In 2015, UrbanGrowth NSW conducted a Call for Great Ideas for priority Destinations in The Bays Precinct, Sydney. It called on anyone – locals, Sydneysiders, and interested people from across Australia and overseas – to imagine the Precinct’s future and sought to apply some of the world’s most innovative thinking for 21st Century cities to the Precinct’s transformation.

An Independent Assessment Panel considered more than 200 ideas. This compendium details the best of these ideas. Many of these ideas have informed *The Transformation Plan: The Bays Precinct, Sydney* and will inform the procurement of the priority Destinations.
The Call for Great Ideas came from our desire to include as many people as possible in the transformation of The Bays Precinct.

We knew that we needed to tap into something beyond our own thinking. We knew that a transformation of this scale – that will have such an impact not just on Sydney, but on all of Australia – needs to be shaped by the very best ideas available.

And we are thrilled with the result. We received more than 200 ideas that illustrate the best of contemporary, global thinking. These ideas were assessed in the most transparent way, firstly with reviews by a Technical Advisory Panel and Community Advisory Panel, and then by an Independent Assessment Panel led by Sir Bob Parker.

This compendium represents the best of the Great Ideas, as identified by the Independent Assessment Panel. These ideas could cement Sydney’s position on the world stage and set a new agenda for urban transformation.

We will now work with stakeholders to determine if and how these ideas can become reality.

As you look through the Compendium, and view the ideas on our website, you will see that individuals, community groups, students, and Australian and international businesses and consortia, have put in an amazing effort to develop their ideas.

I want to acknowledge their efforts, enthusiasm and innovative thinking, and put on record how much these efforts are appreciated by our organisation, the UrbanGrowth NSW Board, and by the NSW Government.

David Pitchford CBE LVO
Chief Executive, UrbanGrowth NSW
The Bays Precinct, Sydney is one of the highest potential urban transformation sites in the world.

Sitting just two kilometres west of the Sydney CBD, The Bays Precinct comprises 5.5 kilometres of harbourfront, 95 hectares of largely government-owned land and 94 hectares of waterways in Sydney Harbour.

The transformation of The Bays Precinct represents a once-in-a-generation opportunity to create stunning waterfront destinations and to attract the jobs of the future for Sydney and NSW, and reinforce Sydney’s reputation as an internationally-competitive, resilient and prosperous global city to live, work and visit.

The Bays Precinct consists of unique ‘Destinations’ that offer different opportunities for transformation. Following consultation throughout 2015, the transformation will be staged across eight Destinations in the Precinct. The Call for Great Ideas provided an opportunity for people to present innovative ideas for four of these:

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

The consultation process following the release of the Transforming City Living: The Bays Precinct, Sydney Discussion Paper and feedback through the Sydneysiders Summit and Leadership Forums has shifted our thinking on the Destinations since the release of the Call for Great Ideas.

The Transformation Plan: The Bays Precinct, Sydney now includes Wentworth Park as part of The Bays Precinct and as a priority Destination, based in part on some of the ideas included in this document. White Bay including White Bay Cruise Terminal* is now a longer-term priority.

*The Transformation Plan refers to this Destination as ‘White Bay’
INTRODUCTION

The Call for Great Ideas was an open process, established on the premise that many minds working together can come up with great ideas.

The Call for Great Ideas was designed to provoke debate and discussion around complex issues, test new concepts and, ultimately, lead to the right decisions and approaches in the transformation of The Bays Precinct to help us to fearlessly pursue public benefit.

The Call for Great Ideas had three main aims:

01 To give every Sydneysider and anyone who has an interest in The Bays Precinct the opportunity to put forward their Great Ideas for the Precinct’s immediate priority Destinations.

02 To create energy and excitement within domestic and international organisations that are world-leaders in urban transformation.

03 To shape the delivery of commercially-viable major projects that can drive Sydney’s economy and meet the NSW Government’s ambition for The Bays Precinct.

