

Blackwattle Bay
State Significant Precinct

Attachment 13:

Masterplanning the Bays Market District: Draft Masterplan Principles Consultation Report 2017

June 2021



Masterplanning the Bays Market District Draft masterplan principles Consultation Report

Client:
UrbanGrowth NSW

Date:
Wednesday 25 October 2017

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Date	25 October 2017
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Document name	Final Report
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Version	0
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1 Executive Summary

This report

This report documents the feedback received from the Bays Market District draft Masterplan Principles consultation program. It has been prepared for UrbanGrowth NSW by independent engagement specialist Elton Consulting.

Draft masterplan principles engagement

The public consultation program was conducted from 31 July to 25 August 2017. The process was designed to provide members of the community and other stakeholders with information on the masterplanning process for the Bays Market District and obtain their feedback on the Draft Masterplan Principles for the District. It also sought to increase community and stakeholder understanding of the site constraints that will influence design of the new Sydney Fish Market and to obtain feedback on priorities for the Fish Market design. Engagement activities included two public workshops, an online survey and submissions process, Community Reference Group and Business Reference Group meetings and a government agency briefing. Further details of the consultation program are provided in **Section 2** of this report.

Feedback on the Draft Masterplan Principles and new Sydney Fish Market

A series of 20 Draft Masterplan Principles were presented under four themes; Landscape and Environment, Access and Movement, Land Uses and Built Form, and Social, Economic and Community (see Appendix A). The Draft Principles were tested as part of the consultation activities. Constraints and opportunities of the new Sydney Fish Market site were also presented for comment.

Online survey

The online survey, which was open from 31 July to 25 August, attracted 508 responses. Respondents identified each one of the 20 Draft Masterplan Principles as important. The principles most commonly regarded as very important, important or somewhat important were:

- » Reinforce and strengthen connections to existing and future transport (principle 8) (95% of all survey respondents, 484)
- » Mandate design excellence in the public domain, landscaping and built form design (principle 15) (92% of respondents, 469)
- » Expand the range of active and recreational opportunities (principle 19) (90% of all survey respondents, 457)
- » Pursue leading edge sustainability, climate change resilience and improved water outcomes (principle 4) (90% of respondents, 456)
- » Encourage active transport by prioritising walking and cycling (principle 6) (90% of respondents, 456).

Public workshops

Held on 10 and 12 August 2017, the public workshops were attended by 91 members of the public.

The Draft Masterplan Principles most commonly identified by public workshop participants as important in feedback form responses were:

- » Improve access to Blackwattle Bay, the foreshore and water activities for all users (27 responses)
- » Deliver the new Sydney Fish Market at the head of Blackwattle Bay as the first step in the urban transformation process (19 responses)
- » Better connect Wentworth Park to the harbour (15 responses)

- » Develop an effective and efficient parking response (15 responses)
- » Reinforce and strengthen connections to existing and future public transport (13 responses).

The Bays Precinct Community Reference Group and government agencies

Feedback obtained through meetings with The Bays Precinct Community Reference Group, Business Reference Group and government agencies highlighted the importance of:

- » Improving public access to the Bays Market District and new Sydney Fish Market through physical, social, active and public transport connections
- » Ensuring the Bays Market District provides a range of public benefits
- » Ensuring existing uses in the Bays Market District and any potential future changes in use are carefully considered as part of the masterplanning process (such as relocation of the concrete batching plant or repurposing of Glebe Island Bridge)
- » Ensuring built form development within the Bays Market District is appropriate in scale, minimises overshadowing and supports local amenity
- » Including as new Draft Masterplan Principles for the Bays Market District: early delivery of social infrastructure to accompany new development; provision of affordable housing; and protection of dragon boating and other passive boating activities in Blackwattle Bay
- » Fostering public confidence in the planning and consultation processes as part of the Bays Market District; for instance reflecting the outcomes of previous consultations including the community driven principles; providing further detailed information and clearly identifying measures of success in the next phase of masterplanning
- » Ensuring the new Sydney Fish Market is authentic – a real, working fish market, that

reflects the history of the area and is open and affordable to all

- » Creating strong physical and visual connections between Wentworth Park and the new Sydney Fish Market; and protecting Wentworth Park from overshadowing.
- » Ensuring there is appropriate transparency about the costings and who will pay for the proposed public benefits associated with renewal of the Bays Market District.

Submissions

Feedback obtained through five submissions highlighted the importance of:

- » Ensuring the Bays Market District contributes to healthy and active lifestyles and opportunities for employment
- » Offering opportunities for ongoing and meaningful community engagement
- » Providing public benefits including early delivery of the Bays Waterfront Promenade and social infrastructure
- » Built form development that does not impact existing open space areas, trees and Blackwattle Bay
- » Integrated planning of active and public transport improvements / connections including bus, ferry and light rail
- » Acknowledging and reflecting the heritage of the area including its Aboriginal and European heritage
- » Incorporating public art and landscaping into the public domain.

Public exhibition of proposal for 5 Bank Street, Pyrmont

It should be noted that the consultation program coincided with public exhibition of an application to amend an existing planning approval to construct a wharf and land facility at 5 Bank Street, Pyrmont.¹ Feedback on the Draft Masterplan Principles for the Bays Market District was provided in the context of considerable concern within some sections of

¹ UrbanGrowth NSW on behalf of Roads and Maritime Services has sought an amendment to an existing planning

approval to construct a wharf and temporary land-based facility at 5 Bank Street Pyrmont.

the community relating to the application. Key issues included anger regarding the proposed change of use for the site, safety and amenity issues relating to the current proposal, and lack of confidence in the planning and consultation process for the Bays Market District masterplan.

Summary of feedback

A review of community feedback obtained through all of the various consultation activities suggests that there is particularly strong support for the following Draft Principles:

- » Reinforce and strengthen connections to existing and future public transport (principle 8)
- » Mandate design excellence in public domain, landscape and built form design (principle 15)
- » Expand the range of active and recreational opportunities, such as the Waterfront Promenade, that benefit the new community (principle 19)
- » Pursue leading edge sustainability, climate change resilience and improved water outcomes (principle 4)
- » Encourage active transport by prioritising walking and cycling (principle 6)
- » Ensure strong coordination between public benefits and economically, socially and environmentally viable development (principle 20)
- » Link the Bays Market District to the City, Glebe, Pyrmont, Ultimo, Glebe Island and White Bay (principle 13)
- » Improve access to Blackwattle Bay, the foreshore and water activities for all users (principle 2).

Issue areas identified by the community and stakeholders where additional principles (or further specificity as part of existing principles) could be provided were:

- » Early delivery of public benefits such as the Bays Waterfront Promenade and social infrastructure to accompany new development within the Bays Market District, with a view to supporting both new and existing communities

- » Provision of affordable and social housing as part of future residential development within the Bays Market District
- » Protection of dragon boating and other passive boating activities in Blackwattle Bay
- » Ensuring opportunities for ongoing and meaningful community engagement.

Further details of community and stakeholder feedback relating to the Draft Masterplan Principles for the Bays Market District and the Sydney Fish Market site are provided in **Section 3** of this report.

2 Engagement process

2.1 Context for masterplanning the Bays Market District

The Bays Market District is one of eight destinations in The Bays Precinct Urban Transformation Program. It comprises the waters of Blackwattle Bay and land along Bank Street, Pyrmont.

In 2015, UrbanGrowth NSW undertook extensive engagement with the community to prepare *The Transformation Plan: The Bays Precinct, Sydney*. This informed the NSW Government's vision for the Bays Market District which is to:

- » rejuvenate the Sydney Fish Market and expand the fresh food offering, creating a world-class Bays Market District connected to the water
- » create a new world-class market food offering and dining attraction
- » reimagine the Sydney Fish Market, including wholesale and retail functions
- » allow the Bays Waterfront Promenade to seamlessly connect with a bustling and thriving place that brings residents and visitors back to the water
- » provide compatible housing suitable to living on the edge of the CBD
- » improve access and public transport.

UrbanGrowth NSW, together with urban designers FJMT, the community and other key stakeholders, will develop a masterplan for the Bays Market District to guide its transformation. The draft Bays Market District masterplan will consider opportunities for public open space, community and recreational facilities and commercial and marine facilities within the District. It will also look at opportunities to provide housing, commercial and retail facilities. The draft principles for developing a masterplan for the Bays Market District are described in Appendix A. These have been informed by previous community and stakeholder feedback.

It should be noted that the recent consultation program for the Bays Market District (described below) coincided with public exhibition of an application to amend an existing planning approval to construct a wharf and land facility at 5 Bank Street, Pyrmont.² Feedback on the Draft Masterplan Principles for the Bays Market District was provided in the context of considerable concern within some sections of the community relating to the application. Key issues included anger regarding the proposed change of use for the site, safety and amenity issues relating to the current proposal, and lack of confidence in the planning and consultation process for the Bays Market District masterplan.

