

Bays West

This document answers frequently asked questions about planning for the Bays West precinct

What happened after the Stage 1 Rezoning Proposal exhibition?

The department has reviewed all feedback provided during the public exhibition and has finalised the rezoning. A recommendation was made to the Minister for Planning and Homes to adopt the new planning controls.

What is a Design Guide?

Stage 1 rezoning includes a Design Guide that has been informed by technical studies and investigations. The Design Guide will control and guide future detailed design development and approvals within the White Bay Power Station (and Metro) sub-precinct.

The Design Guide sets out built form and urban design requirements to ensure high-quality development that improves public domain, protects heritage and enhances amenity.

How much housing will be provided in Stage 1? How much will be dedicated to affordable housing?

Stage 1 of the precinct was always envisaged to have a comparatively low residential land use component compared to later stages – currently up to about 250 dwellings (approximately 23,900sqm of gross floor area). The rezoning package includes an Affordable Housing Program that provides a robust and flexible framework for affordable housing contributions from day one. The program proposes that an affordable housing contribution rate of 7.5% of the total floor area for residential use will be for affordable housing. By establishing the affordable housing contributions framework now, it can then be expanded as later stages of the precinct (with greater residential components) are master planned and rezoned. The target for affordable housing in future stages could be higher, noting Stage 1 is delivering significant areas of open space and other infrastructure to support the wider precinct.

Why has residential use been limited to potentially 250 new homes in the sub-precinct?

The wider Bays West Precinct urban renewal will start with Stage 1, which will support a range of activities such as commercial, retail, cultural, community and working harbour. The proposed land-use mix and urban renewal of Bays West is an opportunity for day and night-time activation that will generate and support economic activity. Master planning and development of future sub-precincts will provide opportunities for other land uses including residential.

What is the Affordable Housing Program and how will it work?

The Affordable Housing Program outlines the requirement and operational detail for the affordable housing contribution that will operate in Bays West Stage 1. It establishes the contribution rate and how and when payments are made.

How does the rezoning proposal address Country? How will Country be reflected in the precinct?

Country and its significance within Aboriginal cultures will inform all planning for Bays West. The Bays West Connecting with Country framework aims to ensure 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 principles of designing with Country have been embedded throughout the rezoning package, including the supporting documents. Design of the precinct has been led by the concept of a Water Songline, which represents an invitation to care for Country.

The Design Guide includes specific provisions relating to Country throughout the document ensuring that Country and design are intertwined as the precinct is delivered

The Design Guide contains planning controls and objectives to:

- Ensure development acknowledges and embeds Country, and how the design first and foremost heals Country
- Ensure locally connected Aboriginal community voices are embedded in development of the precinct
- Provide opportunities for collaboration and co-designing with Aboriginal and Torres Strait Islander peoples for development in the precinct
- Celebrate Aboriginal culture and language through opportunities to name locations and streets in local traditional language or implement dual naming in collaboration with the locally connected community and a community endorsed language expert
- Deliver the Bays West Stage 1 Master Plan Connection to Country strategy to celebrate and enshrine the design principle of a Water Songline that mixes Sweetwater, Bitterwater and Saltwater, and the precinct as a place of knowledge, learning and power.

Country will inform the design and development of the precinct including the creation and design of open space, sustainability measures and community infrastructure. This has been informed by targeted engagement with First Nations people as part of the planning for Bays West.

How will social infrastructure be provided and located?

The Stage 1 Master Plan explores and identifies opportunities to deliver social infrastructure as part of Stage 1, which will benefit the other sub-precincts in Bays West and surrounding communities. The rezoning allows for the delivery of the following social infrastructure as part of Stage 1:

- Multipurpose library and hub
- District cultural spaces
- Early education/childcare
- Local cultural/theatre space
- Indoor recreation centre.

How will traffic be managed in the precinct? What is being planned to deal with increased traffic?

