



Consultation Summary

for the draft
Bays West Place Strategy

NSW Department of Planning,
Industry and Environment

November 2021





Acknowledgement of Country

The Department of Planning, Industry and Environment acknowledges the Traditional Owners and Custodians of the land and pays respect to Elders past, present and future.

We recognise Australian Aboriginal and Torres Strait Islander peoples' unique cultural and spiritual relationships to place and their rich contribution to society.

Aboriginal people take a holistic view of land, water and culture and see them as one, not in isolation from each other. The Bays West Place Strategy is based on the premise upheld by Aboriginal people that if we care for Country, it will care for us.

Consultation summary for the draft Bays West Place Strategy

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Left: Artwork by Nikita Ridgeway

Overview

This document supports the finalisation of the Bays West Place Strategy published by NSW Department of Planning, Industry and Environment. It provides a high-level overview of the feedback we received from the community on the draft strategy, the issues raised in submissions, and how we responded when finalising the Bays West Place Strategy.

Feedback

The draft Bays West Place Strategy was generally well received by the community and stakeholder groups. Feedback covered:

- Glebe Island Bridge
- transport and movement
- the White Bay Power Station site
- housing and building heights
- open spaces and community amenity
- the importance of the working harbour

The community also provided valuable feedback on the vision, the 14 directions and the 6 big moves outlined in the draft place strategy.

We undertook targeted consultation with Aboriginal and Torres Strait Islander peoples, which highlighted the importance of Country, place and engagement.

The community sought further detail on various elements of the place strategy, including:

- building heights
- affordable housing
- land uses
- sustainability
- the future of Glebe Island Bridge
- traffic and transport
- working harbour

These issues are important to the future of Bays West and will be addressed in detail in subsequent stages of the renewal of the precinct.

Changes to the Bays West Place Strategy

The place strategy has been amended in response to the feedback, which has resulted in changes to the directions, opportunities, challenges, and implementation actions.



The place strategy sets the foundation and direction for future work. The work will be informed by the valuable feedback provided by the community and stakeholders during the exhibition of this visionary document for future renewal of Bays West.