“The opportunities in the redevelopment of the Bays Precinct create a unique legacy moment in the evolution of Sydney. It is superb - and correct - that the views, ideas and creativity of the people are to be given the most prominent role in driving this process forward. It is quite an opportunity.”

– Sir Bob Parker, Chair, Independent Assessment Panel
The Call for Great Ideas was announced at the Bays Precinct Sydneysiders Summit in May 2015.

The Call was open from 25 May to 20 July 2015 and was supported by a program of briefings and advice. Submissions were assessed by an Independent Assessment Panel against five objectives that acted as evaluation criteria:

01 To deliver a hub of export-oriented knowledge-intensive jobs that can increase Sydney’s global competitiveness

02 To deliver enduring, socially inclusive and great places to benefit Sydneysiders and national and international communities

03 To deliver housing choices, including affordable housing options, through design, finance and construction excellence

04 To deliver a world-class mass and active transit and infrastructure solution that unlocks the economic and human potential of The Bays Precinct and demonstrates a model of environmental excellence

05 To achieve building design excellence and quality urban design in all Destinations

Each Destination also had its own objective:

**Bays Waterfront Promenade:**
For the first time, to deliver a continuous, staged, waterfront promenade from Balmain to Pyrmont, connecting right through to the CBD and beyond

**Bays Market District:**
To rejuvenate the Sydney Fish Market (wholesale and retail) and connect it to the water, and expand the fresh food offering, creating a world-class Bays Market District

**White Bay Power Station:**
To unlock the potential of the White Bay Power Station and recognise its history in an authentic way

**White Bay including White Bay Cruise Terminal**:
In partnership with the Port Authority of NSW, to engage stakeholders on innovative solutions to the environmental and operational issues at White Bay Cruise Terminal.

*The Transformation Plan refers to this Destination as ‘White Bay’.*
An Independent Assessment Panel assessed the ideas. It was chaired by Sir Bob Parker and included eminent experts in areas that aligned with the five objectives.

In chairing the Independent Assessment Panel, Sir Bob drew on his experience overseeing a similar call for ideas as the Mayor of Christchurch following the devastating earthquakes in 2010.

Sir Bob was supported by:

- **Saul Eslake**, Economic Advisor and Consultant
  Former Chief Economist of ANZ Bank and for Bank of America-Merrill Lynch Australia

- **Sarah Hill**, Director, Hill PDA

- **Dr Robert Lang**, Former CEO, Parramatta City Council and Sydney Harbour Foreshore Authority

- **Dianne Leeson**, Former Assistant Director-General, NSW Department of Premier and Cabinet and former Chair, Bays Precinct Task Force

- **Mr Peter Poulet**, NSW Government Architect.

The Panel also received advice and expertise from a Technical Advisory Panel and Community Advisory Panel. The Technical Advisory Panel provided expertise in areas such as strategic planning, transport, policy, viability, operational and landowner issues. The Community Advisory Panel included community groups, churches, unions and youth groups and provided advice from a community perspective.

The Independent Assessment Panel identified a collection of Great Ideas that align with the objectives against which the ideas were assessed. The Panel also identified Precinct-wide concepts and a number of key themes.

While noting that decisions were made without detailed commercial assessments or a detailed understanding of the associated infrastructure and planning costs, the Panel adopted an approach that selected bold and visionary ideas in accordance with the objectives using appropriate levels of pragmatism.
The Call received 213 submissions from individuals, community groups, students, businesses and consortia.

The Independent Assessment Panel found that many submissions nominated multiple ideas, and around one-third related to the White Bay Power Station, reinforcing the Destination’s potential. Ideas focused on the Power Station as a hub for knowledge-intensive jobs in new economy areas and many ideas discussed the best ways to restore the heritage buildings and provide public access to the foreshore.

Other themes included:

- the provision of renewable energy at the Power Station, which would then connect to the entire Precinct
- an emphasis on social and environmental sustainability
- the many opportunities to provide connections to open space
- how to transform the waterways to clean water
- urban agriculture ideas
- arts and cultural ideas.

