

November 2021

Bays West Place Strategy FAQ

This document answers frequently asked question regarding the Bays West Place Strategy.

What is the Bays West Place Strategy?

The Bays West Place Strategy sets out a vision for the Bays West precinct, as well as some of the steps that community, public and private sectors can take towards realising the full potential of the area.

What are the next steps for the Bays West area?

With the finalisation of the Bays West Place Strategy, the department is currently preparing the master plan for the White Bay Power Station (and Metro) sub-precinct which will be the first stage of renewal in Bays West. The master plan will be publicly exhibited in 2022, allowing the community and stakeholders to comment on this next step towards realising the vision for Bays West. The master plan will inform rezoning work that will establish planning controls to guide future development.

You can [subscribe for email updates](#) on Bays West via our website and will keep you up to date with everything that's happening.

Is the place strategy supported by technical studies?

The Bays West Place Strategy was accompanied by technical reports. These reports were provided during public exhibition to demonstrate how the place strategy was developed.

The Strategic Place Framework is a strategic document that captures the background analysis that informed the 14 directions and the structure plan within the draft Bays West Place Strategy. The Strategic Place Framework includes a review of relevant government policy that has steered the place strategy.

The draft Urban Design Framework provides principles and early considerations that will be used to inform future detailed site and sub-precinct investigations and master planning. The Urban Design Framework includes a draft Sustainability Framework and a draft Connecting with Country Framework. An updated Urban Design Framework will be one of the documents that supports the first master plan for the White Bay Power Station (and Metro) sub-precinct. We will continue to expand and update the Urban Design Framework over time as we undertake further detailed investigations for different parts of Bays West.

How will the place strategy guide the renewal of Bays West?

The place strategy will guide the renewal of Bays West over the coming decades by setting out a vision and plan for Bays West's continuing evolution. This place strategy will underpin future master plans that support rezoning of different parts of the precinct. The master plans and

associated rezonings will provide more detailed information to guide and control development. This will include development controls and infrastructure contribution requirements.

When will redevelopment of the White Bay Power Station and Bays West start?

The NSW Government is at the beginning of a lengthy process to develop, with community and stakeholder input, plans for the Bays West area including White Bay Power Station.

In developing plans for the area, the department will work with other NSW Government agencies to ensure detailed planning proceeds alongside planning for major projects occurring in the area, including Sydney Metro's [The Bays Station](#).

How does the place strategy address Aboriginal culture and the importance of Country?

Country-led perspectives are an important element of the Bays West Place Strategy to ensure Country is considered throughout the renewal of Bays West. The place strategy envisions all future development in Bays West will recognise Country and its significance within Aboriginal cultures.

A Bays West *Connecting with Country framework* was developed to emphasise the importance, the relevance, and the power of connecting with Country. It identifies opportunities in Bays West to ensure that Country is considered in each phase of development, with the chance to expand and build upon it at all levels of governance, design, and experience.

The Bays West *Connecting with Country Framework* is in line with the Government Architect NSW's draft *Connecting with Country Framework*. Work on the draft Bays West Place Strategy was developed with on-Country input and advice from a Traditional Owner of the land.

Has the place strategy taken into account previous work undertaken by government in this area?

In 2015, the NSW Government launched the [Bays Precinct Transformation Plan](#). This included 7 key actions, one of which was repurposing the White Bay Power Station.

The Bays West Place Strategy has been developed using the Transformation Plan and previous work undertaken by Urban Growth NSW (now Infrastructure NSW) along with community feedback.

Where appropriate, the place strategy incorporated the actions outlined in the previous work. This included working towards the repurposing of the White Bay Power Station.

Has development of the place strategy been coordinated with other precincts and projects?

The Department of Planning, Industry and Environment has worked with stakeholders to ensure that the place strategy considers neighbouring precincts and major projects in the area. This includes the Pyrmont, Blackwattle Bay and Tech Central precincts as well as Sydney Metro West, WestConnex and the Western Harbour Tunnel.

The place strategy anticipates that the future Bays West will be well connected to neighbouring suburbs and precincts.

What other major projects are being undertaken in or close to the Bays West area?

There are several major projects that are under development in the Bays West area. These include:

- WestConnex – visit the [WestConnex website](#) for further information
- Western harbour tunnel - visit the [Transport for NSW website](#) for further information
- Sydney Metro West – visit the [Sydney Metro website](#) for further information

What is Sydney Metro West?

Sydney Metro West will double rail capacity between Greater Parramatta and the Sydney CBD, with a travel time target between the 2 centres of about 20 minutes. A metro station at The Bays will deliver metro rail to the area for the first time, providing fast, frequent, and easy to use connections to the Sydney CBD and the western suburbs.

The Bays Station will be located between Glebe Island and the White Bay Power Station with an entrance to the south of White Bay.

The station will promote walking and cycling links and prioritise easy connections with other public transport modes. It will be fully accessible, with level access between platforms and trains.

The Bays Station will connect Bays West to the surrounding area, serving the communities of Balmain, Rozelle and Blackwattle Bay and act as the catalyst for the long-awaited renewal of Bays West.

Sydney Metro will lead the concept design for development of the Bays Station Precinct. Sydney Metro will work with the community to help shape the plans for the Bays Station Precinct.

Construction on Sydney Metro West began in 2020 and is on track to be completed by 2030.

Does the place strategy allow for port activities to continue?

The place strategy anticipates that port and maritime activity within Bays West will continue.

As the precinct evolves over time, landowners and stakeholders will work together to establish future land uses. Port Authority of NSW will work with stakeholders to consider how the future port and maritime functions can evolve and innovate to complement the other future land uses within the Bays West area.

How does the place strategy address the repurposing of White Bay Power Station?

The Bays West Place Strategy identifies White Bay Power Station as a focal point within the precinct. The place strategy seeks to:

- ensure integration with the new public open space, the wider precinct and surrounding area.
- maintain the historic view lines to and from the building.
- respect the heritage and scale of the built form by maintaining the enclosed areas where appropriate.
- retain and respect the prominence and landmark qualities of the power station.

The White Bay Power Station is a state-listed heritage item and will need to be considered accordingly. Place Management NSW is responsible for care and maintenance of the White Bay Power Station and compliance with the requirement of the NSW Heritage Act 1977.

Heritage restoration and remediation works are now underway at the White Bay Power Station and are being completed by Place Management NSW.

Does the place strategy determine the future of Glebe Island Bridge?

The place strategy acknowledges the importance of the Glebe Island Bridge and it is a potential future location for a crossing from Bays West to Pyrmont. It may provide an active travel connection (walking and cycling) to Pyrmont.

The Bays West Place Strategy calls out the opportunity to value and respect the heritage of the structure and its history while planning for its future.

The NSW Government will continue to explore options for the crossing at Glebe Island Bridge in consultation with stakeholders.

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