Future work

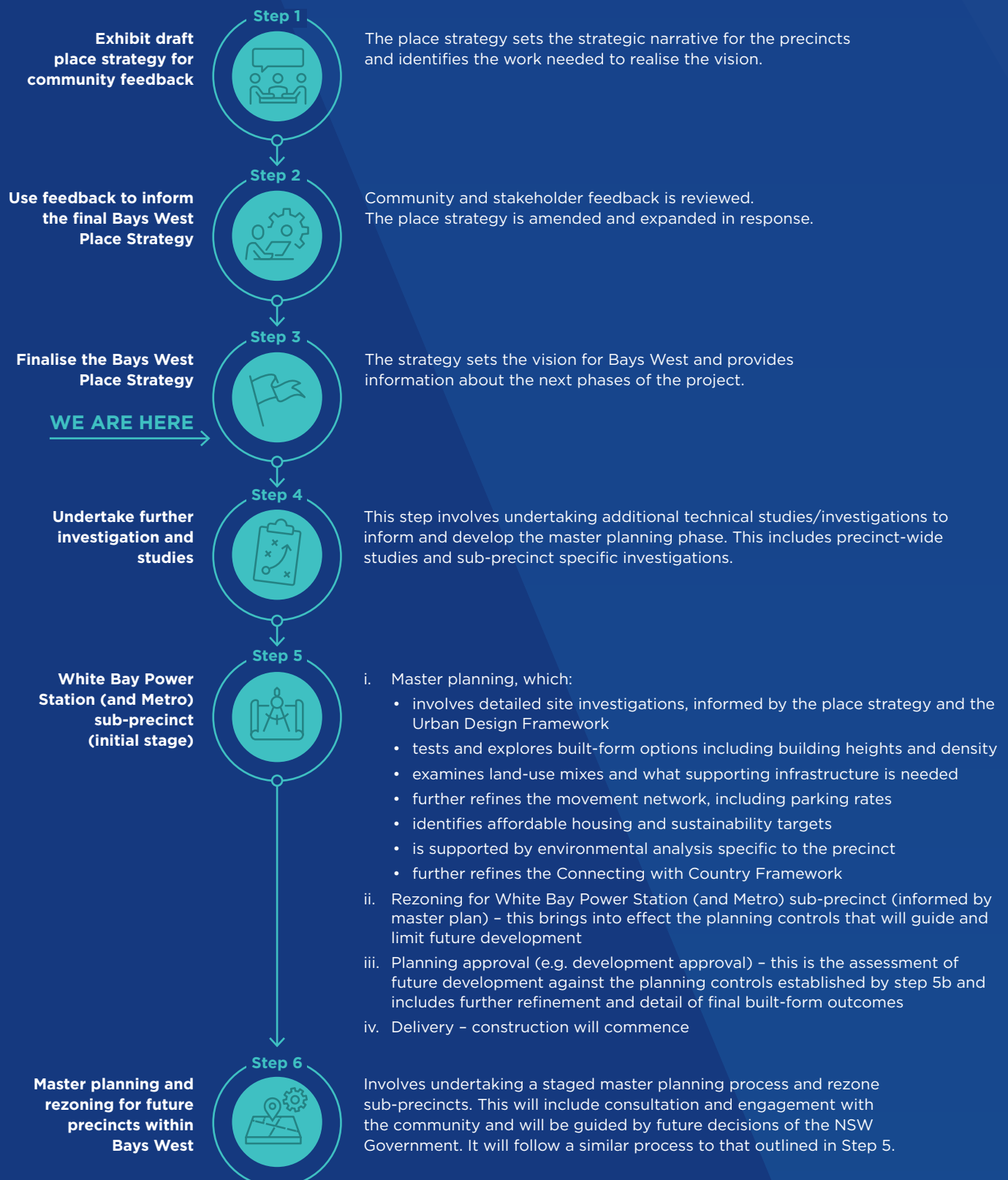
Further work will be completed as part of subsequent master planning stages. The success of Bays West will be dependent on the careful consideration of key priorities for the precinct. This will include

balancing the need to deliver high-quality, extensive public domain and open spaces, a vibrant precinct, world-class sustainability initiatives, and an appropriate mix of housing, commercial and retail to ensure an economically active and viable precinct.

We thank the community for providing its valuable feedback and we are committed to continuing to work with stakeholders to realise the exciting vision for the renewal of Bays West.

Above: Public open space.

Planning process for Bays West



Consultation

In response to the draft Bays West Place Strategy, just **over 900 submissions** were received via survey, Social PinPoint comment, webform, email and post. These informed the finalisation of the Bays West Place Strategy.

The exhibition of the draft Bays West Place Strategy was held from 22 March 2021 to 29 April 2021.

The Department of Planning, Industry and Environment provided several opportunities for the community to get involved and provide feedback.

A wide range of topics were raised during the consultation phase including Glebe Island Bridge, transport, housing, open spaces and connecting to Country.

Additional information and detail requested by the community will be explored and expanded upon in subsequent stages of the renewal of Bays West. The community will be engaged as the precinct continues to evolve.



Face-to-face community information drop-in session held on 29 March 2021 for pre-registered (due to COVID-19 restrictions) stakeholders and members of the public to find out more about the draft place strategy.



2 online information sessions held on 30 March and 19 April 2021.



Targeted **Aboriginal community consultation** undertaken by specialist consultant.



Distributed 41,500 **postcards** (letterbox drops).



Advertisements on Facebook and Instagram, targeting Inner West, Aboriginal and Chinese language audiences.

Digital displays were in the form of desktop billboard and mobile banner advertisements.



9,847 total visits and 95 comments on the **interactive map**.

173 **online surveys** completed.



