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INTRODUCTION

PURPOSE OF THIS REPORT

In May 2015, UrbanGrowth NSW released a Discussion Paper: 'Transforming City Living: The Bays Precinct’ (Discussion Paper) for public comment. At the same time, a Call for Great Ideas was launched, calling on all Sydneysiders, industry, academics, students, business and anyone else with an interest in The Bays Precinct to submit their ideas for the transformation of one of the highest potential urban sites in the world. The inputs from both of these engagement processes have informed the development of the final Transformation Plan: Bays Precinct, Sydney (Transformation Plan).

The purpose of this report is to outline how both the feedback on the Discussion Paper and the ideas submitted as part of The Call for Great Ideas have informed the Transformation Plan.

FEEDBACK

Throughout May, June and July 2015, people were invited to help inform the final Transformation Plan by providing feedback on the Discussion Paper or by submitting an idea as part of The Call for Great Ideas. These inputs have been labelled as feedback in this report.

Feedback on the Discussion Paper

The Discussion Paper outlined the ambition and objectives for The Bays Precinct and specified a series of Destinations, including a number of priority Destinations that were the focus of the Paper. Each Destination was given objectives, a possible mix of uses, and features.

There were many opportunities for people to provide feedback on the Discussion Paper over an eight week period. People provided feedback at The Bays Precinct Sydneysiders Summit and Leadership Forums, via online surveys and written submissions, and at Council workshops. We also held a focus group-style community workshop with around 140 Sydneysiders, and encouraged comments on the UrbanGrowth NSW and The Bays Precinct Facebook pages. Further information about the engagement activities and the analysis of the feedback received are provided in the Discussion Paper Consultation Report, available at www.thebayssydney.com.au
Call for Great Ideas

The Call for Great Ideas invited anyone to submit their ideas for The Bays Precinct’s Immediate Priority Destinations:

- Bays Waterfront Promenade
- Bays Market District
- White Bay Power Station
- White Bay including White Bay Cruise Terminal.

An Independent Assessment Panel assessed all 213 submissions received and recommended the ‘best ideas’ as well as a number of themes to be considered in the development of the Transformation Plan. Further information and an overview of the best ideas is provided at www.thebayssydney.com.au

How to Read This Report

This document explains how all the feedback received has informed the development of the Transformation Plan. The Discussion Paper formed the basis of the Transformation Plan. This report identifies the main differences between what has been formalised in the Transformation Plan and what was presented in the Discussion Paper. It is recommended that this document be read in conjunction with the Discussion Paper and the Transformation Plan. For more information about the public feedback received, see Public feedback report on Transforming City Living: The Bays Precinct Discussion Paper and Call for Great Ideas Compendium 2015, both available on the Bays Precinct website.
EXISTING OBJECTIVES

The Discussion Paper identified five objectives that would apply to the transformation of The Bays Precinct. The feedback received largely supported these objectives (summarised right).

<table>
<thead>
<tr>
<th>Objective</th>
<th>Response and explanation</th>
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<tbody>
<tr>
<td>1  To deliver a hub of export-oriented knowledge-intensive jobs that can increase Sydney’s global competitiveness</td>
<td>Unchanged. Overall there was a high level of support for the creation of a hub of knowledge intensive jobs. There was also acknowledgement that these jobs would be required to support the proposed increase in population.</td>
</tr>
<tr>
<td>2  To deliver enduring, socially inclusive and great places to benefit Sydneysiders and national and international communities</td>
<td>Unchanged. This objective received the most feedback, with most agreeing and providing suggestions about the types of places that would benefit Sydneysiders and the broader community.</td>
</tr>
<tr>
<td>3  To deliver housing choices, including affordable housing options, through design, finance, and construction excellence</td>
<td>Unchanged. There was overall support about providing housing choices particularly affordable housing. Feedback suggested having affordable housing targets and ensuring a mix of housing types.</td>
</tr>
<tr>
<td>4  To deliver a world class mass and active transit solution that unlocks the economic and human potential of The Bays Precinct and demonstrates a model of environmental excellence</td>
<td>Amended to reflect a greater emphasis on the need for integrated infrastructure (see Objective 7 below). Improved mass and active transit systems were considered to be critical for The Bays Precinct to demonstrate a model of environmental excellence. Feedback included suggestions for improving current active and public transport systems.</td>
</tr>
<tr>
<td>5  To achieve building design excellence and quality urban design in all Destinations</td>
<td>Unchanged. Comments received acknowledged the importance of sustainability being considered in design.</td>
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</table>
### ADDITIONAL OBJECTIVES

The feedback received highlighted some important areas that had not been included in the objectives as outlined in the Discussion Paper. As a consequence, four new objectives have been added to the list of five above. The new objectives and a summary of feedback is provided to the right.

