

The Bays Precinct Reference Group – Meeting 5 Questions and Answers

Queries regarding ideas from the 'Call for Great Ideas

The Call for Great Ideas submissions are published on our website. This is so they can be openly considered by the NSW Government, community and industry as Destinations are progressed. The submissions are provided to the various consultants to be incorporated into their respective studies.

Queries regarding the number of dwellings proposed for Bays Market District

Detailed design and planning for the Bays Market District is still to be undertaken. There will be residential development in the area but the exact numbers will be determined through the detailed design phase. UrbanGrowth NSW will undertake consultation with stakeholders throughout the planning process.

Queries regarding the Affordable Housing Policy

UrbanGrowth's NSW Sustainability Policy has been recently made available for public comment (<http://www.urbangrowth.nsw.gov.au/sustainability>). One of the priorities of the Sustainability Policy is the release of a Draft Housing Affordability and Diversity Policy for public comment.

Queries regarding procurement for the new Sydney Fish Market and Bays Market District masterplan

In November 2016 we commenced a Registration of Interest process to seek designers and engineers to design the new Sydney Fish Market. We expect to appoint a designer by the middle of 2017. Separately, we issued an ROI for firms to develop a masterplan for the Bays Market District.

Relevant supporting documentation is provided to all tenderers depending on the type of goods and services being procured.

UrbanGrowth NSW uses VendorPanel for all procurement as it enables us to track interest in the tender and monitor the distribution of documents. All documents are publicly accessible. Copies of the ROI documents have been sent to Reference Group members who have requested them.

Queries regarding the proposed White Bay Power Station centenary events

Once plans for the White Bay Power Station centenary commemorations are more fully developed we will be able to identify opportunities for community participation. We will be in touch once these have been confirmed.

Queries regarding Rozelle Rail Yards and WestConnex

We are in ongoing discussions with Roads and Maritime Services and the Sydney Motorway Corporation (SMC) on how the design of the WestConnex Stage 3 Interchange relates to urban transformation possibilities for Rozelle Rail Yards.

We have shared Group members' feedback and concerns and ideas about the Rozelle Rail Yards with SMC. We understand there will be opportunities to provide feedback on proposed works in this area later in 2017.

Queries regarding The Bays Precinct Strategic Framework

To ensure planning for The Bays Precinct is holistic, UrbanGrowth NSW and the Office of Government Architect are developing a strategic framework for the Precinct with input from a range of government departments and agencies, and other stakeholders. It will help define opportunities and constraints for open space, social infrastructure and community facilities, among other land and water uses. We anticipate that this strategic framework will be completed this year.

The Framework integrates technical studies and baseline analysis with policies, plans and actions for The Bays Precinct, taking into account existing national, state, regional and local planning requirements.

Queries regarding Glebe Island Bridge

The heritage-listed Glebe Island Bridge is being investigated by NSW Government as part of The Bays Precinct Transport and Mobility Plan. Transport for NSW is looking at various options if and how the bridge could provide walking and cycling connections to The Bays Precinct.

Queries relating to Bays Market District masterplanning

The Bays Market District masterplan will cover 9.2ha of land, including:

- government and privately-owned land along Bank Street in Pyrmont
- the current Sydney Fish Market site
- integration with the new Sydney Fish Market
- the first stage of the Bays Waterfront Promenade
- connections to Wentworth Park
- water uses in Blackwattle Bay.

We expect to have the final masterplan for the Bays Market District in late 2017 to early 2018.

The 2006 Master Plan for Bank Street and consultation outcomes are one of the many pieces of work informing planning for the Bays Market District.

Queries regarding transport planning

Transport for NSW is leading the creation of the Transport and Mobility Plan for The Bays Precinct. Transport for NSW expects to finalise and release a draft Transport and Mobility Plan in 2017. In the interim, key information generated by transport studies is used to support UrbanGrowth NSW's planning.

Queries relating to the allocation of open space in The Bays Precinct

While traditional approaches to planning for open space have relied on benchmark calculations, such as 'percentage of land area', best practice research suggests that standards and benchmarks should not be used as a starting point but more as a reference point.

Contemporary approaches to planning for open space being considered for The Bays Precinct include a combination of an 'audit' or 'gaps' approach, accessibility approach, community needs approach and demographics based approach.

The consultants have also researched different percentages of open space used across other urban renewal projects. Our planning seeks to provide adequate, quality facilities that are well-linked as opposed to a target or mathematical formula.

Queries regarding lack of active recreation facilities within the area

We recognise that there is a perception of a shortage of active recreational facilities in the Inner West and surrounding The Bays Precinct, and have tested this through the community survey and telephone survey. The consultants have noted the surrounding communities' views regarding shortages of certain recreational facilities. This will be incorporated into an assessment of supply versus demand to make recommendations for what facilities are required.

Queries regarding feedback from rowing groups

We did not receive a response from the Glebe Rowing Club to the survey, however we have met with them and received information about the specific needs of the Club. They therefore may not have completed a survey because the information had been provided to us.

Queries regarding integrating multipurpose indoor sport facilities with social and community uses

The Active Recreational Needs Study and Social Infrastructure Assessment have been developed concurrently and collaboratively to ensure planning for social and community uses and sports facilities is integrated. We have looked to co-locate active recreational and community facilities where appropriate to maximise efficiencies and provide benefits to facility users.