The ideas that follow are structured between those that relate directly to the immediate Priority Destinations – starting with the White Bay Power Station which will be the stand-out landmark for the Precinct’s transformation – as well as Precinct-wide ideas and other themes that were prominent across several submissions.
DESTINATION:

WHITE BAY POWER STATION

To unlock the potential of the White Bay Power Station and recognise its history in an authentic way.
“If we want White Bay Power Station to be the best example in Sydney of how living, working and learning can be woven together to create a prosperous and thriving economy, we need to think about the most appropriate uses for the Power Station and how this can benefit nearby areas, think about its position at the heart of The Bays Precinct, and draw on international examples that have returned industrial spaces to their cities.”

*Transforming City Living: The Bays Precinct, Sydney, p. 27*
Google Australia proposes the Google Australia Innovation Hub at White Bay Power Station - a new tech hub for Sydney that could be a catalyst and anchor for tech jobs and start-ups amid new community spaces like galleries, green open-space areas and connections within and around the whole site. The White Bay Power Station would be similar to other Google sites in London, New York, Paris, Chicago and Los Angeles.

Providing a flexible, accessible and sustainable environment for more than 1,000 skilled engineers and sales and operations staff, the Innovation Hub could be a ‘porous’ office that draws in great people, business and ideas. Google would team up with the community to understand the best way to provide access to the waterfront and what kind of uses the community wants at ground level.

“The Power Station itself needs some love... We’d keep the fundamental shape and interior architectural features of the Power Station intact, while showing what’s possible in future workplaces...”

– Google Australia
STEM City is an idea for a mixed-use hub for science, technology, engineering and maths (STEM) that takes advantage of a new era in technology, attracting investment and propelling innovation.

At its heart would be the Knowledge Community – an agglomeration of knowledge industry enterprises including education, research and innovation. A world-first Living Laboratory would incorporate data measurement and sharing on energy, waste, transport, human movement, wellbeing and other indices to improve planning and delivery of civic spaces. A Vertical Village design would be largely open to everyone, creating a new focal point for Sydneysiders.

**STEM CITY**

**Stockland**
**Woods Bagot**
**Meld Technologies**

**IMPORT & EXPORT**
Sydney Harbour has always been a place of import and export. Whatever the future of White Bay Power Station, it should aim to take part in that tradition by encouraging internationals in and propelling local product and knowledge out.

**POWER & ENERGY**
As of 1913, White Bay became a generator for power and energy. This is also a tradition that should be extended, but with new forms that are fit for purpose in the 21st century knowledge economy.

**OPEN DATA = OPEN DOORS**
We stand at the beginning of a new era in technology - the era of Big Data. By quantifying and sharing all of the data produced in a large scaled mixed-use precinct we can attract investment and propel innovation.
The Green Power Park would transform the White Bay Power Station into a source of renewable energy, powering nearby neighbourhoods and acting as a catalyst for growth for The Bays Precinct. It would be a cluster of workplaces, housing options, cultural events and learning centres, creating a ‘green tech’ zone with the Power Station at its heart.

Grimshaw

The Bays Precinct, Sydney
The Green Power Park could produce sustainable power for major businesses and become an almost energetic self-sustaining cluster. It would be a dynamic ecosystem of complementary and modern spaces for Sydneysiders to work, learn, live and play. The past would be kept alive as the Power Station is repurposed, with its history and stories woven into the redesign.
To rejuvenate the Sydney Fish Market (wholesale and retail) and connect it to the water, and expand the fresh food offering, creating a world-class Bays Market District.
“The Bays Market District will ... widen Sydney’s food and dining offering. Our ambition is to create a new world-class food and dining attraction for Sydney – in the way that Borough Markets in London or La Boqueria in Barcelona attract day to day shoppers as well as tourists, it will draw on the activity and spirit of both the wholesale and retail operations at Sydney Fish Market.”