<table>
<thead>
<tr>
<th>Objective</th>
<th>Response and explanation</th>
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<tr>
<td><strong>6</strong> To provide ecological and marine water quality improvements to enable abundant biodiversity</td>
<td>Added to Plan. Water quality was raised as an issue across the Destinations. Suggestions included assessing and monitoring environmental conditions within the seabed and water quality, as well as ecological restoration of the Precinct’s waterways. The ‘Living Sea Walls’ great idea suggested the creation of a continuous “living sea wall” along the Bays Waterfront Promenade that would enhance water quality and create habitats to increase biodiversity.</td>
</tr>
<tr>
<td><strong>7</strong> To deliver integrated utilities solutions that enable advanced energy generation and technologies</td>
<td>Added to Plan. Renewable energy was a topic that featured in the feedback, including suggestions that White Bay Power Station be used as a generator for renewable energy. The ‘Infinity Loop’ great idea proposed embedding utilities into the Bays Waterfront Promenade across the precinct in such a way that could also enable future energy generation.</td>
</tr>
<tr>
<td><strong>8</strong> To apply integrated planning within a land and water context that considers strategic policy decisions and the interrelationships between biophysical, social and economic aspects</td>
<td>Added to Plan. The feedback received recognised the difficulties of balancing current and future uses, such as the current range of maritime activities with future development in The Bays Precinct. This objective focusses on ensuring there is an appropriate balance of maritime activity and public waterways use so that conflicts can be minimised.</td>
</tr>
<tr>
<td><strong>9</strong> To celebrate heritage and culture by creating new experiences throughout The Bays Precinct</td>
<td>Added to Plan. The importance of acknowledging and maintaining the existing heritage and culture of The Bays Precinct was raised in relation to most of the Destinations in the Precinct, in particular in relation to the White Bay Power Station, Bays Market District, White Bay and Rozelle Rail Yards.</td>
</tr>
</tbody>
</table>
The Transformation Plan introduces seven key actions to shape the Program, and ten immediate actions to kick-start the transformation by focusing on the immediate Priority Destinations. The feedback that has informed these actions is outlined in the tables below. More detail regarding the actions is discussed within the Destination sections of this report.

### SEVEN KEY ACTIONS

<table>
<thead>
<tr>
<th>Action</th>
<th>Response and explanation</th>
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<tr>
<td><strong>1. Divide the Bays Precinct into eight distinct but linked Destinations</strong></td>
<td>Feedback confirmed the need for a distinct character for each Destination, with an overall strategic framework to link the Destinations to each other, to avoid the risk of creating areas that don’t bear any resemblance to each other.</td>
</tr>
<tr>
<td><strong>2. Introduce the Bays Waterfront Promenade</strong></td>
<td>Previously included in the Discussion Paper, it is an immediate Priority Destination, with works commencing 2015-2019. The Bays Waterfront Promenade received a high level of support, in particular due to its ability to restore waterfront access and the contribution it could make as a connector for mass and active transport.</td>
</tr>
<tr>
<td><strong>3. Recover and repurpose the White Bay Power Station</strong></td>
<td>Previously included in the Discussion Paper, it is an immediate Priority Destination, with works commencing 2015-2019. This Destination received the most feedback and was addressed in around one third of all ideas submitted to the Call for Great Ideas. Feedback supported the objective to unlock the potential of the Power Station and raised potential uses of the site.</td>
</tr>
<tr>
<td><strong>4. Create the Bays Market District incorporating a rejuvenated Sydney Fish Market</strong></td>
<td>Previously included in the Discussion Paper, it is an immediate Priority Destination, with works commencing 2015-2019. Feedback supported the creation of the Bays Market District particularly the expansion of the retail offering and opportunities to include a new fresh food and produce market. Strong support was also given to the rejuvenation of the Sydney Fish Market.</td>
</tr>
<tr>
<td><strong>5. Include Wentworth Park in the Program area</strong></td>
<td>Added to Plan, it is an immediate Priority Destination, with works commencing 2016. A significant theme to emerge from the feedback was the importance of including Wentworth Park as part of The Bays Precinct. It was suggested that it could be connected to the waterfront and the Sydney Fish Market.</td>
</tr>
<tr>
<td><strong>6. Work towards repurposing the Glebe Island Bridge</strong></td>
<td>Added to Plan, it is part of the immediate Priority Destination, The Bays Waterfront Promenade, with works commencing 2015-2019. The inclusion of Glebe Island Bridge was the frequently raised in relation to The Bays Waterfront Promenade. It was suggested that the inclusion of Glebe Island Bridge would enable the Promenade to be developed as a continuous loop around the harbour, and that it could be used as a “green transport” link.</td>
</tr>
<tr>
<td><strong>7. Introduce water quality initiatives in Bays Waterways</strong></td>
<td>Added to Plan, it is part of the medium-term Priority Destinations of Blackwattle Bay and Rozelle Bay, with works commencing 2019-2022. The importance of water quality improvements was discussed in relation to a number of Destinations. Suggestions were that a robust assessment of water quality needed to be done within The Bays Waterways, to provide a base from which to undertake monitoring of pollution in the harbour, and ecological restoration of the waterways.</td>
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</table>
### Immediate Actions (2015-2019)