Print display advertising was placed in *The Sydney Morning Herald*, *The Daily Telegraph*, *Inner West Independent* and *Koori Mail*.



Direct email sent to 199 Bays West precinct subscribers.

What we heard

The draft Bays West Place Strategy was exhibited from 22 March 2021 to 29 April 2021. Submissions were received from a broad range of stakeholders including local councils, peak industry bodies, non-government organisations, interest groups and residents in surrounding areas.

Most frequently raised topics

Glebe Island Bridge

Feedback was received in favour of reinstating Glebe Island Bridge and providing the opportunity for pedestrian and cycling connections to Pyrmont. Concerns were also raised around a need to balance water movements into and out of Rozelle and Blackwattle Bays.

Response: The place strategy now includes a statement to recognise the need to balance the competing priorities of maritime access on the water to Blackwattle and Rozelle Bays and the continuous active link between Bays West and Pyrmont. The NSW Government will continue to investigate future options for the Glebe Island Bridge and has revised Action 21 in the Bays West Place Strategy.

Action 21: NSW Government to investigate options for connectivity between Bays West and Pyrmont, including identification of funding options for the Glebe Island Bridge.

Transport and movement

Ensuring connectivity to, from and within the precinct was raised, with strong recognition of the need for improved walking, cycling and public transport. Submissions also noted concerns that the renewal of Bays West would increase traffic in surrounding areas and noted the absence of reference to light rail and ferries in the precinct.

Response: The new Bays West Metro Station will provide a major opportunity for enhanced public transport connectivity to and from the precinct and will enable reduced reliance on private vehicles. Enhanced walking and cycling links to the Lilyfield Light Rail stop will enable easier connection within the broader precinct and to neighbouring suburbs. The place strategy includes a number of directions under the 'Transport and movement' section, and an action to undertake a precinct-wide transport plan.

Big Move 5: Make the most of the opportunity that a new metro station presents to renew the precinct and surrounds through development which has a strong dependence on public and active transport.

Action 2a: *The Bays West Transport Plan* will guide the future renewal of Bays West to ensure that walking, cycling and public transport are the primary travel modes.

White Bay Power Station

Submissions emphasised support to retain the White Bay Power Station and its adaptive reuse as a potential cultural and creative destination. Submissions also recognised the importance of retaining key vistas to the White Bay Power Station.

Response: The place strategy recognises the importance of the White Bay Power Station and includes a Big Move to repurpose it to become a focal point of the Bays West precinct. Placemaking NSW will seek to investigate future opportunities, as set out in Action 14.

Action 14: Placemaking NSW to continue working with government to remediate and rehabilitate the White Bay Power Station structure to allow future opportunities to be realised.

Housing and building heights

The community raised concerns that the place strategy did not nominate building heights and indicated a preference for lower heights. Submissions also queried what the final land-use mix would be across the precinct. Support was expressed for the provision of affordable housing.

Response: Whilst the place strategy establishes the vision and direction for the renewal of Bays West, the master planning phase to be undertaken for each sub-precinct will inform the location of future land-use, building height and density. A new action affirms the importance of providing affordable housing in the Bays West precinct.

Action 4c: Master planning for each sub-precinct to identify appropriate affordable housing targets in line with NSW Government policy, including opportunities for the provision of housing for the Aboriginal community.

Open green spaces and community amenity

Submissions valued the importance of community use, amenity and access to green and open spaces.

Response: The place strategy elevates the importance of the design of open space and public domain, and Direction 5 has been revised to ensure accessibility is a key component to the delivery of public spaces.

Direction 5: Promote design excellence and embed a people-focused approach to deliver high-quality, accessible and diverse built form and amenity outcomes.

The working harbour

Broad feedback was received in relation to the working harbour and port operational requirements. The continuation of port operations was somewhat supported, while some questioned the practicalities of this being situated next to future residential and commercial development. There was discussion on the likely impact of port activities on new development and vice versa.

