

March 2021

## Draft Bays West Place Strategy

This document answers frequently asked question regarding the draft Bays West Place Strategy. This document will be updated throughout consultation on the draft Place Strategy.

### Is the draft Place Strategy supported by additional documents?

The draft Bays West Place Strategy has been informed by the following technical reports. These technical reports have been provided during public exhibition to demonstrate how the draft Place Strategy was developed.

#### Draft Strategic Place Framework (SPF)

The SPF is a strategic document, providing the background analysis that informed the 14 directions and structure plan within the draft Bays West Place Strategy. The SPF includes a review of relevant government policy.

#### Draft Urban Design Framework (UDF)

The UDF provides principles and early considerations to inform future detailed site and sub-precinct investigations and master planning. The UDF includes a draft Sustainability Framework and a draft Connecting with Country Framework. The UDF will expand over time as further detailed investigations are undertaken for different parts of Bays West.

### What is the Bays West Place Strategy?

The Bays West Place Strategy, when finalised, will set 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 precinct.

### 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 Masterplans that support rezoning of parts of the precinct to guide developments in the area, as well as development control and infrastructure contribution plans that will be put in place before developments occur.

### How will stakeholders and residents shape plans for Bays West?

All community and stakeholder ideas and feedback received during the draft Bays West Place Strategy exhibition will be addressed and a final draft will be submitted to the Minister for Planning and Public Spaces ahead of finalisation.

### When will redevelopment of the 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 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 draft Place Strategy address Aboriginal culture and the importance of Country?

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

A draft *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 responded to in each phase of development, with the chance to expand and build upon it at all levels of governance, design and experience.

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

### Has the draft 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 seven key actions, one of which was repurposing of the White Bay Power Station.

The draft 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 draft Place Strategy seeks to take forward and incorporate the actions outlined in the previous work. This includes working towards the repurposing of the White Bay Power Station.

### Has development of the draft Place Strategy been coordinated with other precincts and projects?

The Department of Planning, Industry and Environment has worked with a mix of stakeholders to ensure that the draft Place Strategy takes into account 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 draft Place Strategy anticipates that the future Bays West will be well connected to neighbouring suburbs and precincts. It therefore, acknowledges the [Pyrmont Peninsula Place strategy](#) that was finalised in late 2020.

A NSW Government working group meets regularly to coordinate projects and activities within the Bays West area and neighbouring precincts with the aim of ensuring that all project objectives in the area are aligned.

## 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 are outlined below.

### WestConnex

Construction is under way. Please visit the [WestConnex website](#) for further information.

### Western harbour tunnel

Please visit the [Transport for NSW website](#) for further information.

### Sydney Metro West

Sydney Metro West will double rail capacity between Greater Parramatta and the Sydney CBD with a travel time target between the two centres of about 20 minutes. A metro station at Bays West 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 would 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.

Beginning with the land surrounding the new metro station, this transformation will take place into the future. 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 draft Place Strategy allow for port activities to continue?

The draft 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 draft Place Strategy fit in with the Sydney Harbour Strategy?

The NSW Government is developing a Sydney Harbour Strategy to help define the ongoing maritime uses in Bays West and other harbour precincts. The strategy provides an opportunity to balance competing visions for different parts of the Sydney Harbour foreshore.

The final Bays West Place Strategy will support the Sydney Harbour Strategy to ensure the long-term success of the working harbour, while integrating commercial, residential, and other land and maritime uses in the area.

### How does the draft Place Strategy address the repurposing of White Bay Power Station?

The draft Place Strategy identifies the 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 curtilage 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 are responsible for care and maintenance of the White Bay Power Station and compliance with Heritage Act requirements.

The NSW 2021 Budget made provision of \$14million to fund some maintenance requirements for White Bay Power Station. Specific items included in this scope are structural and weather protection repairs to chimneys, coal conveyor, boiler room, entertainment hall and control room, plus fire protection and other items.

Ownership of the White Bay Power Station has recently been transferred to Place Management NSW within the Department of Planning, Industry and Environment.

### Does the draft Place Strategy determine the future of Glebe Island Bridge?

The draft 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 draft 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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