<table>
<thead>
<tr>
<th>Action</th>
<th>Response and explanation</th>
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<tbody>
<tr>
<td><strong>1</strong> Start work on the Bays Waterfront Promenade (Stage 1 Pyrmont to Blackwattle Bay) as soon as possible</td>
<td>Previously included in the Discussion Paper, it is an immediate Priority Destination, with works commencing 2015-2019. Feedback suggested that the Promenade be delivered as soon as possible to demonstrate NSW Government’s commitment to implementing the Transformation Plan.</td>
</tr>
<tr>
<td><strong>2</strong> Initiate the development of the Bays Market District by rejuvenating the Sydney Fish Market (wholesale and retail) and creating a new world-class marketplace</td>
<td>Previously included in the Discussion Paper, it is an immediate Priority Destination, with works commencing 2015-2019. The rejuvenation of the Sydney Fish Market was identified as well overdue and it was suggested that this action be considered a high priority. There was overall support for the market offering to be expanded.</td>
</tr>
<tr>
<td><strong>3</strong> Unlock the potential of White Bay Power Station by proceeding quickly with a call for proposals to transform the Power Station and its surrounds</td>
<td>Previously included in the Discussion Paper, it is an immediate Priority Destination, with works commencing 2015-2019. Feedback supported restoration of the State-listed heritage items. Feedback also highlighted the importance of the preservation of the building, or suggested opportunities for adaptive reuse.</td>
</tr>
<tr>
<td><strong>4</strong> Commence planning to integrate Wentworth Park into the Bays Market District and surrounds</td>
<td>Added to Plan, it is an immediate Priority Destination, with works commencing 2016. A key theme to emerge from the feedback about the Bays Market District was the importance of including Wentworth Park as part of The Bays Precinct.</td>
</tr>
<tr>
<td><strong>5</strong> Complete the Bays Precinct Comprehensive Transport and Mobility Plan and make it consistent with the staging of the Priority Destinations</td>
<td>Previously included in the Discussion Paper, it is now linked with the staging of the Priority Destinations (see pages 69-70 in the Plan). Improved mass and active transport systems were considered critical for the successful transformation of The Bays Precinct, and to provide a model for environmental excellence. Numerous suggestions were made for how the current transport system within and around The Bays Precinct could be improved.</td>
</tr>
<tr>
<td><strong>6</strong> Establish an Early Temporary Activation Program to enable short-term experimental, cultural and recreational opportunities such as pop-ups, mobile food trucks on the land and water or a community boat shed</td>
<td>Added to Plan (see page 47 of the Plan). Feedback received about the Bays Waterfront Promenade discussed the importance of temporary activities as a way of testing solutions and encouraging people to visit some of the sites, ahead of their transformation. Various activities were suggested, including opportunities for connecting with the water.</td>
</tr>
<tr>
<td><strong>7</strong> Establish story-telling of The Bays Precinct’s heritage and culture through new trails on land and water</td>
<td>Added to Plan (see page 52). The importance of acknowledging and maintaining the heritage of The Bays Precinct was raised in relation to most Destinations including White Bay Power Station, Bays Market District, White Bay and Rozelle Rail Yards. This included acknowledging the working harbour and maritime industries, as well as the previous use of the Power Station and the rail yards. Suggestions included a timeline built into the Promenade, themed sections within the Bays Precinct that reflect history, and naming walking paths after local Aboriginal groups and their histories.</td>
</tr>
<tr>
<td><strong>8</strong> Investigate water quality improvements that maintain or enhance water quality, with Blackwattle Bay and Rozelle Bay as a priority</td>
<td>Added to Plan, it now is part of the medium-term Priority Destinations of Blackwattle Bay and Rozelle Bay, with works commencing 2019-2022. The importance of improving water quality in Blackwattle Bay and Rozelle Bay was raised, in particular in relation to allowing for a wider range of water-based activities in these two areas.</td>
</tr>
<tr>
<td><strong>9</strong> Investigate integrated utilities solutions to enable energy generation and advanced technologies</td>
<td>Added to Plan, (see page 48). Feedback proposed ideas to generate renewable energy, including for White Bay Power Station to become a centre for research and development in renewable energy.</td>
</tr>
<tr>
<td><strong>10</strong> In partnership with the Port Authority of NSW, engage stakeholders on innovative solutions to the environmental and operational issues at the Cruise Terminal</td>
<td>Previously included in the Discussion Paper, it is part of the longer-term Priority Destination of White Bay, with works commencing in 2025. White Bay Cruise Terminal feedback predominantly discussed either its removal or mitigation measures to reduce some of the adverse impacts on the surrounding area including on shore power facilities, improved public transport and appropriate waste management.</td>
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DESTINATION: BAYS WATERFRONT PROMENADE

PRIORITY: IMMEDIATE
Summary of feedback

There was overall support for the Bays Waterfront Promenade Destination (the Promenade). Positive feedback was received on the objective and three features proposed in the Discussion Paper. Suggestions were also provided for how these features could be improved such as:

• Extension of the Promenade to create a continuous circuit.
• Making the Promenade wide enough to accommodate both pedestrians and cyclists.
• Ensure that activities along the Promenade allow people to connect to the water (eg allowing boats to tie up alongside the Promenade).
• Make the Promenade accessible by public transport, and link it to other areas within The Bays Precinct.
• Complete the Promenade as soon as possible.