Response: The place strategy highlights the integration of the continuing port and working harbour uses as a key component of the future renewal of Bays West. A new action has been incorporated into the Bays West Place Strategy, to ensure any potential land-use conflicts are managed as the precinct evolves over time.

Action 4i: Master planning for each sub-precinct to consider current and future land use and demonstrate strategies to manage potential land use conflicts.

Connecting with Country

The community recognised the importance of Aboriginal people (Wangal and Gadigal) and maritime history in the precinct, which will allow the opportunity to incorporate better place-making, facilities and education. This in turn will provide continued engagement with Aboriginal people and the creation of ongoing cultural and economic legacy.

Response: Following feedback from the community and targeted consultation with our Aboriginal community, the opportunity to create cultural spaces and facilities to support the Aboriginal community has been identified. A new action has also been incorporated into the Bays West Place Strategy to ensure the *Bays West Connecting with Country Framework* can be implemented as the precinct evolves.

Action 10: Develop an implementation plan to support and embed the *Bays West Connecting with Country Framework* to support Aboriginal outcomes as the precinct evolves.

The vision

Submissions referencing the vision stated in the draft place strategy for the Bays West area were largely supportive.

The directions

Broad support was shown for the 14 directions detailed in the strategy that covered 5 key areas. The areas were 'Land use and function', 'Design of places and spaces', 'Transport and movement', 'Heritage and culture', and 'Infrastructure delivery and governance'. There were suggestions on ways to further strengthen the place strategy in these areas. High-level feedback on the 14 directions across the 5 key areas are summarised in the following sections.



Land use and function

The submissions asked for more detail on employment opportunities, building-height controls, density and delivery of housing, affordable housing, retirement/seniors living, port and maritime activities and managing conflicting land uses.

Various submissions suggested relocating the White Bay Cruise Terminal to another area. Relocation of the cruise terminal is outside the scope of the Bays West Place Strategy.



Design of places and spaces

The need for public open green space was recognised and supported, along with the promotion of biodiversity and improved water quality. The submissions asked for greater detail on various aspects of the design, including open space, community amenity, car parking and carbon neutrality. Topics raised included the importance of public open space and open vistas for public amenity, management of noise to help deliver amenity and enhancing well-being with cafés, restaurants and walks.

Left: White Bay Power Station lit up in the evening.



Transport and movement

Transport and movement were popular themes across the submissions, including a recognised need to prioritise good connectivity both within and around the precinct. Concerns about increased vehicular traffic were raised, reflecting broad support for improved walking, cycling and public transport options.

There was strong desire for walking and cycling paths to provide better foreshore access and connectivity with existing paths linking to surrounding suburbs.



Heritage and culture

The draft strategy was commended for its inclusion of heritage as a key focus. There was consistent acknowledgement of respect for industrial heritage, maritime identify, the working harbour and local First Nations history and culture.

Submissions requested greater clarity on how the heritage value of the industrial and maritime character of the area will be upheld in the new development. They emphasised the importance of maintaining the strong presence of significant heritage items within the precinct, including providing view corridors to the White Bay Power Station, Glebe Island Bridge and the silos.

There were suggestions to strengthen the social integration of the port and local First Nations culture. This included interacting with the community through provision of cultural centres or museums as part of the renewal of Bays West.



Infrastructure delivery and governance

There was a desire to understand how differing interests will be preserved as the precinct develops over time. The draft Bays West Place Strategy was recognised as a framework for the public and private sector to work collaboratively. It was suggested a lead agency be identified to oversee the project.



Above: The original Glebe Island Silos as photographed in 1934. Courtesy of State Library of NSW.



Left: Buses will provide connections to surrounding communities.

The big moves

Across most submissions, there was support for the 6 big moves detailed in the place strategy. High-level feedback on each big move is summarised in the following sections.

Big Move 1 Repurpose White Bay Power Station to become a focal point of the precinct

Submissions supported the repurposing of the White Bay Power Station and its transformation to a potential cultural and/or creative destination. There was support for the 'non-negotiables' around respect for its heritage and landmark qualities.