Queries regarding shortages of certain facilities

A very low proportion of survey participants indicated they are not members of active recreational/sporting clubs due to lack of facilities. Information was collected from both the community survey and the ORIMA phone survey about what recreation facilities the community perceived there was a shortage of within the City/Inner West. These facilities were noted and will be included in recommendations where appropriate.

Queries relating to current and future populations

Population projections will be determined once we have completed various technical studies and have a draft Strategic Framework. Population projections will likely be a range and will be prepared in consultation with the Department of Planning.

Queries relating to the telephone survey sample

The total population for the suburbs included in the ORIMA telephone survey is 146,2141 people with a total adult population (aged 18+ years) of 93,232 people. Sample surveys, such as the 500 people surveyed, is a well established methodology for understanding the views of target populations and are regularly used by governments, businesses and other organisations within Australia and internationally to inform decision-making.

Any survey sample (as opposed to a census study of the entire target population) involves some level of sampling error. The term 'error' used in statistics does not imply mistakes, but rather the difference between a sample and the population. For this phone survey there was a margin of error of + 9 percentage points (pp). This means, we can be confident that 90% of the time the result from our sample will be within +9pp of the actual population result.

Queries regarding facilities such as basketball and skating

This Active Recreational Needs Study is investigating demand over a 30-year period rather than focus on individual sports.

¹ Source: 2011 Australian Bureau of Statistics Census data

Queries regarding recreational requirements for workers

Both the ORIMA telephone survey and the community survey asked questions about recreational activities within close proximity to their work place. In addition, the consultants have followed the City of Sydney's approach to calculating worker demand on recreation facility usage:

- one worker is seen as creating the same demand as 0.2 residents
- 10% of the worker population are considered to be regular users.

The consultants have also looked at the needs of technology/innovation workers by researching the types of recreational facilities technology companies provide for their workers on their campuses. Gyms and fitness centres are not being investigated because often they are commercially provided.

Queries regarding planning for schools

The Social Infrastructure Assessment will use 30-year projections at five-year intervals to determine demand on social infrastructure facilities including education. The projections will be in accordance with the Department of Planning projections that are also used by the Department of Education. We have had a number of meetings with the Department of Education regarding education facilities and these will continue as the study progresses.

UrbanGrowth NSW will raise the Wattle Street Depot at our next discussion with the Department.

Queries regarding existing and outside communities' access to The Bays Precinct's facilities

Our planning is for residents, workers and visitors within The Bays Precinct. However, the existing communities will be accommodated within the proposed staging of the facilities within The Bays Precinct. Currently there is no existing community within The Bays Precinct, so any new facilities built will initially be for the existing community until the new community is established.

We anticipate that some facilities such as The Bays Waterfront Promenade will have a broad catchment attracting visitors from outside of the area, the planning therefore has to accommodate the needs of the visitors.

Queries regarding contamination at White Bay Power Station

The White Bay Power Station is on a site that has been filled and the building itself is contaminated by lead and asbestos. Recently, UrbanGrowth NSW commenced site testing to understand the extent of contamination and inform the planning for site remediation.

Queries regarding future rezonings

Currently the Destinations in The Bays Precinct are zoned under various planning instruments that may not allow the range of uses needed to support urban renewal.

Queries regarding commercial arrangements with the Sydney Fish Market

There is currently no commercial arrangement with the Sydney Fish Market. The terms of future occupancy are currently being negotiated.

Queries regarding future arrangements for boat owners in Blackwattle Bay

The masterplanning process will consider on-water use of Blackwattle Bay and will involve community consultation with all user groups.

Queries relating to business involvement in current and future planning activities

The community survey was open to anyone including businesses. The community survey and ORIMA telephone survey did ask questions about respondents' recreational habits around their work places. We are investigating other opportunities for the needs of businesses to be considered.

UrbanGrowth NSW agrees that more engagement with business stakeholders is required and would like/will plan to arrange more specific consultations with the business sector.

Feedback on tailoring future business reference group meetings to the needs of business representatives was noted and will be considered in planning future meetings.

Queries regarding the future of The Bays Precinct Community Reference Group

The Reference Group is an ongoing mechanism through which to maintain our working relationship with representative groups in the community. The Terms of Reference for the Group are due to be reviewed at the end of the current term.

Queries regarding focus of the survey to activities people had undertaken in the past year

The questions regarding activities people had undertaken in the past year was taken from the national AusPlay survey; the national sport and recreation survey used to identify recreation trends across Australia. The questions were developed to align with AusPlay data so that we could compare trends at a national level.

Queries regarding policy considerations for recreational facilities and developer contributions*²

At this stage in the Study we are investigating future infrastructure requirements. Once these requirements have been determined then we will investigate funding options including developer contributions.

Queries regarding the Greater Sydney Commission blue and green grid research

The Study takes into consideration the work undertaken by the Greater Sydney Commission and the Government Architects Office on the Blue and Green Grids. Parkland Planners have been working with the Greater Sydney Commission, Department of Planning and Environment and the Government Architects Office on the Green Grid work.

Queries regarding use of old research

UrbanGrowth NSW, Inner West Council and the City of Sydney have shared and consulted with each other on these studies. We have reviewed open space and recreational needs studies done by City of Sydney, and the former Leichhardt and Marrickville Councils.

² Asked by a representative of a community group who attended the business focused meeting