The inclusion of Glebe Island Bridge in the Promenade was also a common theme to emerge from feedback about this Destination. According to the feedback, Glebe Island Bridge would enable the Promenade to be developed as a continuous loop around the harbour for pedestrians and cyclists, and could possibly form part of the light rail system.

Feedback received via the Call for Great Ideas included:

• Consider creating elevated or water-based sections for the Promenade to overcome constraints – for example, the Bays Skywalk idea suggested an elevated walkway along the western shore of Rozelle Bay.
• Establish an advanced utility services spine under the Promenade to future-proof the provision of utility services throughout The Bays Precinct.
• Soften the Promenade edges and introduce ‘living sea walls’ to improve water quality and create habitats to increase biodiversity.

Changes reflected in the Transformation Plan

The following enhancements to the Promenade are reflected in the Transformation Plan:

• **Reconnecting Balmain to Pyrmont by working towards the adaptive re-use of Glebe Island Bridge** - this will enable the Bridge to become an extension of the Promenade and allow the Promenade to be developed as a continuous circuit, connecting Balmain through the CBD to Woolloomooloo.

• **Starting with Stage 1 linking Blackwattle Bay to Pyrmont** – one of the Transformation Plan’s immediate actions is to start work on the Promenade (Stage 1 Pyrmont to Blackwattle Bay) as soon as possible.

• **Increasing visual and physical links to Sydney Harbour and The Bays Precinct** – this will enable the Promenade to be accessible from the water (eg allowing boats to access the Promenade).

The Transformation Plan provides some detail about the possibilities for the Promenade not previously provided in the Discussion Paper. They are:

• **Providing a 5.5 kilometre continuous public foreshore access** – access to the foreshore will be maintained for the public.

• **Staging public access to previously excluded areas** – the Promenade will increase access over time to many areas that are currently inaccessible to the public.

• **Providing benefits for existing and future businesses exposed to new pedestrian trade** – improved access for businesses located on the Promenade (for example at Sydney Fish Market) will benefit existing and future businesses.

• **Providing a mix of green shorelines and living sea walls** – this will enhance water quality and encourage biodiversity.

Some of the feedback received in relation to the Promenade is referenced in other sections of the Transformation Plan:

• Comments about active travel and public transport will be considered within The Bays Precinct Comprehensive Transport and Mobility Plan. This is identified as an immediate action.

• Activities along the Promenade will be considered as part of an Early Temporary Activation Program to enable short-term usage and experimental cultural and recreational opportunities (e.g. pop-ups, mobile food and beverage on the land and water, community boat shed). This is identified as an immediate action.
DESTINATION: WHITE BAY POWER STATION

PRIORITY: IMMEDIATE
Summary of feedback

There was general agreement with the objective that the potential of the White Bay Power Station should be unlocked and its history preserved. There was support, especially through The Call for Great Ideas, for the area to become an employment and knowledge hub, with high tech companies in residence. The following are some of the ideas received in relation to this Destination:

• Redevelop White Bay Power Station as an innovation/knowledge hub, helping to increase Sydney’s global competitiveness.
• Establish a knowledge hub that focuses on STEM (science, technology, engineering and mathematics) and Cornell University-style applied science faculties.
• Encourage a major high tech employer such as Google to locate its Australian headquarters in the Power Station.
• Encourage other innovation-focused businesses to relocate to the Power Station Destination.
• Integrate the knowledge/innovation hub with clean energy generation, including piloting research projects in greenhouse reduction, clean energy production and storage.

Another theme that was strongly supported in the feedback on the Discussion Paper was for the area to be converted into a cultural district with the Power Station as a focal point as a museum, art gallery or performance centre.

Other themes to emerge included:

• The area surrounding White Bay Power Station should be maintained as public open space connecting to the foreshore.
• The heritage of White Bay Power Station should be conserved - the building should be repaired so that it can be used by the community.
• Public and active transport will need to be considered as part of the planning and could include an extension of the light rail connecting with White Bay Power Station.
• White Bay Power Station could be reinstated as a power generator for renewable energy, or become a green energy complex for research and development into renewal energy.

Within the feedback there was also some debate about the provision of housing, while some people supported its inclusion and made suggestions regarding density, diversity and affordability, others opposed its inclusion within the area.