2.2 Process

The public consultation program for the Bays Market District was conducted from 31 July to 25 August 2017. The process was designed to provide members of the community and other stakeholders with information on the masterplanning process for Bays Market District and obtain their feedback on the

² UrbanGrowth NSW on behalf of Roads and Maritime Services has sought an amendment to an existing planning approval to construct a wharf and temporary land-based facility at 5 Bank Street Pyrmont.

Draft Masterplan Principles for the District. It also sought to increase community and stakeholder understanding of the site constraints and opportunities that will influence design of the new Sydney Fish Market and to obtain feedback on priorities for the Fish Market design.

The public's role in the public consultation program included the *inform, consult and involve* aspects of the International Association of Public Participation (IAP2) engagement spectrum.

The program involved the following activities:

- » Online Survey – Monday 31 July to Friday 25 August 2017
- » Public submissions – As above
- » Public Workshop 1 – 6.00-9.00pm, Thursday 10 August 2017 at St Barnabas Anglican Church
- » Public Workshop 2 – 10.00-12.00pm, Saturday 12 August 2017 at St Barnabas Anglican Church
- » Community Reference Group Meeting – 5.00-7.00pm, Thursday 3 August 2017 at UrbanGrowth NSW offices, Martin Place.
- » Business Reference Group Meeting – 10.00-11.40am, Friday 4 August 2017 at UrbanGrowth NSW offices, Martin Place.
- » Government Agency Briefing – 10.00-12.00pm, Friday 18 August 2017 at UrbanGrowth NSW offices, Martin Place.

The public workshops and meetings provided participants with an opportunity to meet the designers appointed for the Bays Market District (FJMT) and the Sydney Fish Market (3XN) at this early stage of planning for the site. Interaction with the design teams was highly valued by workshop participants. Representatives of the Department of Planning and Environment and City of Sydney were also present at the public workshops.

Feedback from the consultation program will shape the next stage of masterplanning the Bays Market District, which is to develop a number of masterplan options, and assist 3XN to design the new Sydney Fish Market.

UrbanGrowth NSW will consult with stakeholders and community at all subsequent phases of masterplanning the Bays Market District, and designing of the new Sydney Fish Market.

2.3 Participation

Participation and feedback are summarised in Table 1.

Table 1 Participation in the consultation program

Engagement activity	Participation / Feedback
Online survey	508 respondents / completed surveys
Public submissions	Five submissions received
Public workshop 1	40 participants / 24 completed feedback forms
Public workshop 2	51 participants ³ / 30 completed feedback forms
Community Reference Group workshop (with representatives from community groups)	14 participants

³ With a total of 41 participants signing the registration sheet

Engagement activity	Participation / Feedback
Community Reference Group meeting (with representatives from business and peak groups)	Five participants
Government agencies Briefing	10 participants

3 Community feedback

Community and stakeholder feedback relating to the Draft Masterplan Principles for the Bays Market District and the Sydney Fish Market site is discussed in this section of the report. Feedback was obtained through the various engagement activities including meetings with the Bays Precinct Community Reference Group, Business Reference Group and government agencies, public workshops, an online survey and submissions.

3.1 Summary of feedback

In summary community feedback overall, obtained through the various consultation activities, suggests that there is particularly strong support for the following Draft Principles:

- » Reinforce and strengthen connections to existing and future public transport (principle 8)
- » Mandate design excellence in public domain, landscape and built form design (principle 15)
- » Expand the range of active and recreational opportunities, such as the Waterfront Promenade, that benefit the new community (principle 19)
- » Pursue leading edge sustainability, climate change resilience and improved water outcomes (principle 4)
- » Encourage active transport by prioritising walking and cycling (principle 6)
- » Ensure strong coordination between public benefits and economically, socially and environmentally viable development (principle 20)
- » Link the Bays Market District to the City, Glebe, Pyrmont, Ultimo, Glebe Island and White Bay (principle 13)
- » Improve access to Blackwattle Bay, the foreshore and water activities for all users (principle 2).

Issue areas identified by the community and stakeholders where additional principles (or further specificity as part of existing principles) could be provided were:

- » Early delivery of public benefits such as the Bays Waterfront Promenade and social infrastructure to accompany new development within the Bays Market District, with a view to supporting both new and existing communities
- » Provision of affordable and social housing as part of future residential development within the Bays Market District
- » Protection of dragon boating and other passive boating activities in Blackwattle Bay
- » Ensuring opportunities for ongoing and meaningful community engagement.

3.2 Online survey

Survey period

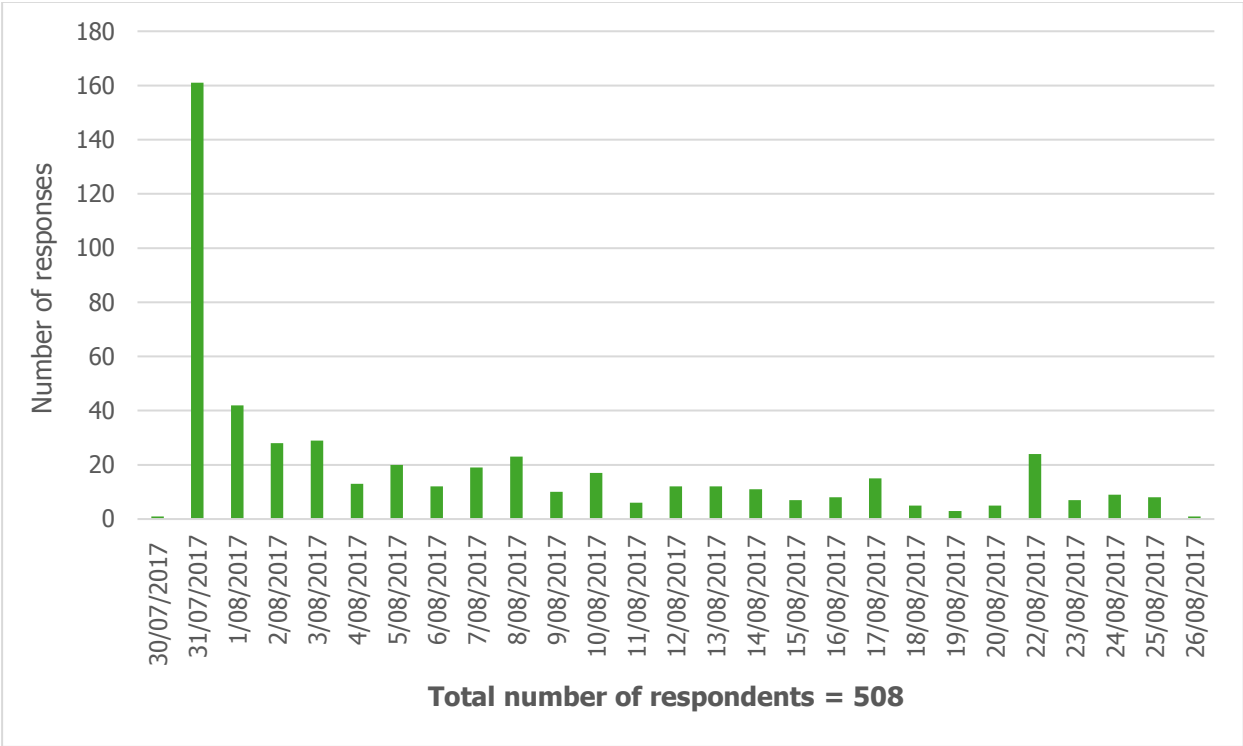
As part of the Consultation Program an online survey was conducted to obtain community feedback on the 20 Draft Masterplan Principles for the Bays Market District. The survey also sought feedback on particular aspects of the Sydney Fish Market including how often or why respondents visited the area

currently or what would make them visit the area more often in the future, along with how they would like to travel to the area.

The online survey was available to all members of the public on The Bays Sydney website for the period Monday 31 July to Friday 25 August 2017. A total of 508 people completed the online survey during that period. The survey was widely promoted throughout the public consultation period through an advertisement in the Sydney Morning Herald on Saturday 5 August, a pop-up stand at the Bay Walk/Run on Sunday 6 August, and a range of other methods including media release, letterbox drop, Facebook, direct email, and advertising in local papers. A copy of the survey tool is provided in Appendix B.

The number of responses received during the survey period is shown in the figure below.

Figure 1 Timeline of survey responses



Feedback on the Draft Masterplan Principles

As noted earlier in this report, the consultation program coincided with public exhibition of an application to amend an existing planning approval to construct a wharf and land facility at 5 Bank Street, Pyrmont.⁴ Feedback on the Draft Masterplan Principles for the Bays Market District was

⁴ UrbanGrowth NSW on behalf of Roads and Maritime Services has sought an amendment to an existing planning approval to construct a wharf and temporary land-based facility at 5 Bank Street Pyrmont.

provided in the context of considerable concern within some sections of the community relating to the application.

1. Please tell us how important these principles are to you.

The survey asked respondents to rate each Draft Master Principle by level of importance. The majority of participants identified each one of the Draft Principles as important.

