WATCH THIS SITE!

Good morning everybody,

What follows is a short report on the main items discussed by the last meeting of the Bays Precinct Taskforce. We are currently meeting once a month but plan to have working groups meeting a good deal more frequently. The first two meetings of the Taskforce (December and January) were devoted to the exchange of information on what different groups and agencies had done before in the issue. This included presentation of what the last consultation in 2009-10 had done and produced and preliminary discussion of a set of major issues.

Finding the documents: All Taskforce documents (except commercial-in-confidence) will be made available on the SHFA website Bays Precinct. If you would like to look again at the documents the Community Reference Group (CRG) produced in 2010 they will also be found on the same SHFA website. Even more important as background to your keeping up to date with Taskforce discussions and issues, most of the January presentations to the Taskforce will also be found there. My own needs to be read in conjunction with the commentary which is also on the site. Other documents will be posted as they become available and I understand that the website will be interactive.

Please note the following information essential to discussions of the Precinct’s future: SHFA has almost finished preparing a complete list of current leases and their duration, DAs recently approved and any that are in the pipeline. While a moratorium on new developments would be highly desirable (already pointed out to the Taskforce as strongly supported by the community), I think it is unlikely so we need to know exactly what is planned now. I am told that the document will be available very shortly.

The Taskforce has now reached the stage of moving forward fast to doing the work needed for preparing the Report to the Minister which is due in July. It is very unfortunate, to say the least, that the period for the Taskforce to work has been reduced to seven months instead of the initially approved twelve. I don’t know why, although I have asked.

In between Taskforce meetings three sub-groups have been meeting to discuss particular issues. The first (membership: Leichhardt Council, Ports, SHFA and myself) discussed the Terms of Reference, now approved by the Minister and also soon to be available on my section of the SHFA site. These give you a flavour of what is guiding discussions and you might like to look closely at them as they are critical in the work of the next few months.

The second (membership: as above plus the City of Sydney and minus Ports and the consultant KJA) discussed the formal community consultation. This discussion merged into the Principles discussion as below. I felt strongly that the community consultation needed to have something concrete to get its teeth into. So far, a draft Vision is in progress and I hope the Principles will inform this. It was decided to prepare a brief for the Government Architect to provide some drawings of potential options for the community to discuss (see below).

The third (membership: Leichhardt Council, Ports, SHFA and myself) discussed the Planning Principles for the area which have already been drawn up, generating quite heated discussion.
There are several sets of these, drawn up by the CRG, Leichhardt and City of Sydney Councils with some input from others. We compared them in some detail and decided in the end that there were really no major differences and the key issue is that they be collectively used for the work to come. The CRG Principles were originally strong and were watered down in the later SHFA report, to the annoyance of those of us in the community who had worked extremely hard on them, so please read the original version entitled *Towards an Integrated Strategic Plan for the Bays Precinct*. It is my intention that the stronger version of this and the Councils’ Principles be the basis of the next round of discussions and be included in the Brief when agreed. More on this below.

Below is a fairly formal summary of the discussions at the Taskforce this week. From it arise numerous issues. *Most important among these is the content of the Brief to be given to the organisation, most probably the Government Architect, selected to draw up initial options for land use around the Precinct.*

In my view, *this brief must recognise and build on the strong planning principles and a vision for the precinct as a whole as the basis for the Strategic Framework for the future and any Master Plans that result*. This is the main mission of the Taskforce and we must not lose the plot. We must be careful NOT to focus on the smaller sub-precincts in the first instance. While there are multiple constraints on what can be done on progress in the shorter term, it is critical that we know where we are headed and that the potential choices reflect this overall vision or we will lose our way and negate what we have all struggled so hard to obtain.

**Please let me have your views as to what should go into the Brief as soon as possible as this will move forward fast now. I don’t have dates yet but it should be prepared very shortly.**

*Extra community input at the Taskforce itself.* The piece of good news is that I now have help on the Taskforce which is a great relief. Lesley Lynch from the Glebe Society has been asked to provide support for me in Taskforce activities and will attend TF meetings. As President of the Glebe Society she was a member of the CRG and worked hard arguing for a strategic all-of-precinct rather than ad hoc one off approach and for the development of the Planning Principles endorsed by the CRG.