Transforming City Living: The Bays Precinct, Sydney, p. 25
A Marke(t)d difference proposes a reconfiguration of the Sydney Fish Market’s location, form and function. It rethinks the entire area, proposing to redirect traffic from Bridge Road – either under, around or through Wentworth Park – and using the current concrete batching plant and leisure fleet as the new home for the Bays Market District. The existing fish market site would be a colourful, new mixed-use community.

This would create a new waterfront location facing north across Blackwattle Bay by reshaping and partially naturalising the Blackwattle Bay channel. This would create an indented and north-facing waterfront edge to frame the market site and connect Wentworth Park to the water. The promenade and piers would make it easy to visit on water and an idyllic picnic and recreational area could be an integral part of the market experience.

“Although outside the official Bays Precinct boundary, we think it is wise to reconsider the active recreation uses for Wentworth Park and surrounding development sites concurrent with the Bays Market District precinct.”

– AECOM
REVITALISATION OF BLACKWATTLE BAY

This Great Idea would create an internationally-renowned market district that celebrates Sydney’s food production and culture in an open-air museum, the Sydney Museum of Gastronomy. The idea suggests relocating Bridge Road to the south of the Light Rail viaduct to create a car-free link between the northern sector of Wentworth Park and Blackwattle Bay.

It would reinforce the revitalised Sydney Fish Market with craft and market activities, food production and demonstrations, and restaurants or microbreweries in ‘pavilions’ in Wentworth Park, sitting within cultivated landscapes and the Museum of Gastronomy.

The coal loader would be conserved and restored and a possible new mix of uses – housing, hotels or offices, for example – could be possible over the redeveloped Fish Market complex.

**KEY OBJECTIVE**
To rejuvenate the Sydney Fish Market (SFM), connect Wentworth Park to the Bay and expand the fresh food offering and production, creating a World Class Bays Market District.

**BIG IDEAS STRATEGIC MOVES**
1. Relocate Bridge Road to the south of the Light Rail Viaduct and create a car-free link between the northern sector of Wentworth Park and Blackwattle Bay. Service vehicles and drop-off only to the waterfront. Parking under cultivated open spaces.
2. Create a venue for a World Class food destination with a revitalised SFM at its core. Reinforce this with craft and market activities, food production and demonstration, restaurants, breweries etc with ‘pavilions’ in the Park.
3. Pavilions or ‘follies’ in the Park (cultivated landscape) make up an open air Museum of Gastronomy for Sydney.
5. Continuous public access to the water edge.
6. Retention of fishing fleet and an authentic maritime activity.
7. Potential residential use / hotels / offices etc over redeveloped fish market complex.

**PRECEDENTS**
- Parc la Villette
- Hafen City
- Basque Culinary Centre
- Borough Markets
- Salamanca Markets
- Queen Victoria Markets
For the first time, to deliver a continuous, staged, waterfront promenade from Balmain to Pyrmont, connecting right through to the CBD and beyond.
“...we want to deliver a continuous, shared waterfront promenade from Balmain to Pyrmont that opens up the direct harbour frontage. Our proposal will see this delivered incrementally, with priority locations to unlock access identified this year. It will build on the popular access that Sydneysiders already have along the water in areas such as Blackwattle Bay Park and Bicentennial Park.”

*Transforming City Living: The Bays Precinct, Sydney, p. 23*
The Infinity Loop is a world-class utility artery beneath the Bays Waterfront Promenade that could future-proof sustainable services for the whole Precinct, providing recycled water, sustainable energy and services such as Internet connectivity that can be added as The Bays Precinct evolves.

Sprouting low carbon energy and water, the Infinity Loop could seed jobs, entertainment and innovation, as well as green walls, green spaces, and green homes, offices and buildings. The idea goes beyond just sustainability; it suggests using energy from walking or jogging to create kinetic energy, and even suggests a surfing, swimming urban Wave Park powered by sustainable energy pumps that would purify Sydney Harbour via its own wave action.
Living Sea Walls can help regenerate the natural estuarine ecosystem by providing habitat and shelter for intertidal flora and fauna. They require the modification of existing sea walls and development of new sea walls.