Changes reflected in the Transformation Plan

The following enhancements to the White Bay Power Station Destination are reflected in the Transformation Plan:

• Merging with the Bays Waterfront Promenade in a new activated forecourt that provides access to the water – this forecourt area is now a feature in the Plan, and will connect to the water and provide a continuation of the Bays Waterfront Promenade.
• Reviewing opportunities for a new ferry service – improving connections to White Bay Power Station will also be considered as part of The Bays Precinct Comprehensive Transport and Mobility Plan. This is identified as an immediate action.
• Providing housing choices to support and attract talent for a knowledge-intensive destination - this idea about housing including density, housing diversity and affordability will be considered in the Bays Precinct Housing Diversity and Affordability Strategy.

The Transformation Plan incorporates the following, in response to the feedback received:

• Providing a hub for knowledge intensive and advanced technological industries - this feature now refers to advanced technological industries. It is envisaged that the area will become a global and regional destination within the Asia Pacific, collocating research, business, education, science, academia and start-ups.
• Adaptively re-using the State-listed heritage of the White Bay Power Station - the amendment to include “adaptively re-use” acknowledges feedback about the future of the Power Station. This has also been reflected in one of the seven key actions, which is to “recover and repurpose the White Bay Power Station”.

Some feedback received on White Bay Power Station is referenced in other parts of the Transformation Plan:

• Comments regarding public and active transport will be considered within The Bays Precinct Comprehensive Transport and Mobility Plan. This is identified as an immediate action.
• The development of the heritage and culture trails reflects feedback about cultural uses at White Bay Power Station. This is identified as an immediate action.
• Comments relating to renewable energy will be considered as part of achieving the objective “to deliver integrated utilities solutions that enable advanced energy generation and technologies”.

Glebe Island Innovation Campus

A significant change to the way that the White Bay Power Station is considered in the Transformation Plan is to link it to a potential new technological and innovation campus at the nearby Glebe Island. Such a facility may complement the knowledge-intensive industries of White Bay Power Station with the potential to spur export-focused entrepreneurship and support the growth of Sydney’s future generations and the New South Wales economy. See page 27 of the Transformation Plan for further detail.
DESTINATION: BAYS MARKET DISTRICT

PRIORITY: IMMEDIATE
Summary of feedback

The objective and features of the Bays Market District outlined in the Discussion Paper received a significant amount of support, particularly in relation to the rejuvenation of the Sydney Fish Market.

One of the most significant themes to emerge from the feedback for this Destination was for Wentworth Park to be included as part of The Bays Precinct. It was suggested that the Bays Market District could be enlarged by connecting to Wentworth Park, and that Wentworth Park should be connected to the waterfront and the Sydney Fish Market.

Feedback supported retaining elements that are valued (eg the fishing fleet), but also recognised the area’s potential. Themes included:

- Concerns that the market’s authenticity would be lost during the rejuvenation and that prices would increase.
- Culture and history in the area should be maintained, including maritime related industries.
- Support for the expansion of the retail offering at the Bays Market District to include a new fresh food and produce market.
- The need for improved access and connectivity to support the rejuvenation.
- The Sydney Fish Market should be sustainable using renewable energy.
- Water within the harbour should be cleaned and free of pollution so that everyone can enjoy it.

The Call for Great Ideas submissions for this Destination included suggestions to:

- Relocate all or part of Sydney Fish Market to the head of Blackwattle Bay.
- Relocate Bridge Road (behind the viaduct or a new east-west corridor in place of the Greyhound Track) to create the new Sydney Fish Market site.
- Diversify produce, dining offerings, operating hours and expand the Destination to enhance the experience for locals and tourists.
- Integrate the Bays Promenade with the market district using floating walkways and pontoons and activate with temporary and permanent uses allowing continuous public access to water.

The Destination was identified within the Discussion Paper as having a moderate focus on housing. Within the feedback, there was some debate regarding the suitability of the area for housing; while some people supported this approach and requested housing that would suit a diversity of residents, others did not consider the area to be appropriate for housing.

Changes reflected in the Transformation Plan

The importance of the rejuvenation of the Sydney Fish Market has been amplified through one of the immediate actions in the Transformation Plan which is to “initiate the development of the Bays District based on the rejuvenation of the Sydney Fish Market (wholesale and retail) and the creation of a new world-class marketplace”.

Feedback about inclusion of Wentworth Park has led to it being included as a new Destination in the Transformation Plan. Further details are discussed in the section about Wentworth Park (see page 14).

The following other changes are reflected in the Transformation Plan in response to feedback:

- Allowing the Bays Waterfront Promenade to seamlessly connect with a bustling and thriving place that brings residents and visitors back to the water – this reflects the feedback that explored creative ways for expanding the Promenade, such as floating pontoons and walkways.
- Providing compatible housing suitable to living on the edge of the CBD – details about housing will be included in the Bays Precinct Housing Diversity and Affordability Strategy.
- Improving access and public transport – this feature acknowledges feedback about the need for improved accessibility and connectivity. This will be considered within The Bays Precinct Comprehensive Transport and Mobility Plan, which has been identified as an immediate action.