The Stage 1 Master Plan aims to promote active and public transport and reduce the need for private vehicle use in the precinct. The new Bays Metro station is located within Bays West Stage 1 and, together with new pedestrian and cycle links and local streets, will encourage greater walkability, active transport and public transport use.

The rezoning for Stage 1 seeks to restrict parking in Bays West Stage 1 to reduce car use. A 5% private vehicle mode share target is being set through the rezoning proposal, which will seek to limit private vehicle trips to 5% of all trips. This will be achieved by delivering supporting infrastructure such as bicycle parking and bicycle lanes, and prioritising walking and cycling over private vehicle movements. The rezoning for Stage 1 also sets maximum car parking rates, limiting the amount of parking spaces provided in the precinct.

The successful integration of Bays West into the Sydney transport network is fundamental to achieving the vision set out in the Bays West Place Strategy.

How high will the buildings be?

Building heights will range from 4 to 25 storeys. The overall scale and height of the precinct responds to the importance of protecting views to key elements such as the White Bay Power Station.

The Stage 1 draft Master Plan showed the maximum number of storeys as 22 storeys. The resulting increase in the maximum building height from the exhibited proposal relates only to two towers in the Southern Development Block. This is supported by the requirement that future development for these towers can be achieved if design excellence and sustainability outcomes are achieved. The increases to height are located in the most southern part of the site, avoiding any significant impact on future open spaces access to sunlight.

How much open space will be provided in the precinct?

The rezoning proposal for Stage 1 will enable delivery of about 4.16 hectares of new public open space, which includes around 2ha of green open space including White Bay Park.

What land uses are proposed in the precinct?

The Bays West Stage 1 Master Plan includes future uses that envisage an employment-led precinct with limited opportunities for residential development. Stage 1 will form the nucleus of the wider Bays West precinct and support a range of activities such as commercial, retail, cultural, community and working harbour.

The land-use mix and urban renewal of Bays West is an opportunity for day and night-time activation that will generate and support economic activity. Master planning and development of future sub-precincts will provide opportunities for other land uses including residential.

Where will the bus stops be?

An indicative location of future bus routes and stops to service the new metro station has been identified as part of the Stage 1 Master Plan. The final location of bus stops is subject to change and is dependent on the final design of the street network. As the sub-precinct is likely to be delivered in a staged manner, the street network may need temporary bus stop locations to allow passengers to interchange at the future Bays Station.

How will the sub-precinct connect to Rozelle Parklands?

A proposed pedestrian and cycling path under the Victoria Road overpass will link Rozelle Parklands to Bays West Stage 1.

How will future pedestrian and cycling connections to the sub-precinct be delivered and where will they be?

The sub-precincts will include a network of pedestrian and bicycle shared paths and dedicated routes, supported by end-of-trip facilities and bicycle parking.

The proposed pedestrian and cyclist network in the precinct has been developed to support and provide wider regional connections between the Rozelle Railyards, White Bay, the metro station, the Anzac Bridge, Glebe Island, Pyrmont and the Sydney CBD in the future. The NSW Government is also investigating a potential reinstated crossing at the Glebe Island Bridge.

The cyclist and pedestrian network will be delivered over time as the precinct develops and will be key to prioritising active and public transport over private vehicle use.

Will there be facilities such as a library, shops, galleries, cafes and theatres for the community to use?

The revised Bays West Stage 1 Master Plan outlines a commercial and employment-led precinct around The Bays Metro station.

Stage 1 will form a centre for the wider Bays West precinct and support retail, cultural, community, residential and working harbour land uses.

The proposed land uses could include day and night-time activation that will generate and support economic activity.

What methods will be used to ensure the area is designed to a world-class standard? Will there be a design competition?

The development of a Design Excellence Strategy for the precinct (that follows the NSW Government's guidelines on the delivery of design excellence) uses a range of methods including:

- Design Competitions for the key buildings and public spaces,
- Design Review Panels where appropriate, and
- Adopting good design principles using the Government Architect's tools such as their Guidelines on Implementing Good Design.

Are the artist's impressions of the buildings exactly what will be built?