The Draft Principles most commonly identified as very important were:

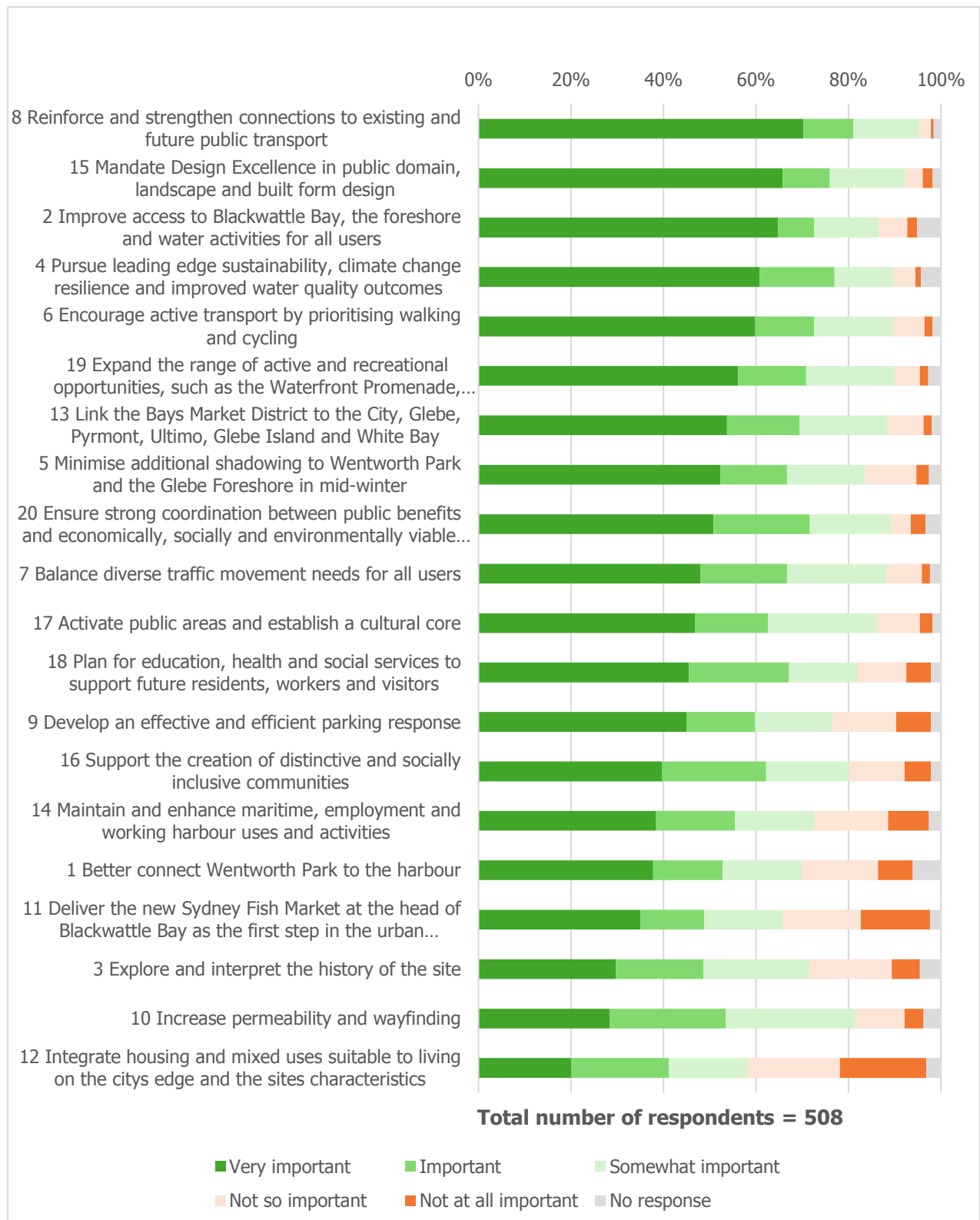
- » Reinforce and strengthen connections to existing and future transport (principle 8) (81%)
- » Mandate design excellence in the public domain, landscaping and built form design (principle 15) (76%)
- » Improve access to Blackwattle Bay, the foreshore and water activities for all users (principle 2)
- » Pursue leading edge sustainability, climate change resilience and improved water outcomes (principle 4) (77%)
- » Encourage active transport by prioritising walking and cycling (principle 6) (73%).

Those which were most commonly identified as not so important or not at all important were:

- » Integrate housing and mixed uses suitable to living on the city's edge and the site's characteristics (39%)
- » Deliver the new Sydney Fish Market at the head of Blackwattle Bay as the first step in the urban transformation process (32%)
- » Maintain and enhance maritime, employment and working harbour uses and activities (25%)
- » Better connect Wentworth Park to the harbour (24%)
- » Explore and interpret the history of the site (24%).

Respondent feedback on overall importance is shown in Figure 2 below. Please note, Figure 2 shows all Draft Principles displayed in descending order sorted by 'very important'.

Figure 2 Importance of the Draft Principles – overall

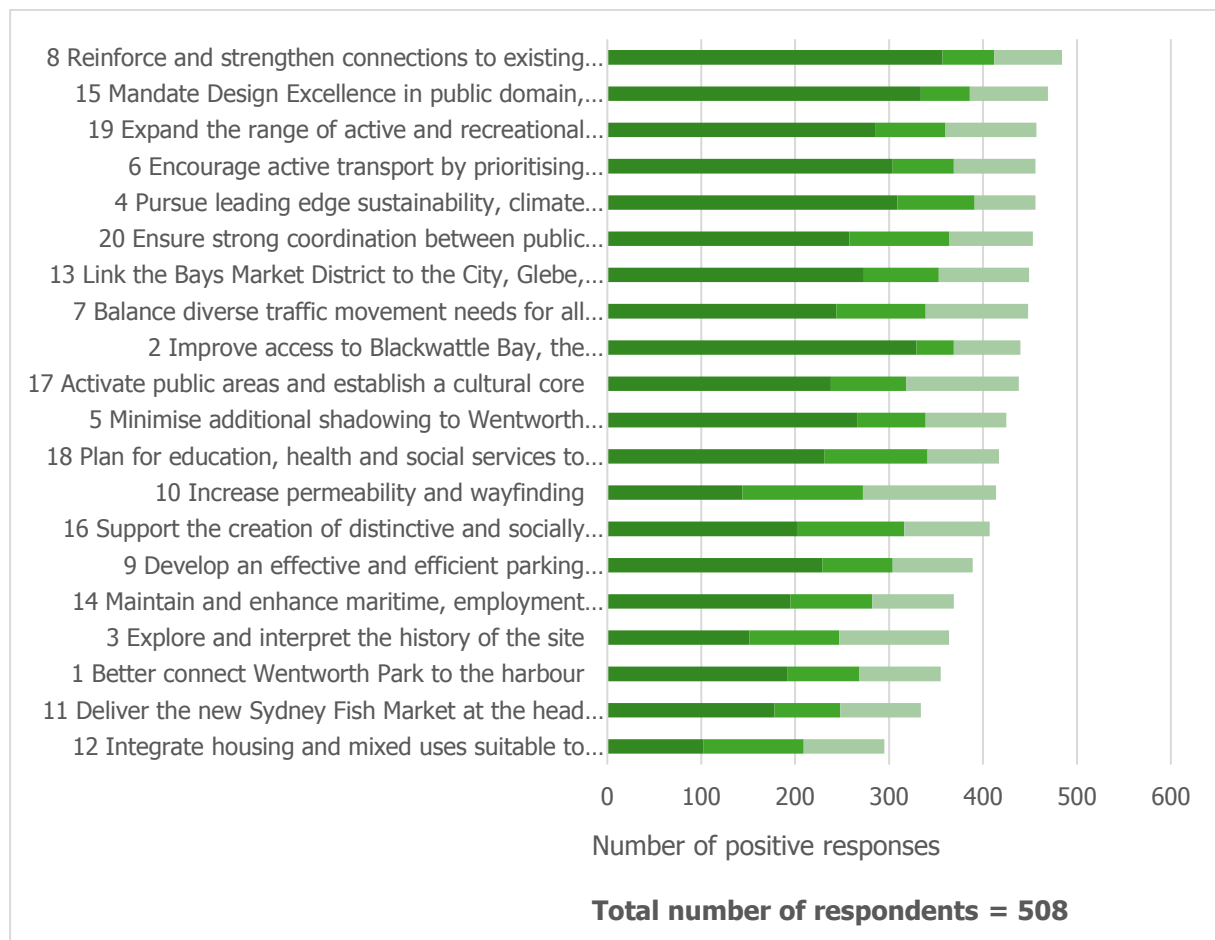


2. If you consider some of the principles to be very important, important or somewhat important please outline why.

The Draft Principles that were most commonly identified as very important, important or somewhat important in question 1 are shown below. Please note, Figure 3 shows all Draft Principles displayed in descending order sorted by overall importance.

Principle 8 'Reinforce and strengthen connections to existing and future public transport' was identified as the most important Draft Principle overall.

Figure 3 Most important Draft Principles



A total of 309 people provided a comment in response to question 2. Qualitative responses relating to the **top five** Draft Principles are discussed below.