Creating Living Sea Walls for The Bays Precinct would allow intertidal sea life to flourish, with the flexibility to incorporate the pathways of the Bays Waterfront Promenade or features such as a pollution collection system. Living Sea Walls provide a cost-effective way to improve water quality, create additional habitats and enhance biodiversity.
A concept similar to New York’s High Line, Bays Skywalk is an elevated architectural walkway above the western shore of Rozelle Bay curving around the working harbour along the northern shore.

The Bays Skywalk could take pedestrians and cyclists along the shores of Rozelle Bay without interfering with the working harbour area below. Any impact or disruption on the harbour yards would be minimised while providing panoramic views across Rozelle Bay, as well as a unique bird’s eye view of the harbour activities.

The Skywalk would connect to Bicentennial Park, Victoria Road and the Anzac Bridge pedestrian and cycle path and could include a Skywalk shopping and restaurant precinct that integrates with the transformed waterfront.
In partnership with the Port Authority of NSW, to engage stakeholders on innovative solutions to the environmental and operational issues at White Bay Cruise Terminal and consider longer-term future uses of White Bay.

*The Transforming City Living: The Bays Precinct Sydney Discussion Paper* identified White Bay Cruise Terminal as an immediate priority Destination. A limited number of submissions were received for the Destination through the Call for Great Ideas.

Following further work with the Port Authority of NSW and feedback from the public, White Bay has been incorporated into the Transformation Plan as a longer-term Destination.
While most of the ideas were Destination specific, some illustrated leading-edge thinking that could be applied across the Precinct.

These ideas have been brought together for wider consideration, illustrating the impact they could have not just on The Bays Precinct, but on Sydney as a whole. The Independent Assessment Panel found that a number of these concepts were raised in multiple submissions.

These Precinct-wide ideas focus on outstanding outcomes in terms of transport and infrastructure, environmental concepts and funding and governance.
Numerous submissions referenced better accessibility and connectivity in The Bays Precinct. The Independent Assessment Panel noted that several submissions related to the re-use of Glebe Island Bridge, the relocation of Bridge Road to align with the viaduct and Light Rail line, or strategies to redirect traffic from Bridge Road around Wentworth Park to allow connections to the waterfront.

Under these scenarios, Glebe Island Bridge could connect White Bay with Sydney Fish Market, focusing on pedestrian, cycling and public transport connections to create both a commuter route and a new loop for recreational walkers, runners and cyclists. Some ideas focused on the concept of a ‘living bridge’ – a place to cycle, jog or stroll through without cars nearby, with shaded areas for resting or relaxing.

Other ideas drew on integrated transport concepts, looking at opportunities for an expanded light rail, ferry or metro network. Ideas to relocate Bridge Road could allow an expanded Bays Market District, while enhancing and integrating with light rail stops and providing connections to and from the waterfront and markets. An extended light rail to White Bay and Gladstone Park in Balmain could utilise existing old tunnels.
The Bays 2030 was highlighted by the Independent Assessment Panel as a transport and infrastructure concept that represented a major departure from current thinking.

The Bays 2030 proposes to relocate traffic from Anzac Bridge into a tunnel linking Victoria Road to the Sydney CBD and Cross City Tunnel to unlock the Precinct’s development potential. By doing so, Anzac Bridge would be repurposed as a new global destination: an urban park with places to socialise, cultural areas and shopping, all supported by public transport and walking and cycling corridors.

This would redefine the interface between land and water on the Harbour as a pedestrian and cycle network that follows the shoreline as it was in 1880 to both promote a healthy and sustainable way to experience the Harbour, but also to enable smart water cycle management and water sensitive urban design through a series of channels, lagoons and fountains.