The features for the Bays Market District have been amended slightly as follows:

- **Reimagining Sydney Fish Market, including wholesale and retail functions** - the market will be rejuvenated to accommodate a larger number of visitors with an expanded food offering. The wholesale functions of the Sydney Fish Market will be retained, preserving its authenticity.
- **Creating a new world-class market food offering and dining attraction** - this feature has been amended to reflect support for increasing opportunities at the Sydney Fish Market and expanding it as a destination for locals and tourists.

Some feedback received on the Bays Market District is referenced in other parts of the Transformation Plan:

- The importance of ecological and marine water quality improvements across The Bays Precinct has been acknowledged as one of the objectives of the Transformation Plan. This is supported by an immediate action to investigate water quality improvements.
- Culture and heritage could be acknowledged through the immediate action to establish story telling of The Bays Precinct’s heritage and culture through new trails on land and water.
- The potential for future energy generation has been acknowledged as one of the objectives of the Transformation Plan. This is supported by an immediate action to investigate energy generation and advanced technologies.
DESTINATION: WENTWORTH PARK

PRIORITY: IMMEDIATE
Summary of feedback

Following feedback that Wentworth Park needed to be considered in the future planning for The Bays Precinct, it now features as a priority Destination within the Transformation Plan. Feedback received in relation to Wentworth Park included that:

- Wentworth Park be considered in the future planning for The Bays Precinct.
- Wentworth Park should be connected to the Bays Market District.
- Wentworth Park could be connected to the waterfront by closing or reconfiguring Bridge Road.
- Bridge Road could be relocated to create a stronger connection between Wentworth Park and the waterfront.
- There is a need for additional active open space areas in and around The Bays Precinct, and Wentworth Park could provide some of this.

Incorporation of Wentworth Park as an immediate Priority Destination (2016)

The possibilities and features proposed in the Transformation Plan directly reflect the feedback received in relation to Wentworth Park. They include:

- Providing a new type of shared, activated public space for people to gather, socialise and interact – feedback recognised that additional public space will be required for the proposed increase in residents, workers and visitors.
- Improving recreation and sporting facilities – improving facilities within Wentworth Park will provide further opportunities for people to participate in recreation and leisure activities.
- Taking advantage of stronger open space connections to the Bays Market District – opportunity to create open space connected to new fresh food market place (see blue print on page 35 of the Transformation Plan).
- Improving visual and physical connectivity to the Bays Market District and the water – based on feedback to enable Wentworth Park to be reconnected to the water and consider visual sightlines.
DESTINATION: ROZELLE BAY AND BAYS WATERWAYS
Changes reflected in the Transformation Plan

The Transformation Plan now has more detail about the Rozelle Bay and Bays Waterways Destination by including features that take into consideration the feedback received:

- **Integrating living and working side by side with maritime uses** - the Superyacht Marina contributes to the area’s classification as a world class harbour setting, together with the operating port, White Bay Cruise Terminal and Sydney Fish Market. The Transformation Plan has considered national and international best practice with regards to integrated land and water planning, and it is identified that a mixture of uses should be integrated.

- **Providing new and upgraded maritime infrastructure** - maritime infrastructure refers to structures that sit over the water (eg pontoons) or on adjacent land (eg wharves, cranes). Studies to be undertaken will help determine the maritime infrastructure that will be upgraded or installed.

- **Providing staged public waterfront access** - Rozelle Bay will become part of the Bays Waterfront Promenade in line with the commitment to provide continuous public waterfront access and has a number of objectives that will be staged.

- **Improving water quality** - this feature addresses feedback regarding water quality. It is supported by the objective “To provide ecological and marine water quality improvements to enable abundant biodiversity”, and also by actions about water quality.

Some feedback received on this Destination was referenced in other parts of the Transformation Plan:

- Improved connectivity to Rozelle Bay and Bays Waterways will be considered as part of the Bays Precinct Comprehensive Transport and Mobility Plan. This is identified as an immediate action.

Summary of feedback

Rozelle Bay and Bays Waterways was identified within the Discussion Paper as a medium-term priority Destination. Most feedback discussed the potential of the Bays Waterways particularly in regard to recreational opportunities and access to the foreshore.

The Destination had a moderate focus on housing. There was some debate about the suitability of the area for housing. Some people were supportive and requested affordable housing, and others disagreed with any housing in the area.

Other key themes to emerge about Rozelle Bay and Bays Waterways include:

- Concern that the Superyacht Marina will be expanded and its associated impacts.
- Support for the foreshore to remain as public land.
- Improved public transport is required to decrease car usage.
- Recommend an assessment on the environmental and ecological conditions within the sea bed (ie Bay sediments) and the quality of harbour water.

As a medium-term Destination, Rozelle Bay and Bays Waterways was not part of The Call for Great Ideas and no submissions were received.
DESTINATION: ROZELLE RAIL YARDS
Summary of feedback

Rozelle Rail Yards was identified as a long-term priority Destination, so the Discussion Paper did not offer any objectives for this Destination. The majority of feedback discussed the potential of the Rozelle Rail Yards to reconnect areas to the north and south.