Reinforce and strengthen connections to existing and future public transport (principle 8)

As many as 95% (n=484) of all respondents regarded this Draft Principle as very important, important or somewhat important, as shown in Figure 2. Comments relating to this Draft Principle focused on the desire for a new ferry stop and service to the Bays Market District, and greater, safer and faster public transport connections more broadly, such as improved bus and light rail connections. The importance of long term transport planning was also raised.

Mandate Design Excellence in public domain, landscape and built form design (principle 15)

As many as 92% (n=469) of all respondents regarded this Draft Principle as very important, important or somewhat important, as shown in Figure 2. Participants commented that the design of new buildings should consider the site in context. Specifically, the height and scale of the built form should reflect the waterfront nature of the precinct and traditional low rise architecture and heritage character of surrounding localities including Glebe. Comments focusing on design excellence also highlighted the importance of using Australian architects and designers to support delivery of the Bays Market District.

Expand the range of active and recreational opportunities (principle 19)

As many as 90% (n=457) of all respondents identified this Draft Principle as very important, important or somewhat important, as shown in Figure 2. Comments related to this Draft Principle highlighted the importance of walking and cycle paths including around the waterfront, continued access, safety and facilities for dragon boating, rowing and other passive boating activities (such as kayaking, canoeing, paddling, outriggering), and space for other recreational activities such as running. Further opportunities to encourage healthy and active lifestyles were also discussed, including more green space, playgrounds and dog-friendly areas.

Pursue leading edge sustainability, climate change resilience and improved water quality outcomes (principle 4)

As many as 90% (n=456) of all respondents identified this Draft Principle as very important, important or somewhat important, as shown in Figure 2. Sustainable development and addressing working harbour impacts to achieve water quality improvements and rehabilitation of marine life, flora and fauna were seen as important aspects of sustainability for The Bays Market District. In comparison with other important principles, very few people felt neutral or negatively about sustainability in the Bays Market District.

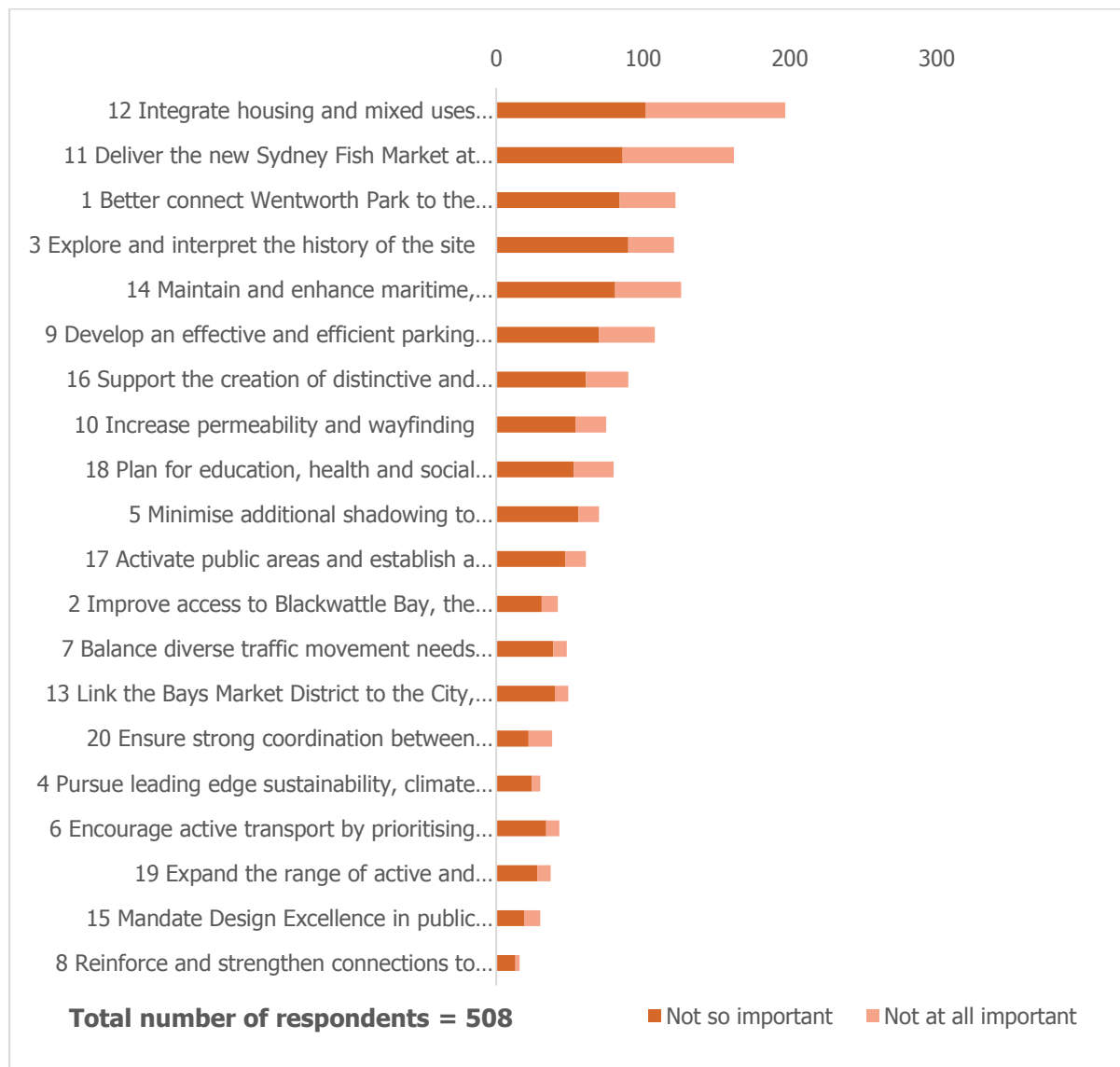
Encourage active transport by prioritising walking and cycling (principle 6)

Nine out of ten respondents (90%, n=456) identified this Draft Principle as very important, important or somewhat important, as shown in Figure 2. Comments centring on active transport emphasised the importance of linking the Bays Market District to surrounding areas and the Sydney CBD, and providing opportunities for walking and cycling along the harbour foreshore. Use of the Glebe Island Bridge as a pedestrian and cycle thoroughfare was widely supported.

3. If you consider some of the principles to be not so important or not at all important please outline why.

The Draft Principles most commonly identified as not so important or not at all important in question 1, are shown below. Please note, Figure 4 shows all Draft Principles displayed in descending order sorted by overall importance.

Figure 4 Less important Draft Principles



A total of 201 people provided a comment in response to question 3. Qualitative responses relating to the **five** Draft Principles that were most commonly regarded as not important are discussed below.

Integrate housing and mixed uses suitable to living on the city's edge and the site's characteristics (principle 12)

Just over a third of respondents (39%, n=197) identified this Draft Principle as not so important or not at all important, as shown in Figure 2. Residential housing was regarded by some respondents as being a less important aspect of the masterplan for the Bays Market District than commercial uses, public domain improvements or other public benefits (such as social and recreational infrastructure). They wanted renewal of the site to support "the community" rather than "one-time visitors". Others

did not regard this principle as important as they were opposed to future development of the area for residential purposes.

Deliver the new Sydney Fish Market at the head of Blackwattle Bay as the first step in the urban transformation process (principle 11)

Just under a third of respondents (32%, n=162) identified this Draft Principle as not important or not at all important, as shown in Figure 2. Some believed the new Sydney Fish Market should not be located at the head of Blackwattle Bay, commenting that it should be: redeveloped in its current location, redeveloped in an alternative location (such as nearby White Bay, or further afield in other areas such as Western Sydney), or that the location should be flexible. There was some concern that the new Sydney Fish Market could negatively impact the local area through increased traffic congestion, more people, and prioritising commercial interests. This Draft Principle was relatively polarising, as it was also commonly regarded as 'very important' or 'important'.

Maintain and enhance maritime, employment and working harbour uses and activities (principle 14)

One in four respondents (25%, n=126) identified this Draft Principle as not important or not at all important, as shown in Figure 2. However, participants expressed mixed views on this principle (noting that 74% responded it as important or very important). Some respondents did not see this principle as important, as they believe the focus for the Bays Market District should be on opportunities for revitalising the area for tourism, recreation and living, rather than on 'working harbour uses'. However, others regarded working harbour and fish market uses as important for the history and character of the area and requiring greater support as part of the masterplanning process.

Better connect Wentworth Park to the harbour (principle 1)

Just under one in four respondents (24%, n=122) identified this Draft Principle as not important or not at all important, as shown in Figure 2. Some expressed concern that renewal of the Bays Market District might mean loss of some open space from neighbouring Wentworth Park. Others did not regard further connections from Wentworth Park to the harbour as important or beneficial. For instance some respondents were concerned that better connections could be "just a way of extending The Bays Precinct into Wentworth Park", resulting in loss of highly valued public open space. While others thought this proposal could exacerbate traffic congestion in the locality.