Indicative illustrations show the heights and volumes of buildings with the final detailed design of buildings to occur at a later stage.

Will there be a school?

Based on anticipated levels of residential land use in Stage 1, a new school is not expected to be required as part of Stage 1. However, this will be reassessed as subsequent sub-precincts within Bays West are developed.

Will access to the port and White Bay Cruise Terminal be affected as the area around the new metro station is developed?

The Stage 1 Master Plan ensures access and connectivity is maintained in the precinct. This may include changes to the existing road network as the precinct is developed.

Does the planning for Bays West allow for port activities to continue?

It is anticipated 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 continue to work with stakeholders to consider how the future port and maritime functions can evolve and innovate to complement the other future land uses within Bays West.

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 plans for the Bays West area including White Bay Power Station. The department will work with other government agencies to ensure detailed planning proceeds alongside planning for major projects in the area, including Sydney Metro's Bays Station.

The community and stakeholders will be consulted on the plans. Staged remediation and conservation works have started in the White Bay Power Station, which is an important step for future adaptive reuse as part of Bays West Stage 1.

How will the White Bay Power Station be used?

The Bays West Place Strategy identifies White Bay Power Station as a focal point within the precinct. Planning in Bays West 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 building by maintaining the enclosed areas where appropriate, and
- retain and respect the prominence and landmark qualities of the power station.

The exact use for the White Bay Power Station is not yet defined. This will be subject to further work being led by Placemaking NSW, the government owner of the site and developer of Stage 1.

How has the heritage value of the White Bay Power Station been considered?

The White Bay Power Station is a state-listed heritage item. Placemaking NSW is responsible for care and maintenance of the White Bay Power Station and compliance with the requirement of the NSW Heritage Act 1977.

The NSW Government is looking to identify the best possible land use that will make the most of this incredible heritage asset. The future land use of the White Bay Power Station is to be integrated within Bays West and will ensure that the land uses are complementary.

Heritage conservation and remediation works are now under way at the White Bay Power Station and are being completed by Placemaking NSW.

Is a light rail extension to the area still being considered?

The current proposal for Bays West does not include an extension to the light rail. Instead, the Bays West Place Strategy (November 2021) and the Stage 1 draft Master Plan are focused on the opportunities created by the provision of the future Bays Metro station and the active and public transport connections.

Can the government land on the foreshore be closed off for ticketed events such as New Years Eve?

Detailed design of the future public domain has not been completed at this stage, but it is intended that the open and public spaces in Bays West will allow a range of uses, including designing for a range of events.

What is the Bays West Place Strategy?

The Bays West Place Strategy is a plan for the future development of Bays West that:

- sets out a vision for the Bays West precinct, as well as outlining steps that the community, public and private sectors can take to realise the area's potential,
- will guide the renewal of Bays West over the coming decades, and
- underpins future master plans that support rezoning in Bays West.

The Bays West Place Strategy was finalised in November 2021 after being exhibited for public comment from 22 March to 29 April 2021.

What is happening with master planning and development of the rest of the Bays West Precinct?

Master planning and rezoning for areas outside this first stage is subject to further investigation by government. Any master planning and rezoning work will be informed by the Bays West Place Strategy.

What is happening with Glebe Island Bridge?

The Bays West Place Strategy acknowledges the importance of the Glebe Island Bridge. It may provide an active travel connection (walking and cycling) from Bays West to Pyrmont.

The Bays West Place Strategy identifies 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.

Does planning for Bays West take into account previous work 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 was developed using the Transformation Plan and previous work undertaken by Urban Growth NSW (now Infrastructure NSW) along with community feedback.

Has the planning for Bays West been coordinated with other precincts and projects?

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

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

Major projects in the Bays West area include:

- WestConnex,
- [Western Harbour Tunnel](#), and
- Sydney Metro West.

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 key locations like Parramatta, Sydney Olympic Park, Pyrmont and the Sydney CBD.

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 include connections 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 design for the Bays Station Precinct and 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.