Further, a new ‘Harbour Loop’ Light Rail network from The Bays Precinct to Pyrmont and the Sydney CBD would extend the CBD Light Rail using the existing freight rail tracks linking Rozelle Rail Yards and White Bay, and a proposed bridge to Barangaroo and Circular Quay.
To promote environmental excellence throughout The Bays Precinct, the Independent Assessment Panel noted several precinct-wide concepts in addition to the Living Sea Walls idea.

The University of Sydney suggests using an existing biogeochemical model developed for the Sydney Harbour Observatory to identify and rank the threats to water quality in the Precinct’s three bays, allowing a team of engineers and scientists to make recommendations about sustainable water quality improvements at the planning stage.

This could include options to mitigate the pollution in stormwater runoff by providing artificial wetlands or sand filtration units; examining the benefits of increasing flushing as a result of changing the bridge embayments; or remediating polluted sediments in place. Early identification of major risks to water quality could incorporate cost-effective recommendations at the design stage.

Precinct-scale infrastructure could respond to ambitious sustainability performance goals. It would rely on a flexible framework that takes advantage of economies of scale and diversity of load across Destinations and local communities. It would respond to evolving market conditions, building typologies and emerging technologies.

Collaboration with local communities would ensure energy and water systems can benefit a wider catchment.
In places like Bryant Park in New York, public open spaces are managed by not-for-profit organisations. The Independent Assessment Panel noted an idea that proposes a new public waterfront park managed by a not-for-profit – the Bays Precinct Park Management Corporation.

The Park could be funded from private users of the space and from a fee from private developments. It could offer privately-sponsored programming throughout the year, giving the public a calendar of major events and creating an additional source of funding. Private functions could also provide funding.

Green Bonds could allow access to long-term funding through principles that could establish a global exemplar for the delivery of funding, infrastructure, buildings and communities while also making a commitment to resilience and the responsible use of current resources.

The Principles could make a future vision for resilience bankable to attract the emerging institutional investor markets that carry a mandate for climate change mitigation. They would be embedded in procurement contracts for early works, and could capture the attention of institutional investors who are looking to invest in long-term projects and assets with strong climate change mitigation benefits.

The Independent Assessment Panel identified the ideas around value capture as ideal for implementation in The Bays Precinct, given the significant uplift in adjacent land value that will result from the transformation. Any value capture scheme – subject to approval by the NSW Government – would need to be based on the uplift in land value from rezoning and the benefits of transport and utility infrastructure.
The Independent Assessment Panel identified a number of themes that were considered in multiple submissions. These themes echo many of the principles that came out of The Bays Precinct Sydney International Summit of late 2014 and many will be embedded in the Transformation Plan and ongoing thinking for The Bays Precinct.

These ideas and themes are focused around:

- leading-edge sustainable precinct
- cultural and recreational activation
- additional strategic land
- integrated planning
- adaptive re-use of heritage
- temporary activation
- housing choice
- design excellence.
The Independent Assessment Panel recognised the importance of environmental excellence throughout The Bays Precinct and recommended the following ideas for further consideration:

- green roofs
- water quality in The Bays Precinct, including stormwater treatment
- 6 Star GreenStar buildings and communities
- a Precinct-wide energy, water and waste solution
- marine innovation
- aiming for a carbon neutral Bays Precinct.

Through these measures, the Precinct’s waterways could be restored to provide a healthy waterway for transport, recreation, commerce and flourishing marine life. The Living Sea Walls (see page 23) would soften the Harbour’s edges while enhancing water quality and creating habitats to increase biodiversity.

Precinct-scale infrastructure would focus on sustainable energy, water and waste management. Other options include fuel cell and co-generation power generation; harvesting rainwater; grey and blackwater re-use; and converting biodegradable waste products to produce bio diesel.
The Panel identified several submissions that drew on the potential of The Bays Precinct as a new cultural and recreational hub for Sydney. These ideas considered events and activities that would both support the Precinct’s objectives, while also drawing people to play in and enjoy the surrounds.