Explore and interpret the history of the site (principle 3)

Approximately one in four respondents (24%, n=121) identified this Draft Principle as not so important or not at all important, as shown in Figure 2. Some commented that they wanted to see the types of uses in the area change as part of its renewal, for instance by removing the concrete plants or industrial work sites. One participant commented "the rest of the Bay has enough working harbour items". Another suggested that UrbanGrowth NSW should engage with local historians within the community, as part of developing an in depth understanding of and appropriately interpreting the history of the site.

4. Are there any principles missing that you think should be included? If so, please describe.

A total of 223 (43%) people responded to this question. Some respondents took the opportunity to provide further comments relating to questions 2 and 3, focusing on the existing Draft Masterplan Principles. For instance, feedback was provided on the importance of 'Mandate Design Excellence in public domain, landscape and built form design' (principle 15).

Some participants expressed opposition to future development of the area, while others drew attention to the importance of managing potential impacts on residents in the localities surrounding the Bays Market District. Other principles identified by participants as being important for inclusion in masterplanning for the Bays Market District included:

- » Provision of social and affordable housing
- » Ongoing and genuine community engagement
- » Acknowledgement and reflection of Aboriginal and Torres Strait Islander heritage.

There were a large number of 'other' responses to this question, reflecting participants' diverse areas of interest. Participants raised issues such as the scale and density of future development, concerns regarding the Bank Street Wharf proposal, and the sustainability of the area.

Responses focused on:

- » Mandate Design Excellence in public domain, landscape and built form design (47 responses)
- » Opposition to future development (42 responses)
- » Consider local residents and impacts (37 responses)
- » Provide for passive boat access, use and safety (ie dragon boats, kayaks, other non-motorised boats (36 responses)
- » Promote public access including disability access (34 responses)
- » Provide social and affordable housing (31 responses)
- » Community engagement (29 responses)
- » Aboriginal and Torres Strait Islander heritage (5 responses)
- » Other (187 responses).

Some of the key themes emerging from participant comments are discussed below.

Mandate Design Excellence in public domain, landscape and built form design (principle 15)

Feedback focused on multiple aspects of design excellence. Participants expressed a desire for well-designed public spaces that provide high levels of amenity. They expressed a desire for high quality architectural design for the new Sydney Fish Market and residential buildings. Respondents called for built form that is 'purpose built' for the site and its harbourside context, and that is 'future-proofed' to ensure it can effectively respond to climate change impacts and changing social needs. Maintaining the existing character of the area, providing for the recreational needs of the community, and creating a place for children were also raised by participants.

Opposition to future development

Feedback centred on minimising any future development of the site. Some respondents questioned the appropriateness of any new housing within the Bays Market District. Some expressed a preference for any future housing to be low rise rather than high rise. Key issues raised by respondents in relation to new housing included air quality, shadowing, wind and quality of life impacts. A focus on profits over public benefit and mistrust of developers were also discussed.

Consider local residents and impacts

Feedback highlighted the importance of minimising any potential impacts relating to the Bays Market District on residents in the surrounding communities of Glebe, Pyrmont and Ultimo. Issues identified by participants focused on potential loss of views, noise, congestion and construction impacts. Respondents commented that ongoing and meaningful consultation is required to ensure appropriate consideration of local residents, issues and impacts as part of the planning process.

Provide for passive boat access, use and safety

Feedback highlighted the importance of maintaining and enhancing access to Blackwattle Bay for a range of passive boating uses such as dragon boating, kayaking and rowing. Respondents were concerned about potential safety issues for non-motorised boaters, due to an increase in motorised craft such as ferries, harbour cruise (party) boats, and commercial vessels accessing the Bays Market District including Sydney Fish Market. Comments also highlighted the history of rowing, kayaking and dragon boating in Blackwattle Bay, and the Bay's unique suitability for recreational uses.

Promote public access including disability access

Feedback focussed on the importance of universally accessible public spaces and facilities within the Bays Market District. Respondents commented that the design of the District and the new Sydney Fish Market, connections to other areas and the pricing of restaurants and produce should ensure this rare waterfront precinct is accessible for "everyman / everywoman".

5. In three words, what is your vision of this area in the future?

The top three words used by participants to describe their future vision for the Bays Market District area were accessibility (82), open space (70) and community (65). This demonstrates the importance of realising enhanced public access to the harbour and open space as part of renewal of the site. Feedback also strongly suggests that people want the Bays Market District to be a place for public use (53) and recreation (37). Further results are shown below. Figure 5 shows participants responses by frequency, with the largest words representing the most frequent responses.

Figure 5 Vision of the area in the future

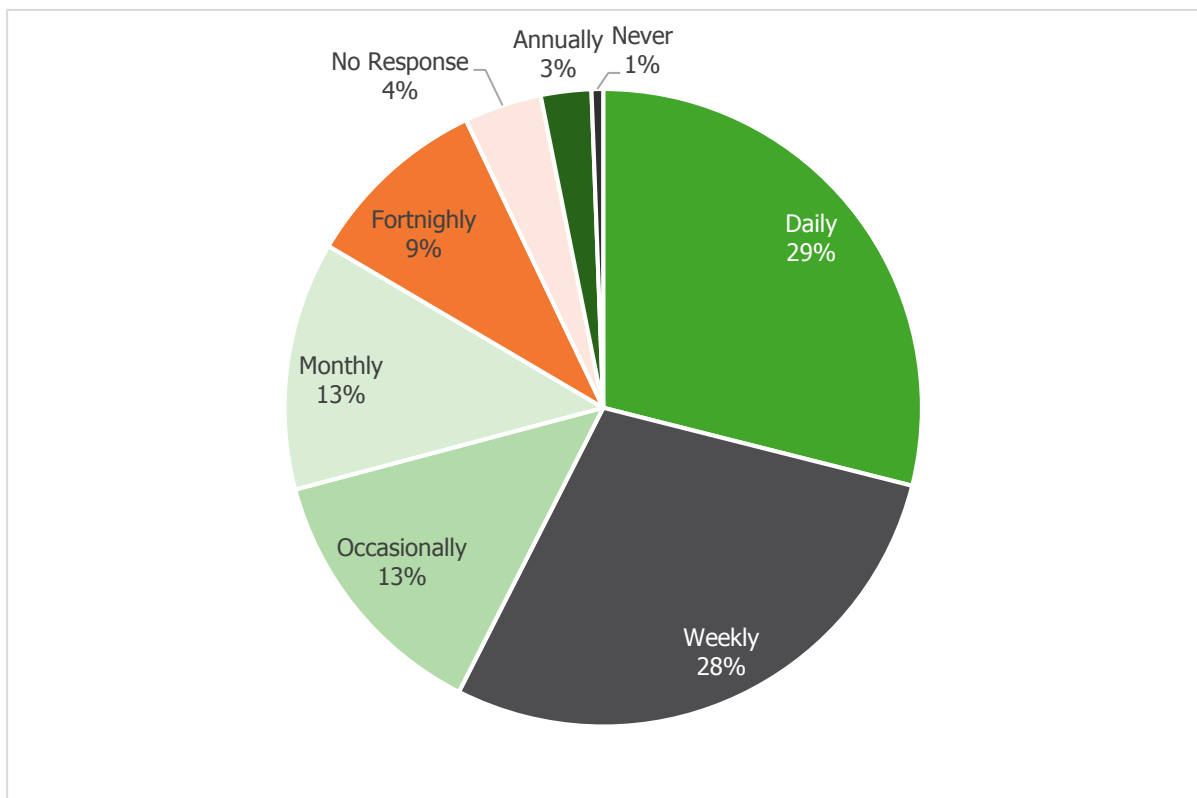


Participant Profile

6. How often do you currently visit the area?

A total of 497 people responded to this question. Many survey respondents were frequent visitors of the Bays Market District. As many as 30% of survey respondents reported visiting the area daily and another 28% said they visited weekly. Over a third of respondents visited either fortnightly (9%), monthly (13%) or occasionally (ie three to four times per year) (13%). The remaining 3% reported visiting annually. Given that much of the Bays Market District is not yet publicly accessible, responses are likely to reflect people's visitation to the wider Bays Precinct.

Figure 6 How often do you currently visit the area?



