring that sustainability principles are employed.
- Ensuring the concept is designed with longevity, minimising ongoing maintenance and ties into existing and future asset plans created by Maitland City Council.

## **1.4 Suggested Opportunities for the Master Plan Concept**

Since the acquisition of Walka Water Works, there has been many recommended opportunities for the site to offer a viable financial and aesthetic result. As a starting point, the prospectus document ('Priority Destination Hub: Walka Water Works'), based off prior masterplans, gives a baseline of opportunities in which Walka can achieve the desired result as per the Maitland Destination Management Plan.

Current funding from the successful RTAF2 grant totals to \$10million, with the additional funding from Maitland City Council, Crown Lands and Reflections, altogether totalling to \$15.1million.

The high-level Concept Masterplan resulting from this scope will inform and support the future business strategy plan and final masterplan. The suggested opportunities are as follows, however, may not limit aesthetic or creative capacity of the concept master planners. It is crucial that it is integrally linked with the Development Plan.

## Pumphouse Building

- Restoration and enhancement of the heritage listed pumphouse enabling the building to be an accessible (DDA) meeting point for guided walks and bird watching tours, kayak, bike, scooter hire and for general visitor information.
- The addition of a ground floor café and takeaway, combined with an interpretive space that is an introduction and orientation to the site and its history, ecology, wildlife etc.
- Restoration and improved access to upper level to facilitate the operation of a restaurant and/or function area.
- Restoration of the eastern annex to allow for a broad range of functions and events, including weddings or corporate events.
- The addition of a new frontage to the western annex inspired by architectural precedents to incorporate a craft brewery and/or distillery with an outdoor dining area.
- Creating outdoor dining spaces in the rear courtyard connecting the pumphouse with the workshop, which could be used for a small bar, cellar door or artist in residence.
- The creation of a symmetrical formalised garden leading up to the Pumphouse building in keeping with its heritage significance, creating focus on the pumphouse and provides a dominant structure.
- Upgraded ground floor amenities to suit usage in accordance with relevant codes.

## Stage:

- Amphitheatre style stage and seating accessible via a ramp on the Northern side to allow for large scale events which will enhance community use.
- The addition of new amenities below the stage, accessible via the carpark and stairs from the stage.

## Former Filtration Beds:

- Providing a landscaping upgrade to incorporate heritage interpretation of the process and history of the Former Filtration Beds.
- Temporary stage area for large events such as concerts, markets, or heritage events with connectivity to the amphitheatre location.
- Seating, shade structures, power and water to facilitate large events.

## Carpark:

- Additional parking to ensure ease of public access and community use.
- Clearly defined pedestrian and vehicle zones, providing limited access to vehicles to prevent long-term environmental damage.

## Eastern Lawn

- The formalisation of a garden setting suitable for events such as markets, weddings etc. with connectivity to the pumphouse via the eastern annex. Consideration of opportunities to incorporate permanent or temporary art installations to contribute to art and culture of Maitland.

- This can also be used to test commercial activities through pilot initiatives, using temporary infrastructure and pop-up activations serviced through power and water infrastructure installations.

## Secondary Entrance to Site:

- The addition of a rear access road for direct access to the reflections holiday park to define vehicular access to and from Walka Water Works.

## Northern Outdoor Function Space:

- A less formal function space, for medium to large scale events, either independently or as an extension of the eastern lawn.

## Adventure Play Area:

- There is an opportunity to create a unique adventure play and water play experience for children to tie back into the sites water heritage, providing attractive authentic tourism and enhancing Maitland as a tourism destination.
- Identifying opportunities to provide picnic, BBQ, and event spaces for smaller events with the addition of art installations or pavilions on intersecting pathways to bring architectural interest to the southern lawn.

## Shared Pathway Entry Point:

- A formalised entry with interpretation to the Morpeth to Walka Shared Pathway, connecting four priority destination hubs from the Maitland Destination Management Plan including Walka, Central Maitland, Maitland Gaol and Morpeth.

## Miniature Railway:

- Formal entry into the miniature railway experience, a train ride through the reserve with opportunity to expand the days and hours of operation as well as an increased route of travel around the reservoir.

## Walka Beach & Lake:

- Remediation of Walka Beach to provide access to the lagoon, but also presents as a passive play space and launch area for kayaks, and other non-motorised watercraft.
- Integration of water aeration within unique public art using flowing water to prevent the growth of blue-green algae in the lake. This will contribute to the increased presence and interest in public art.

## Commercial Accommodation:

- Identifying opportunities to provide a financially stable revenue streams to maintain the site while providing a bespoke tourism experience for those visiting the site and Maitland.

- Ensuring the accommodation is sympathetically integrated into the landscape to lessen the visual impact from public spaces and respects the heritage significance of the site.
- The addition of a camp kitchen and camping amenities to service 10 cabins and 50 powered caravan sites.
- The addition of secondary accommodation options on the Rutherford side of the reservoir.

## Walking Trails:

- Enhancing natural walks with sculptures, wayfinding, and interpretive signage. There will be interactive experiences such as guided walks, bird watching tours which will originate from the Pumphouse. This will then create potential for running and walking events on these trails. Guided walking tracks are to be prioritised for equal access (DDA).

## Snake Gully Junction

- This is the current turning point for the miniature railway, this could potentially be extended to loop around the lake back to the beginning.

## Pontoon:

- Possible location for various activities including catch and release sports fishing, and remote-control boat launching.

## 1.5 Deliverables for the Master Plan Concept

- Liaising with Maitland City Council and relevant external parties.
- Provide a site and location analysis referring to local LEP and DCP requirements. Reference to surrounding context and community areas.
- Provide an analysis of the current situation of the site and their current uses such as movement diagrams (access, mobility, and egress), constraint diagrams (heritage, environmental) etc.
- Providing a summary of development potential including future expansion, improved maintenance, utilisation, activities and offerings, and heritage significance.
- Review the heritage significance, related policies and gradings of heritage significance.
- Include options for conceptual planning and how they relate to the main objectives provided in the DMP.
- Provide precedent studies of projects of a similar scope.
- Overall visualisation of the concept involving precedents that were studied.
- Ensure all future deliverables are coordinated with the heritage conservation management plan and Development Plan which is being developed in conjunction with the concept & masterplan.



## List of Reference Documents for Background Information

1. Maitland Destination Management Plan 2030
2. Website link: <https://www.maitland.nsw.gov.au/council/your-say/staged-reopening-of-walka-water-works>

### Further Reading:

- a) "A brief history of the land at Walka Water Works and surrounding Council land"
- b) "Regional Tourism Activation Fund – Round 2 – Application RTAF2 – 0053"
- c) "Walka Water Works Contamination Summary – Contamination Assessment"
- d) "Long Term Environmental Plan"
- e) "Live Community Q&A session – 11 May 2023"
- f) "Walka Fact Sheet – Upkeep and Maintenance – June 2023"
- g) "Remediation Action Plan"

### Walka Water Works Community Liaison Group (CLG):

- "Master Presentation – Walka Community Liaison Group – June 2023"
- "MCC Walka Water Works – Meeting 1 notes – 8 June 2023"
- "Walka Contamination Briefing – 20 July 2023"