Other themes to emerge regarding Rozelle Rail Yards include:

- Planning should be integrated so there are pedestrian and cycle connections to light rail stations.
- There needs to be a firm commitment to targets for affordable and social housing outcomes.
- There is potential for the area to become an ‘urban jungle’ with nature reserves, biodiversity corridors and green ways.
- The history of the area should be integrated into its future.

Some feedback questioned the suitability of the area for housing, while other feedback supported the provision of housing in this area, including affordable housing, and high or medium density apartments.

As a long-term Destination, Rozelle Rail Yards was not one of the Destinations highlighted in The Call for Great Ideas, and while no specific submissions were received, some ideas could be applied to the rail yards as well as elsewhere across the Precinct.

Changes reflected in the Transformation Plan

The Transformation Plan provides more detail about the potential for the Rozelle Rail Yards Destination. It includes a new list of features that have been informed by the feedback received:

- **Intersecting with major infrastructure** - this acknowledges the Destination’s strategic position in relation to major road infrastructure such as City West Link, and the close proximity to the ANZAC Bridge. The Transformation Plan also acknowledges that parts of this destination are subject to proposals for the future CBD and South East Light Rail stabling yard and also for WestConnex.
- **Providing greater housing choice** – housing will be considered as part of The Bays Precinct Housing Diversity and Affordability Strategy which is currently being prepared.
- **Creating new open space and nature reserves to link to the Harbour** – new open space will be added and connected into the existing open space network.
- **Integrating and reconnecting communities** – the majority of feedback received discussed the benefits of reconnecting areas to the north and south of the Rail Yards.
- **Providing new pedestrian and cycle links between Lilyfield and Rozelle** – this will be investigated in The Bays Precinct Comprehensive Transport and Mobility Plan, which will be prepared as an immediate action.
- **Raising awareness of and interpreting heritage of rail transport** – this feature will ensure that the heritage of the area is integrated into the plans for its future.
DESTINATION: GLEBE ISLAND

PRIORITY: LONGER-TERM
Summary of feedback

Glebe Island was identified as a long-term priority Destination in the Discussion Paper, with the focus on supporting its role as a deep-water port and maintaining the area’s authenticity as part of the working harbour.

Much of the feedback received for this Destination noted the potential for the site to be used for public open space and recreational facilities. Other themes that emerged include:

• A ferry terminal should be provided connecting the area to Pyrmont and the Sydney CBD.
• Sightlines should be protected from Pyrmont to Rozelle across the Bay.
• Support should be given to the maritime industries with a focus on long term job provision.
• Affordable spaces should be provided for artisan industries including boat building and the arts.

Feedback regarding Glebe Island Bridge has been discussed as part of the Bays Waterfront Promenade.

Changes reflected in the Transformation Plan

The Transformation Plan emphasises the importance of Glebe Island as a strategic deep-water port. The Transformation Plan specifies the following in relation to this Destination:

• Employing planning processes that will consider future uses of this Destination.
• Port and maritime industries complemented by a potential new technological and innovation campus that anchors the knowledge-intensive industries of White Bay Power Station.
• Anticipated as a potential temporary construction logistics site for major infrastructure projects.

Other feedback received on the Glebe Island Destination has been referenced in other parts of The Transformation Plan:

• Comments regarding public transport will be considered within The Bays Precinct Comprehensive Transport and Mobility Plan. This is identified as an immediate action.
• The concerns raised by the community with regards to protecting sight lines from Pyrmont to Rozelle will be considered as part of any visual impact assessment that will be required for any development within The Bays Precinct.
• Preparation of a Planning Framework will commence shortly and will include a land use plan for the entire Bays Precinct. The land use plan will look at the type and location of land use, and this in turn will inform the opportunities for long term jobs creation across The Bays Precinct. This will address comments received regarding employment and the importance of providing a diverse range of job opportunities.
DESTINATION: WHITE BAY

PRIORITY: LONGER-TERM
Summary of feedback
The Discussion Paper referred to this Destination as White Bay including the White Bay Cruise Terminal, and it was identified as a priority Destination.

Most feedback discussed White Bay Cruise Terminal and the environmental and operational issues associated with its use. Feedback suggested either the relocation of the Cruise Terminal or mitigation measures to reduce some of the adverse impacts. Some feedback stated that housing could not be considered in the area due to the adverse impacts of the Cruise Terminal.

Other themes to emerge from the feedback about White Bay include:

- New development in the area should not just be housing but should include a mix of facilities and activities that will attract tourists and residents to the area.
- A heritage trail should be created, identifying heritage items and mapping the history of the area.
- Public transport should be improved to serve White Bay Cruise Terminal and possibly Balmain East.
- White Bay should be incorporated into the Bays Waterfront Promenade.
- Employment opportunities should include different types of jobs to encourage a diversity of people.

Other ideas for White Bay include:

- Consider an initial phase of the Infinity loop concept (services conduit) to provide power to White Bay Cruise Terminal, including the potential for existing underground tunnels from White Bay Power Station to be used as conduits.
- Supply White Bay Cruise Terminal with power from existing sources or from green energy produced by White Bay Power Station.