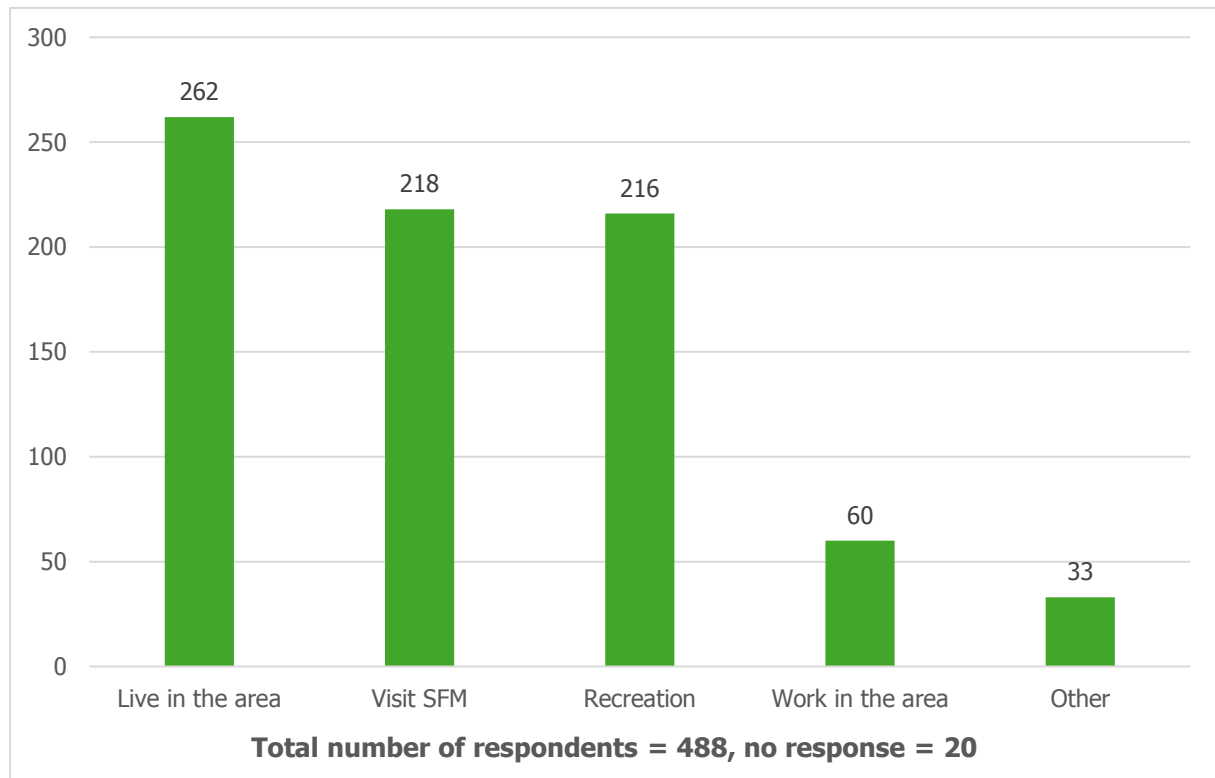
Total number of respondents = 488, no response = 20

7. Why do you visit the area? (please select all that apply)

A total of 489 people responded to this question. Over half of these respondents lived near the Bays Market District (54%, 272). Just under half had visited the area to go to the Sydney Fish Market (45%) or for recreational purposes (44%). Another 13% (68) worked in the area.

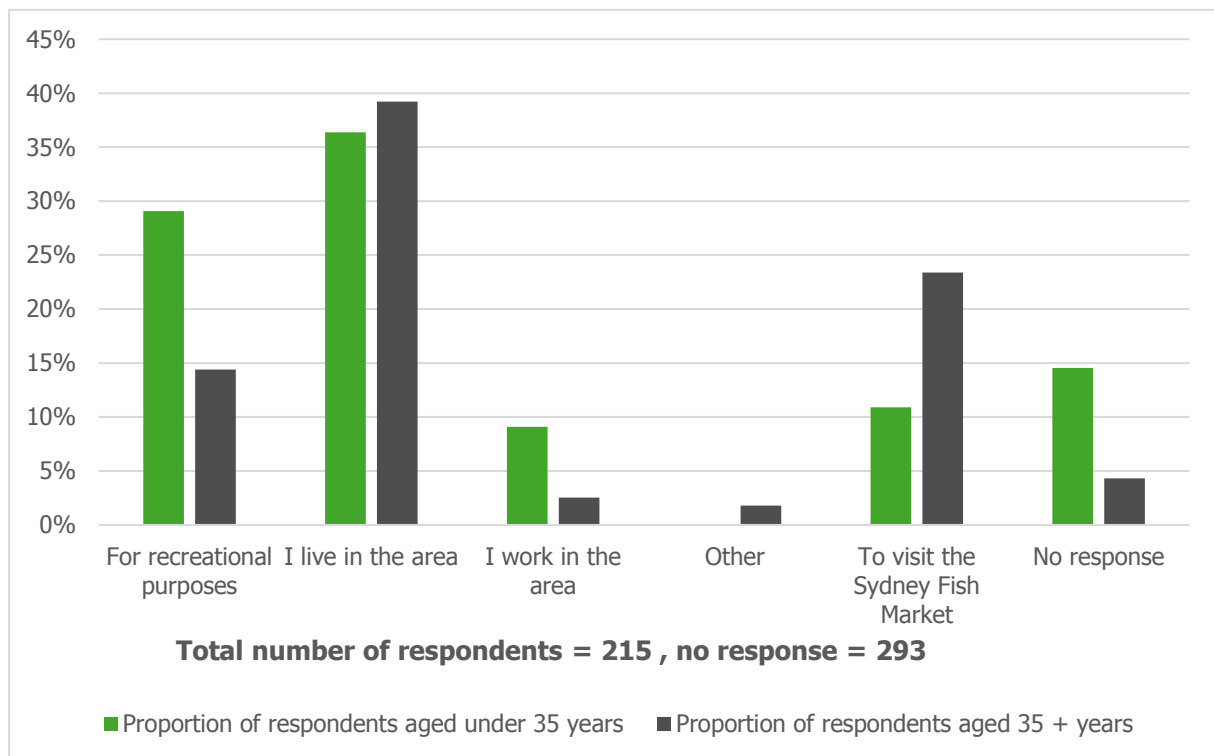
Other reasons (8%, 43) for visiting the Bays Market District site and Sydney Fish Market included: Attending a class at the Sydney Seafood School; shopping; recreation including rowing / dragon boating; and commuting through the site.

Figure 7 Why do you currently visit the Bays Market District area?



There were some differences in the reasons why younger (aged under 35) and older survey respondents visited the Bays Market District area, as shown in the figure below. Younger respondents were more likely to visit the area for the purposes of recreation or work⁵. People aged 35 years and over were more likely to: live in the area; visit the Sydney Fish Market; or visit the area for other reasons.

Figure 8 Reason for visiting the Bays Market District - breakdown by age

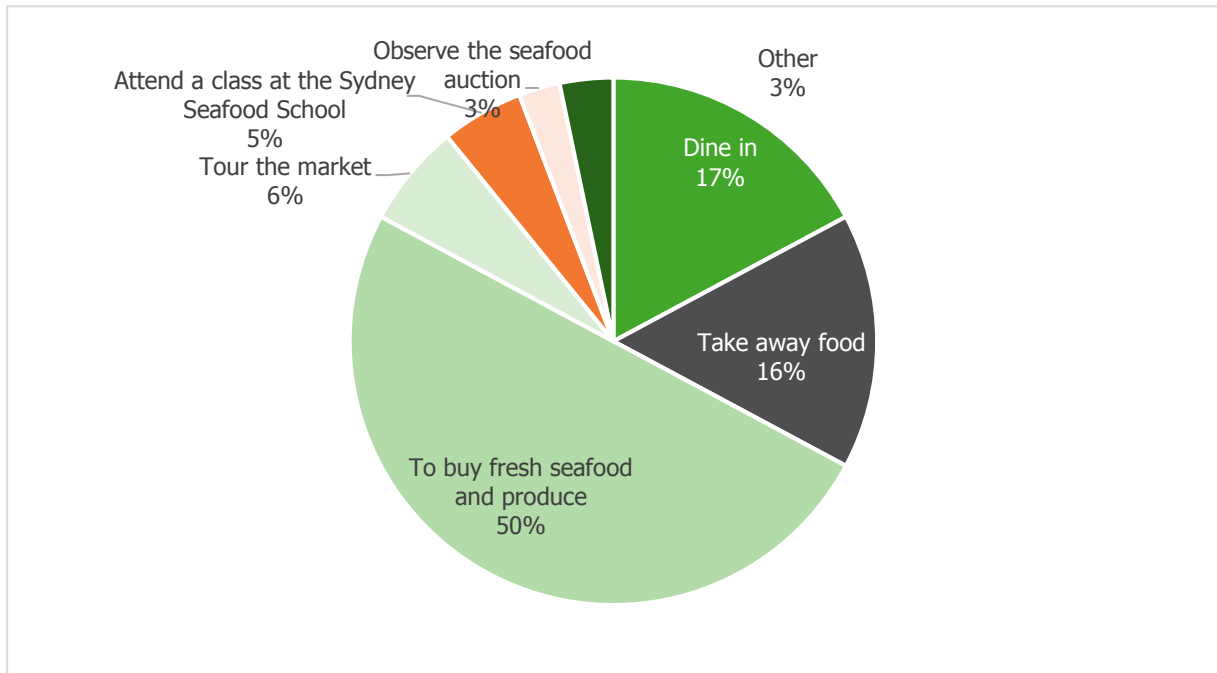


⁵ While the survey did not provide a definition of 'recreational purposes', this included water based uses.

7a. Why do you visit the Sydney Fish Market? (please select all that apply)

A total of 215 people responded to this question, providing 395 individual responses. 50% of these respondents reported that they visit the Sydney Fish Market to buy fresh seafood and produce. Just under a third went to dine in a restaurant (17%) or buy takeaway food (16%). Other visitors to the Sydney Fish Market took part in a tour (6%), cooking class (5%), auction experience (2%) or other activity such as recreational activities near the Fish Market or passing through the site (3%).