She will bring an extra voice for the residents of the Glebe /Pyrmont side of the Bays Precinct, balancing my long-time White Bay and Power Station focus.

**Contacting me:** Please use the following email address to contact me or comment on what has been written <bpcommunityrep@hotmail.com> I am of course happy to engage in a dialogue and recognise that not all interested parties live in the immediate locality. I also see the ‘community’ as including businesses and other organisations as well as residents. I plan to communicate with everyone via the SHFA website and the officers of local associations who I would ask to forward report etc to their members. Some people I will contact directly as well as I have their details. I invite others to give me theirs. My reports and comments will go onto the SHFA Bays Precinct website when it is working. It is already up but suffering teething problems so please just keep trying.
What next?

This where the community has to have major input.

I think it is both important and urgent now that the diverse groups of interested parties in the local community make serious efforts to prepare ideas and suggestions for what they feel should be the overall Vision for the Bays Precinct and the Principles to be applied and some ideas about the timing/staging of how and when their aspirations might be fulfilled.

It is equally important and urgent that consideration be given to each/all the sub-Precincts - the possibilities in each at any given time will be quite different because of different lease lengths etc but all need to be considered. Attention also needs to be given to the best ways of reaching the targets.

I think it is essential that we come together and discuss what our aspirations are. This means, I think, that we should organise a joint meeting of the interested community groups before the beginning of the formal community consultation process. Has anyone got ideas as to when, where and who will organise?

Jane Marceau, Bays Precinct Taskforce Community Representative, March 2\textsuperscript{nd} 2012

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Report of the Third meeting of the Bays Precinct Taskforce

28\textsuperscript{th} February 2012

The Terms of Reference have now been approved by the Minister for Planning (Brad Hazzard) and are available on this site.

The Taskforce considered three major issues. These are:

- **The timing and focus of the community consultation process.** It was proposed and agreed that the community consultation process will take place during May and June, possibly with an earlier meeting in late March or April.

The Taskforce considered a proposal that the process begin earlier and take place in several stages but it was felt strongly that concrete proposals needed to form the basis of the consultation in order to maximise understanding of opportunities and constraints and a number of options both for the Bays Precinct as a whole and for each sub-Precinct will be prepared.
This work was begun in various forms by the Community Reference Group (CRG) two years ago, by submissions to SHFA by Leichhardt and City of Sydney Councils and by the many people who engaged in discussions on the website. This work now needs further refinement and the endorsement of the planning principles underpinning any decisions.

It is suggested that there be opportunities for the community to discuss the Bays Precinct’s future (vision) as a whole and that groups also discuss the different sub-Precincts in which they are especially interested. More details on the consultation format will be available in the next few weeks. It will be conducted by the consultancy KJA.

- **The program of work**, given that the deadline for reporting is now the 31st July.

  It is clear that the July deadline is unfortunate to say the least and will require a huge amount of work to be undertaken over a very short period. There was considerable discussion about how best to do this.

  The Taskforce decided to follow the recommendation of the Taskforce’s Working Group on Planning principles and, in the interests of speed in formulating further proposals, engage the Government Architect’s office and/or a private consultant to prepare a set of suggestions about what could, should or might be possible in the Bays Precinct given the current leases and other constraints. *This is simply to provide some options and the community is free to say what it thinks and suggest quite different outcomes.*

  The Brief for that work is to be prepared by SHFA and will be subject to approval by the Taskforce in the next little while. In the meantime, SHFA is still preparing the list of leases and DAs which are current in the Precinct. When complete this information will be available on the SHFA Bays Precinct website which will be ready shortly. More information on that shortly. In April a number of working groups will focus on discussions of Strategies and Principles and land use possibilities.

- **What the final Report to the Minister should contain.** It was agreed that the Report will cover all the issues raised so far, including current uses, functional needs and objectives and opportunities and constraints, in the first part and then focus on land use strategies and principles, overall Precinct and sub-Precinct reports and the results of the consultations and how these have been reflected in the report. There will then be a section of Conclusions and Recommendations.

  More information on this after the next Taskforce meeting at the end of March.