The Bays Precinct Reference Group meeting
Meeting Notes

Business Reference Group attendees
Friday August 4th, 10:00am to 11:40am:

<table>
<thead>
<tr>
<th>Organisation</th>
<th>Name</th>
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<tr>
<td>Australian Institute of Architects (NSW)</td>
<td>Paul Walter</td>
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<tr>
<td>Cement, Concrete and Aggregates Australia</td>
<td>Todd Hacking</td>
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<td>Commercial Vessel Association</td>
<td>Ian Ford</td>
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<tr>
<td>NSW Federation of Housing Associations</td>
<td>Helen Karathomas</td>
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<td>Property Council of Australia</td>
<td>William Power</td>
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<td>Sydney Harbour Maritime Forum</td>
<td>Mal Hiley</td>
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For the full list of Reference Group members, visit www.thebayssydney.com.au/the-bays-precinct-reference-group/

UrbanGrowth NSW attendees:
- Communications and Engagement: Anh Dang (Chair), Melanie Ryan, Reem Finkelde
- Project Team: Humfrey Whitaker, Eric Brodie, Geoffrey Gerring, Stephanie Ballango

Others Present:
- Fred Holt, 3XN
- Nadine Wagstaff, Elton Consulting

Agenda item | Notes
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Welcome and recognition of Country  | The Chair welcomed Reference Group members
Anh Dang, Chair                     | The Chair outlined the new structure of UrbanGrowth NSW, the appointment of an interim CEO and the new reporting structure into the Premier’s office.

The Bays Precinct project update  | Bays West
Eric Brodie, Development Director  | Eric provided an update on Bays West:
Humfrey Whitaker, Acting Project Leader for Bays East | • A draft strategic framework is being finalised and will be brought to the group later in the year. A transport update will also be presented

- The strategic framework will allow for more detailed masterplanning for Bays West
- Consultations have begun with Transport for NSW on Sydney Metro West and the Bays Precinct
- White Bay is to remain as a working harbour
- Bulk construction materials will remain on part of Glebe Island
- Site activation of the White Bay Power Station is still being investigated. Sydney Metro West will have a significant impact on the Power Station’s development
Bays East

Humfrey made a presentation providing an update on Bays East:

- The Bays Market District masterplanning area was outlined and individual land areas identified
- Primary design teams and have been appointed alongside consultants for background studies. The next phase of community engagement has commenced.
- The next step is to develop a concept design for the new Sydney Fish Market, prepare masterplan options, and undertake studies and reports for the rezoning submission.

Questions and Answers

Roundtable Group Discussion

Reference Group members raised issues and asked questions of the project team. These focused on:

- Sydney Metro West: The proposed alignment and location of the metro stop is not yet known though UrbanGrowth NSW has a preference. Developing White Bay Power Station without a metro stop would be difficult.

- Integration of UrbanGrowth NSW and the Port Authority's plans: Discussion of integration of port, working harbour and innovation district. UrbanGrowth NSW will lead on strategy in conjunction with the Port Authority, as part of a whole-of-government approach. The Port Authority will lead on commercial decisions. International comparisons are being examined.

- Activation of public spaces within the harbour: The masterplanning process will take into account integration of the working harbour and places to walk/cycle.

- Glebe island: Construction materials business will remain at Glebe Island but on a reduced footprint.

- Moving large operators and strategic planning: This process is iterative and involves two-way consultation between operators and UrbanGrowth NSW. UrbanGrowth NSW is comfortable with timing outcomes and how process is operating.

- Bank Street Marina: Timing for this project is appropriate, as the change of use is key to freeing up the site to develop the new Sydney Fish Market.

- Housing: Next phase of the Bays Market District masterplanning process will look at residential development including the appropriateness of locations, suitable density and types of housing. Overshadowing is a key consideration.
WestConnex: The impact of WestConnex will form part of the masterplanning process for Bays West.

### Masterplanning process & FJMT presentation

**Stephanie Ballango, Assistant Development Director**

Stephanie made a presentation outlining the planning process that included:

- The State Significant Precinct (SSP) Process
- Details of the SSP Study Requirements
- Key considerations
- Seeking feedback on the draft masterplan principles, creation of masterplan options and the public exhibition process.

Stephanie also presented FJMT’s presentation on their masterplanning work.

- The Bays Market District is being considered in a Sydney-wide context that includes its location as an intersection of The Bays Precinct and the City, existing primary connections, its relationship to Sydney’s coves and creating an extended waterfront promenade
- A mixed-use quarter could be developed with public space and cultural facilities, employment opportunities, living spaces and services/retail amenities
- 20 draft masterplan principles have been developed under the following themes:
  - Landscape and environment
  - Access and movement
  - Land uses and built form
  - Social, economic and community.

### 3XN presentation

**Fred Holt, Partner at 3XN**

Fred Holt made a presentation on designing the new Sydney Fish Market:

- The Sydney Fish Market will continue to be an authentic market that combines market operations with public access
- It will cater for different user groups including market workers, wholesale and private customers, visitors and residents
- The key design principle is to ensure that the Sydney Fish Market connects the water, Wentworth Park and the promenade
- The new Sydney Fish Market will provide for a variety of experiences along the promenade including public and social interactions.

### Questions and Answers

**Roundtable Group Discussion**

The main points raised and addressed were:

- A 30m foreshore promenade may not be appropriate for all sections of land in the masterplan area as it would impact on potential uses on remaining land. UrbanGrowth NSW will need to justify if it is unable to fully meet this requirement.

- Coal loader should be considered a significant heritage structure.

- Boating/Dragon Boats: The new Sydney Fish Market must ‘connect to place’. Passive boating needs to be accommodated. An operational
wharf must remain. The wharf is part of the Sydney Fish Market’s identity.

- Extent of moorings: More fish could be delivered by boat if facilities were improved. These opportunities are being considered alongside other water based uses.

- Working harbour: The Sydney Fish Market should be part of Sydney’s working harbour. Lost/removed moorings and displaced boats should be replaced elsewhere.

- Vehicle flow: 95% of fish are delivered to the Sydney Fish Market by truck. Consultants are working on vehicle flow proposals.

- Financing: There needs to be transparency about costs, payments and who will pay for development. It will be important to discuss this topic and the impact on the development community as the process continues.

- Loss of industrial land: The economic report will look at the impact of changes in land uses, including where existing industries could/should relocate.

- Demographics and social infrastructure: Analytics exist to determine density and demographic pressures. World’s best practice is being looked at to inform masterplanning.

- Current Sydney Fish Market site: No decisions have been made on future uses at the current Sydney Fish Market site, aside from it being used for mixed-use development.

- Connectivity to Wentworth Park: The current preference is for a visible above ground connection, possibly over Bridge Road. Broader pedestrian connections, cycle and drop off options are all being considered.

**Meeting close**

Anh Dang, Chair

The Chair sought feedback from participants on how future meetings should be run. They were supportive of the present format and commented that this should continue in future.

The Chair thanked participants for their time and input to the meeting.