Ideas linked green spaces such as Wentworth Park to new housing areas, and emphasised the need for both temporary and permanent playing fields, including ideas about new playing fields that act as a green roof over other uses.

Arts and performance were also a clear priority, with ideas for new performance spaces in public areas or with new building uses, as well as an emphasis on public artworks that reflect the Precinct’s Indigenous and maritime influences. A number of ideas also thought differently about where to place cultural and recreational areas, including floating ‘islands’ offering entertainment and recreational areas for the whole community.

Heritage was also important, including recognition of Indigenous heritage, with a number of submissions suggesting an iconic new cultural facility to present Australia’s Indigenous heritage, with a design that incorporates elements of Indigenous art, design and culture.
Many submissions recommended the inclusion of Wentworth Park as part of The Bays Precinct Transformation Program, and this has been reflected in the Transformation Plan. The inclusion of Wentworth Park, and stronger connection with the Bays Market District, could create the opportunity to better use Wentworth Park for active recreation, or create an opportunity for underground parking. This would also provide better connections to nearby suburbs and possibly allow more exciting uses for this publicly-owned land.

Other submissions proposed the inclusion of strategic landholdings around White Bay Power Station (north of Roberts Road), sites surrounding the Sydney Fish Markets or the development of a future market area in Ultimo, opposite Wentworth Park.
A number of submissions emphasised the need to integrate the planning for The Bays Precinct with the planning for future transport and infrastructure and for the lands surrounding the Precinct.

These concepts would rely on collaboration with utilities and State agencies regarding undergrounding infrastructure and the most appropriate ways to connect with WestConnex to optimise access in and out of the Precinct. Strong links with local councils were also recommended, to ensure that zoning in lands surrounding the Precinct is consistent with its new uses.

Submissions also called for integration with other NSW Government plans across transport and planning – for example, alignment with Sydney’s Green Grid as identified in A Plan for Growing Sydney.
As noted earlier, around one-third of submissions related to future uses for the White Bay Power Station. The Panel also noted through the transport and infrastructure themes the many ideas to adaptively re-use Glebe Island Bridge as part of a wider, integrated transport strategy.

A number of ideas considered the repurposing of the Glebe Island silos, which, while outside the immediate priority Destinations, presented creative thinking to make use of these existing structures, allowing the opportunity to experience a different space while retaining heritage and history. Other ideas linked the future use of the silos with overall plans for the Precinct, looking at how they could be part of an active ‘wellness’ loop that also includes a repurposed Glebe Island Bridge.

Some ideas focused on the concept of Glebe Island Bridge as a ‘living bridge’, like the famous Ponte Vecchio in Florence, where its focus is more on public areas with hideaway gardens or outdoor games.
TEMPORARY ACTIVATION

Many submissions suggested early and year-long activation across The Bays Precinct, allowing immediate and present engagement and experimental activation, based on the concept of ‘meanwhile’ uses – temporarily using space on a site while development is planned. These uses could support local artists, create new ‘pop-up’ dining and entertainment areas or provide temporary space for start-ups, through shared workplaces or incubator space.

Ideas included public art programs, with a variety of canvases for up and coming artists; programs of events curated by Sydneysiders to encourage productive local stewardship of the area; a ‘Building of fun’ with activities for children and comfortable areas for parents nearby; or modular combinations of fixed and floating boardwalks over the water that can be moved, added to or left as a permanent solution.
OTHER IDEAS AND THEMES

HOUSING CHOICE

Sophia Valencic
McCullough Robertson
Certain Planning
Colliers
Australand
Hassell Studio
PwC

A range of ideas proposed different ways to address the challenge of housing affordability in Sydney. The city will only continue to attract and retain global talent if it provides accommodation for key workers and low income earners in locations close to their jobs.