Figure 9 Why do you visit the Sydney Fish Market?

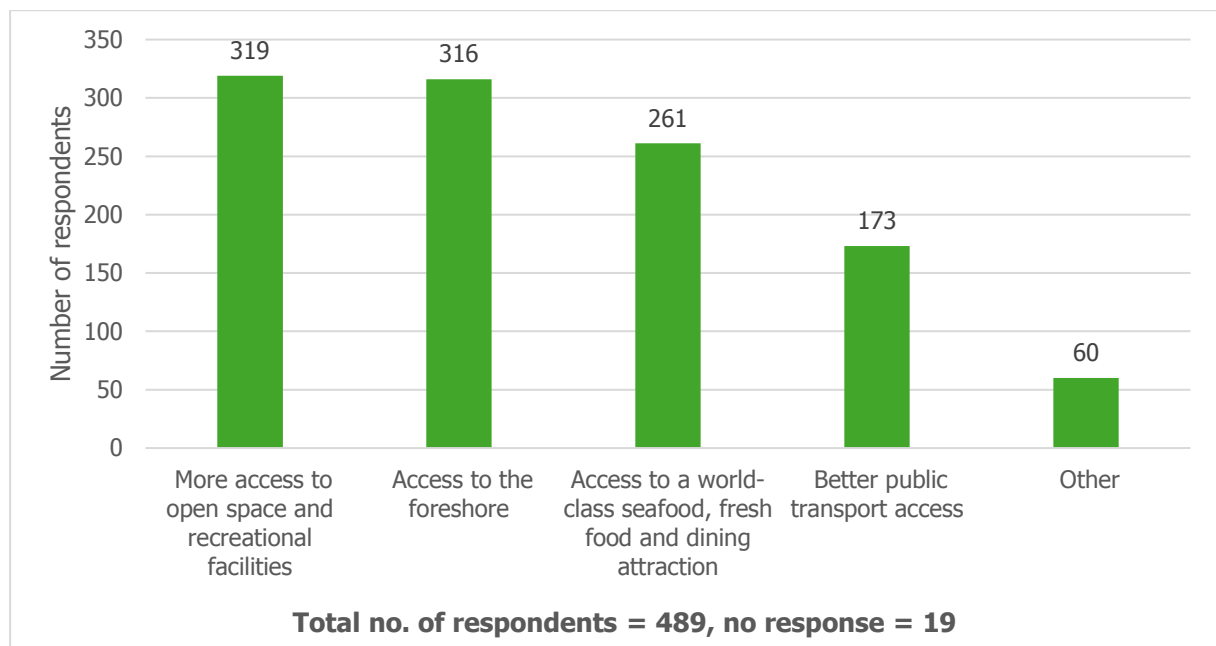


Number of respondents = 215, no response = 293

8. What would make you visit the Bays Market District more often in the future? (Please select all that apply)

A total of 489 people responded to this question, providing a total of 1,129 individual responses. 66% said they would be more likely to visit the Bays Market District in future to access open space and recreational facilities. Another 66% would visit more often to access the harbour foreshore. Just over half of all respondents (54%) would be attracted to visit a world class Sydney Fish Market with fresh food and dining options. Better public transport was also nominated as a generator of more frequent visitation by 35% of survey respondents. Other attractors (10%) included increased employment opportunities, a safer, cleaner Sydney Fish Market and improved active recreation opportunities.

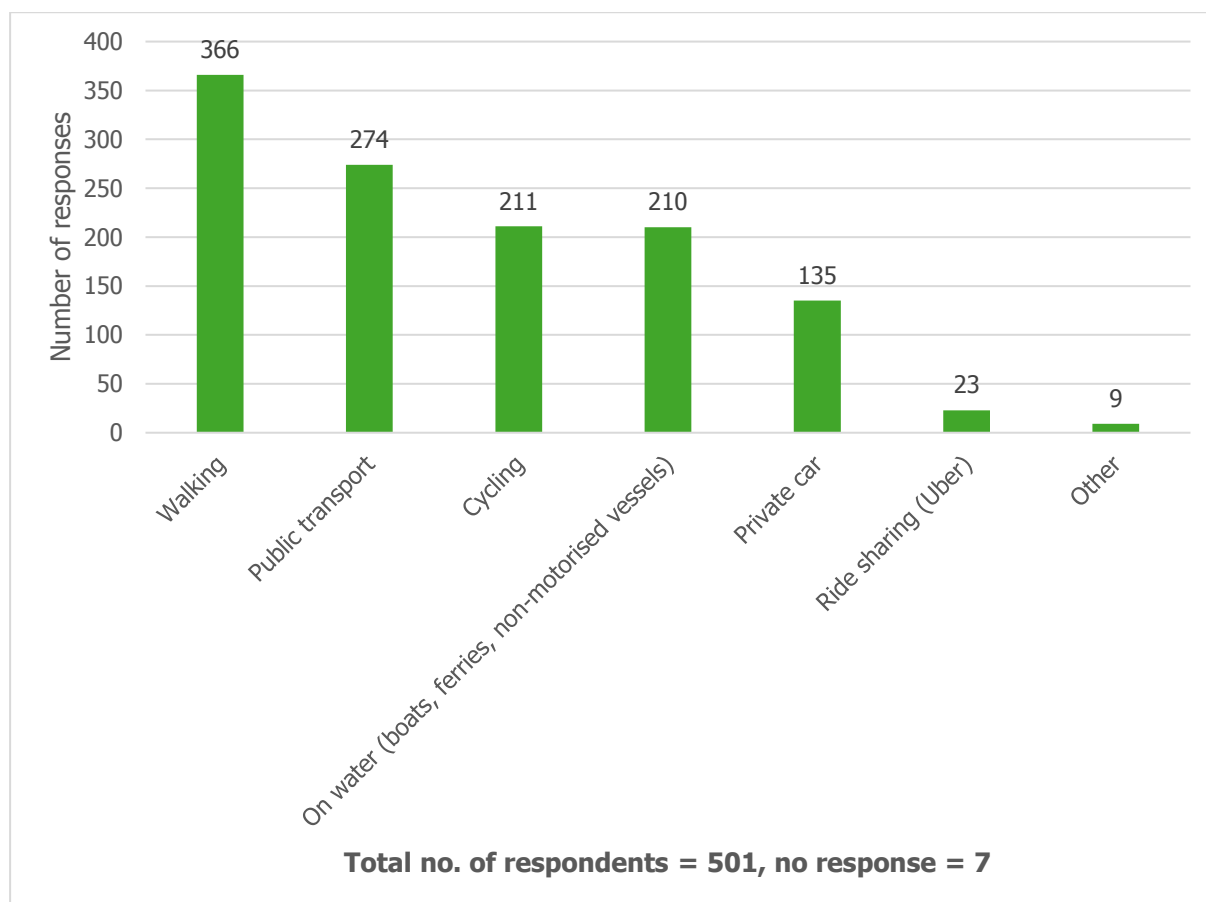
Figure 10 What would make you visit the area more?



9. In the future, how would you like to travel to the Bays Market District? (Please select all that apply)

A total of 501 people responded to this question. Just under half of all respondents wanted to be able to walk (62%) and or cycle (36%) to the Bays Market District in future, reflecting the high proportion of local residents who took part in the survey and their aspiration for the Bays Market District to support healthy and active lifestyles. Just under half of all respondents (47%) wanted to use public transport (including bus and light rail) to access the area and 36% wanted to be able to travel to the area by water. One in four (23%) wanted to drive to the Bays Market District, either privately or through a ride sharing service (4%).

Figure 11 How would you like to travel to the area in the future?



The vast majority of respondents who wanted to walk or cycle to the site lived within an eight kilometre radius of the Bays Market District. Among those who expressed a desire to travel to the precinct by car, the majority (61%) lived more than eight kilometres away.