Big Move 2 A crossing from Bays West to Pyrmont to create more convenient and direct active transport connections

There was feedback both supporting and opposing a crossing from Bays West to Pyrmont. There was stronger support for reinstating the Glebe Island Bridge as opposed to constructing a new bridge.

Submissions queried and sought more detail on how the existing Glebe Island Bridge could accommodate 2 competing uses - pedestrian travel and accommodating the movement of vessels connecting Rozelle and Blackwattle Bay with the broader Sydney Harbour.

Big Move 3 Connect community to water wherever possible while recognising the working harbour and port operational requirements

Overall, community connection to water was supported. However, submissions recognised the need to balance working harbour operations with community access. It was also noted that due to safety concerns these uses may be challenging to integrate.

Submissions also recognised the importance of the working harbour and port activities, while raising concerns over the compatibility of port operations with residential development and foreshore access. Many submissions acknowledged that working harbour elements are needed to maintain the harbour. However, these submissions queried whether industrial port requirements could be focused elsewhere.

Big Move 4 Deliver a significant connected, activated public open space near the water at an early stage

The delivery of public open space near the water was well supported, as was integrating the open space with the White Bay Power Station, connecting with Country, and catering for a range of active and passive uses. Submissions also recognised that the open space is an opportunity to showcase the maritime and working harbour uses.

Big Move 5 Make the most of the opportunity that a new metro station presents to renew the precinct and surrounds through development that has a strong dependence on public and active transport

There was appreciation for a new metro station and support for the opportunity for improved public and active transport in the area.

Big Move 6 Enable a world-class harbour foreshore walk

Submissions consistently supported the creation of a world-class harbour foreshore walk.

Aboriginal consultation

We undertook targeted consultation with Indigenous peoples to get their views on the place strategy. The feedback received from the community is summarised in the following sections.

Important place

Recognise the importance of Aboriginal people and maritime history with opportunities to build on existing enterprises such as the Tribal Warrior. The delivery of a tourist/educational venture to enable the learning of Aboriginal history for visitors to the place was recognised. The place strategy should provide opportunities for storytelling, providing income streams to Aboriginal people and the creation of cultural and economic legacy.

Engagement

Ensure Aboriginal interests and perspectives are included throughout the project lifecycle, with targeted consultation with Aboriginal people.

Opportunity

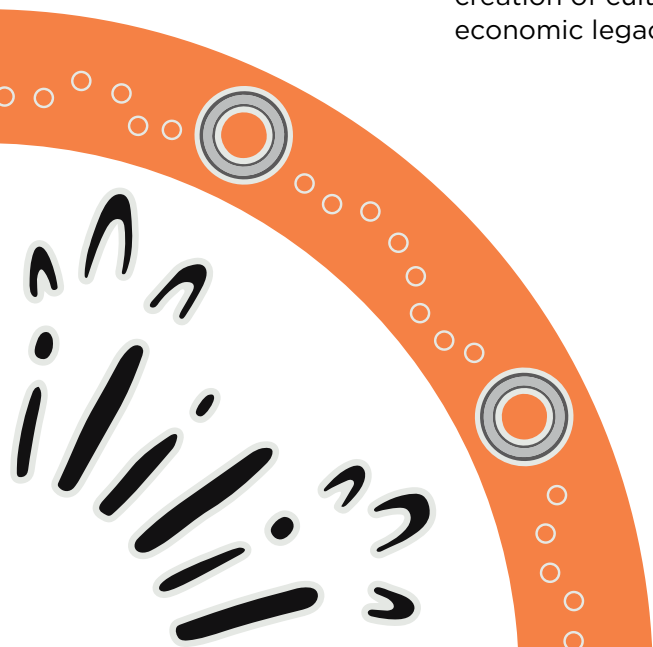
Enable Aboriginal empowerment through economic and educational investment. Create opportunities to boost employment and build a cultural hub space for education and training purposes.