A number of ideas suggest The Bays Precinct could be an ‘experimental studio’ for new housing types with new funding methodologies, facilities and services. Ideas promoted the concept of Small House/Big Life where people have the choice to trade off well-designed compact living spaces with shared facilities for work and play. This included concepts from micro apartments to more traditional apartment and modern terrace housing with work/live environments, ‘all age’ housing and communal living.
The City of Sydney identifies design excellence as one of the key opportunities for The Bays Precinct, citing the importance that the community places on sustainable, authentic and diverse design.

The City recommends integrating any new developments with surrounding neighbourhoods, and using competitive design processes for large and prominent developments. It also emphasises the importance of multiple design responses and variety in architectural design.

The Transformation Plan identifies the establishment of the UrbanGrowth NSW Design Directorate. The Directorate will be led by the NSW Government Architect with other eminent design professionals from Australia and overseas. It will oversee excellence in public domain, urban, landscape and building design.
WHERE TO NEXT

Many of the ideas reviewed by the Independent Assessment Panel and UrbanGrowth NSW have already been considered in the *Transformation Plan: The Bays Precinct, Sydney.*

As the transformation commences in the immediate priority Destinations, ideas that met the objectives of The Bays Precinct Transformation Program will be referred to in procurement processes, form part of the Comprehensive Transport and Mobility Plan or form part of ongoing conversations with the community, local government and other stakeholders as the transformation is delivered.

All submissions to the Call for Great Ideas can be found in their original form on The Bays Precinct website: www.thebayssydney.com.au

This website will also be the portal for all information relating to The Bays Precinct Transformation Program.
ACKNOWLEDGMENTS

Google Australia
Grand Castle International
Grimshaw
habit8
Hames Sharley
Hassell Studio
Helen Armstrong
Helen Wright
Hyder Consulting
Hyunju Kim, Stella Lim
Iain Powell
Ian Jones
Ian McDougall
Imogen and Lachlan Howe
Ingrid Mather
Institute of Sustainable Futures, University of Technology Sydney
Jacobs
James Grant
Jan Larsen
JBA Urban
Jennifer Aaron
Jensen Young
Jim Donovan
Julia Duerr
Katherine Jane Painter
Katherine Webster
Katie Williams
Keith Goodman
Kelvin O’Keefe
KI Studio
Kristen Hall
KWC Capital Architectus
Leichhardt Municipal Council
Leichhardt Precinct Committee
Lend Lease
Les Johnston
LFA
Lucy Sharman
Luke Wolstencroft
Macquarie University
March Triulcio
Maria Brandl
Matt Kendall
Matthew Allen
MBMpl Pty Ltd
McCullough Robertson
Michael Craner
Minter Ellison
Miriam Elia
Miriam Roberts
Mott MacDonald
Patrick Medley
Peter Retallick
Pureprofile
PwC
Pymont Action Inc.
Queensland University of Technology
Ramboll Environ
Richard Betts
Richard Carlisle
Ritchies Stores Pty Ltd
Robert Bird Group
RobertsDay
Rozelle/ Iron Cove Precinct Committee
Rozelle/White Bay Precinct Committee
Ruby de Gouw
Russel Lunney
Sarah Howard, Yuting Feng, Xiaoya Wang, Michele Williams
Saul Deane
Savills Australia
Sophia Valencic
Southern Sydney Regional Organisation of Councils
Stella Whittaker
Stockland
Stockland, Woods Bagot, Meld Technologies
Sydney Art Zone
Sydney Fish Market
Sydney Heritage Fleet
Sydney Institute of Marine Sciences
Taylia Newlyn
The Premier Communications Group
Theresa Devine
Toga Group
Toland Pty Ltd
Tom Bucic
Total Constructions
University of New South Wales
University of Sydney
University of Technology Sydney
Victor Young
Warren Moss
Waterway Constructions
Weston Williamson + Partners
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Yuhan Hyang, Georgia McDonald, Nicholas Tay, Aram Odesch, David Schwebel
Zoe Neill