Changes reflected in the Transformation Plan
The Transformation Plan identifies White Bay as a long-term Destination commencing in 2025, and specifies features for the area that have considered the feedback received. The new features include:

- Connecting Balmain Peninsula to the Bay – reflects feedback about the need to improve connectivity to White Bay.
- Developing in a way that is sympathetic to, and integrated with, the environment in which it sits - taking into consideration the features of the area that were valued by the Public.
- Employing planning processes that will consider future uses of this Destination – further studies will be undertaken to determine the future uses, taking into consideration the feedback received from the Public.

Addressing concerns about the operations of the White Bay Cruise Terminal remains a priority. An immediate action has been created for UrbanGrowth NSW to work in partnership with the Port Authority of NSW to engage stakeholders on innovative solutions to the environmental and operational issues at the Cruise Terminal.

Some feedback received on White Bay was referenced in other parts of The Transformation Plan:

- The history of the area could be acknowledged through the heritage and cultural trails, proposed as one of the immediate actions.
- Comments regarding public transport to the Cruise Terminal will be considered within the Bays Precinct Comprehensive Transport and Mobility Plan. This is identified as an immediate action.
- The issue of housing across The Bays Precinct will be addressed within The Bays Precinct Housing Diversity and Affordability Strategy, which is currently being prepared.
- Preparation of a Planning Framework will commence shortly and will include a land use plan for the entire Bays Precinct. The land use plan will look at the type and location of land use, and this in turn will inform the opportunities for long term jobs creation across The Bays Precinct. This will address comments received regarding employment and the importance of providing a diverse range of job opportunities.
Summary of feedback
In addition to feedback on each of the Destinations, we also received feedback on the overarching themes in the Discussion Paper. The majority of this feedback related to the planning process and governance, and the importance of the interface between the water and land. A number of the submissions received to the Call for Great Ideas referenced ideas for an overarching governance framework, including the introduction of a design excellence panel, and schemes for connecting water and land-based activities.

Changes reflected in the Transformation Plan
In response to this feedback, a new section was added to the Transformation Plan to introduce the concept of a Strategic Planning and Urban Design Framework (Chapter 8, page 59).

The Framework addresses the following:

Urban Design and Planning

1. **Urban design** – a Design Directorate has been established to provide independent, strategic, expert, high-level advice and design direction to achieve design excellence and quality public domain. It will also have a coordination role to ensure seamless integrated land-water planning across the Precinct.

2. **Planning** - the future transformation of The Bays Precinct is likely to be governed under the provisions of a State Environmental Planning Policy.

3. **Open space** – a needs-based approach will be adopted, looking at community needs and existing gaps in the surrounding area.

4. **Public foreshore access** – UrbanGrowth NSW will work in collaboration with State agencies to integrate land and water planning.

5. **Blue urbanism** – reflecting the importance of the interface between land and water-based activities, planning in The Bays Precinct will fully integrate with waterways and land-based place management.

6. **Waterfront development excellence** – a checklist has been provided, against which all development will be assessed.

7. **Heritage, culture and creative amenity** – guidance is provided for creating a “sense of place” in the Destinations.

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8. **Creating communities** – principles for creating socially-mixed and diverse population base that is seamlessly integrated within the Destinations are provided.

9. **Housing choice** – a Bays Precinct Housing Diversity and Affordability Strategy will be developed to direct the possible supply and mix of housing diversity in The Bays Precinct.

Transport and Getting Around

10. **Connected City** – The approach to transport in The Bays Precinct, which will be outlined in The Bays Precinct Comprehensive Transport and Mobility Plan, will be based on the concept of a connected city, where there are short distances between the places where people live, work and play, and all are easily accessible by foot or on bike, and well-serviced by various forms of transport.
Summary of feedback
Amongst the feedback a number of responses commented on the current and future engagement processes for The Bays Precinct. Themes identified in relation to the engagement processes included:

• The Discussion Paper did not have enough information for people to provide comment on.
• Consultation should be expanded to obtain a broader geographic spread of stakeholders.
• Engagement activities should be held at venues within the project area.
• The range of formats used for feedback on the Discussion Paper was considered comprehensive and positive.
• There should be greater engagement with the Indigenous Community to understand their needs and recognize their culture in any future developments.

• Public consultation should be ongoing during every stage of the project right through to construction; this should include ongoing community representation.

Changes reflected in the Transformation Plan
The Transformation Plan provides information about how UrbanGrowth NSW has responded to the feedback received the approach to ongoing engagement with the public and key stakeholders, including:

• We will engage throughout the Program with Sydneysiders, councils, State agencies and other stakeholders – we will ensure that we engage with a broad range and geographic spread of stakeholders during every stage of the project.

• Our program includes a reference group that meets quarterly, open community forums (also held quarterly), site open days, online forums and other formal and informal events and activities (page 56) - these activities are designed to obtain feedback from a broad section of the community, including Indigenous communities, children and youth, and the ‘hard to reach.’