Country

Seek to repair waterways within the area through initiatives such as targeted involvement of local Indigenous stakeholders in land and water management. Protect areas identified by the local Aboriginal community and areas noted in the Connecting with Country Framework.

Planning for the future

Include Wangal and Gadigal people in the renewal of the precinct, with clear pathways for their involvement and support for the development of the Aboriginal community.



How we responded to feedback

The community and stakeholders largely supported the provisions of the draft place strategy. Many submissions requested additional information and details. The place strategy is a significant step toward the renewal of Bays West – but it is only the first step. While it includes guidance for the future of Bays West, it also identifies a significant body of work we must undertake to realise the vision, including ongoing consultation with stakeholders and the community.

Future work

Much of the detail and additional information requested by the community will be explored and expanded upon in subsequent stages of the renewal project. We will give the community the opportunity to comment at various stages as the renewal of Bays West evolves. The master planning of each sub-precinct will occur in stages, with the White Bay Power Station (and Metro) sub-precinct as the first stage.

The valuable feedback already provided by the community on the renewal of Bays West will inform and shape this future work. Additional actions have been included to ensure that the feedback provided is addressed by all those involved in the delivery of the precinct.

Feedback

Based on the feedback we received, we have updated the final Bays West Place Strategy to include:

- amendments and clarifications to directions, ensuring opportunities to realise improved biodiversity, accessibility and continued cultural practices
- an update to Big Move 2, 'Reinstate a crossing from Bays West to Pyrmont to create more convenient and direct active transport connections'
- new opportunities to enhance biodiversity, provide cultural spaces and facilities, undertake ongoing engagement with communities, and source investment ideas for White Bay Power Station
- the recognition of the challenge to improve the ecological value

of the precinct

- expansion of the actions to ensure that the issues raised by the community will be addressed in subsequent phases of the project, including:
 - governance
 - sustainability
 - housing
 - infrastructure and delivery
 - future land uses
 - connecting with Country.

The Strategic Place Framework has been updated to capture the amended directions, and the Urban Design Framework will be further updated as part of the master planning of the first sub-precinct. This update will include revisions in response to detailed feedback provided by the community and Inner West Council.

What's next

The place strategy sets the foundation and direction for future work. This future work will be informed by the valuable feedback provided by the community and stakeholders during the exhibition of this visionary document, which will define the future of Bays West.

We recognise that there is significant further work to do in this precinct in subsequent master planning stages. To ensure that the renewal of the precinct achieves the best possible outcomes for the community, we need to find the right balance between ongoing strategic maritime and ports uses and new development.

The success of Bays West will depend on careful consideration of key priorities for the precinct. This includes balancing the need for high-quality, extensive public domain and open spaces and the desire for a vibrant precinct with world-class sustainability and the provision of affordable housing. We must also ensure the precinct is economically achievable. The department is committed to continuing to work with stakeholders to realise the exciting vision for the renewal of Bays West.

We recognise that consultation does not stop here. We will welcome further valuable community and

stakeholder input during the master planning, rezoning and future development applications phases, with construction to commence following approvals.

The NSW Government is delivering significant infrastructure projects in the precinct, including; Sydney Metro, WestConnex, Western Harbour Tunnel and Rozelle Railyards, as the White Bay Power Station (and Metro) sub-precinct evolves.

Register on our website your interest in the future of Bays West and we will keep you up to date with the project over the coming months and years.

Supporting documents

Feedback from stakeholders and the community also included comments on the draft place strategy's companion documents: Strategic Place Framework, Urban Design Framework, Connecting with Country Framework and Bays West Sustainability Discussion Paper.

Feedback from the community sought further detail on various elements of these documents. This will be addressed as part of the master planning of the first sub-precinct, which will include updating these documents where required.

Image: Artist's impression of potential opportunities for the future of White Bay. Courtesy of Terroir with collaborators.