In comparison:

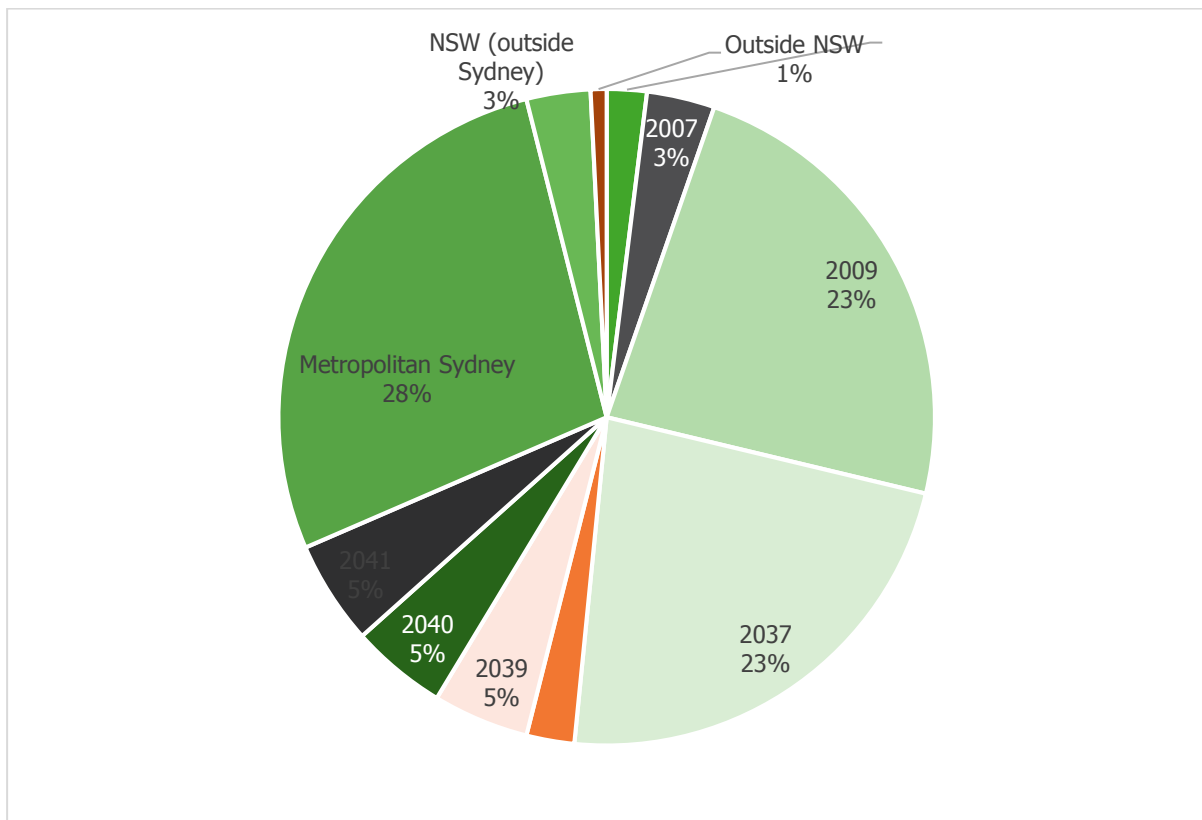
- » Of those who wanted to travel to the area by water (including on ferries, boats and non-motorised craft), over two thirds (69%) lived within eight kilometres of the Bays Market District
- » Of those who wanted to travel to the area by public transport, over half (57%) lived within eight kilometres of the Bays Market District.

10. What is your postcode?

All survey participants (n=508) responded to this question. Almost half of all survey respondents lived in the Pyrmont (2009), Forest Lodge and Glebe (2037) postcode areas. Another 21% lived in the surrounding postcode areas of Rozelle (2039), Balmain (2041), Leichhardt / Lilyfield (2040), Ultimo (2007) and Annandale (2038). 24% of respondents lived in the wider Sydney metropolitan area, 5% lived in NSW (outside metropolitan Sydney), and 1% lived outside NSW.

Of those living beyond neighbouring suburbs, respondents travelled an average of just over 12km, with distances travelled ranging from three to 40km.

Figure 12 Respondents by postcode

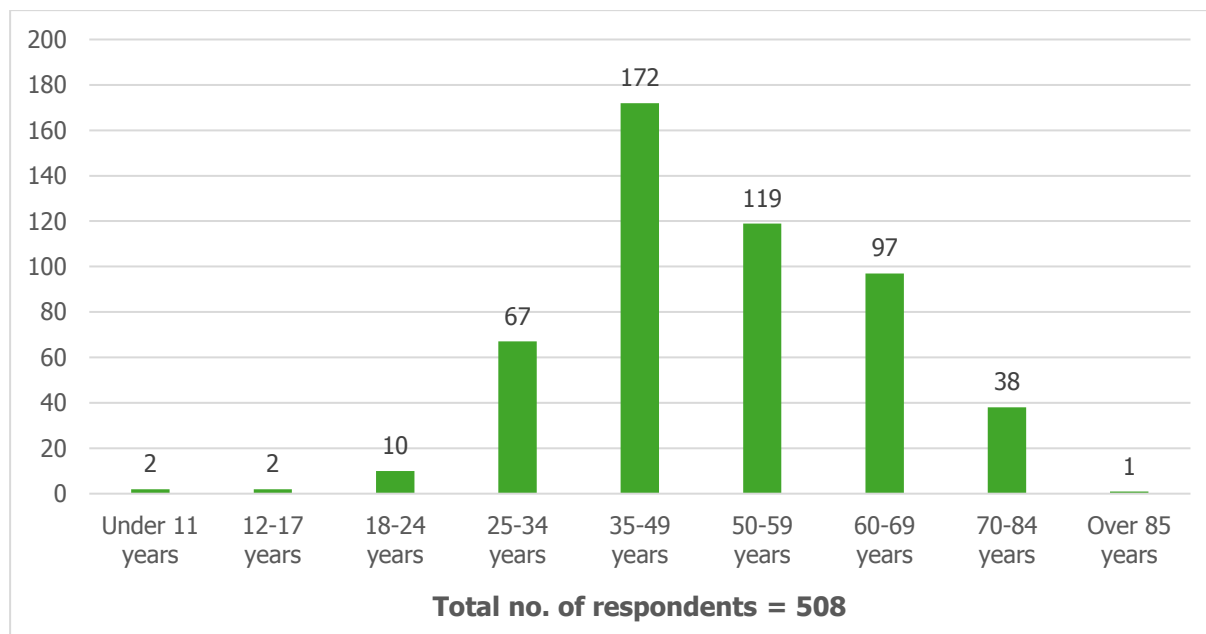


Number of respondents = 508

11. How old are you?

All survey participants (100%, 508) responded to this question. The majority of respondents (86%) were aged 35 years or over.

Figure 13 How old are you?



Other comments

12. Do you have any comments regarding the transformation of the Bays Market District?

Survey respondents provided a diverse range of other comments on the transformation of the Bays Market District. A total of 370 respondents (73%) answered this question.

Respondents regard planning for the Bays as an important responsibility to enhance the area and the Sydney Fish Market, and to “do something truly for the people”. Transformation of the District was described as a “once in a generation opportunity” that requires careful consideration and planning, including ongoing consultation with local communities and Sydneysiders more broadly, to ensure it is a place that “will endure for generations to come”.

Many respondents expressed concern about existing traffic congestion and poor public transport, walking and cycling connections between the Bays Market District, Sydney CBD and surrounding areas. Some were concerned that transformation of the Bays Market District – particularly to include new residential development – would contribute to further congestion of this already busy area. They emphasised the importance of improved public and active transport options to support the success of the precinct.

Comments focusing on the proposed residential development generally expressed a preference for lower rise development. Feedback highlighted the importance of achieving a high level of quality in the public domain and built for within the precinct. Other considerations relating to built form included: incorporating social and affordable housing on the site; considering the interface between new residential and commercial uses on the site; ensuring a high level of amenity for existing communities in surrounding areas (eg managing traffic, noise and visual impacts); and appropriate infrastructure provision to support both new and existing residents.

Participants emphasised the importance of ongoing and genuine engagement with the local community. A number of survey respondents commented that they believed that survey questions were leading and contained overly technical terminology.

A number of comments focused on transformation of the Bank Street foreshore area and proposed wharf, which respondents regarded as a breach of trust and example of commercial interests being put ahead of the public interest. Visual amenity, noise and safety issues were raised in relation to the Bank Street proposal.

In planning for the future of the Bays Market District many participants wanted to see the area retain its “working harbour” heritage and character. They discussed the importance of enhancing walking and cycling connections to the harbour and open space. Respondents commented that the area should be appealing for both residents and visitors across a wide range of interests – from more active recreation such as rowing and dragon boating, to shopping, dining and just spending time (without having to spend money).

Participants want the Bays Market District including the new Sydney Fish Market to thrive as a local hub for jobs and the economy, while retaining its authenticity. Some respondents were enthusiastic about the future of the Bays Market District – suggesting that UrbanGrowth NSW should look to best practice examples of great places and market districts from around the world. Examples of “world class” places identified by respondents included Copenhagen, Hamburg, Madrid (San Miguel Markets), Barcelona, Valencia and Venice (Rialto Market). Key elements of a successful precinct on the site included: strong connections with the outdoors including the harbour and open space, a functioning wholesale market, a socially diverse and inclusive place for all, that is integrated with surrounding communities.

3.3 Public workshops

Participation and process

As part of the Consultation Program two public workshops were conducted to obtain community feedback on the 20 Draft Masterplan Principles for the Bays Market District. A copy of the workshop agenda is provided in Appendix C.

Participation in the workshops was promoted to local residents and Sydneysiders more broadly. Promotions to encourage registrations commenced on Monday 31 July 2017. This included advertisements in the Sydney Morning Herald and local papers, and a range of other methods including direct email campaign to The Bays Precinct database, letterbox drop (postcard delivered to 12,000 homes in a one kilometre radius of the site) and Facebook.

On completion of each workshop, participants were invited to provide feedback on their experience, as part of a best practice approach to engagement. A total of 66 forms were completed. The results indicate that:

- » The majority of participants found the information presented during the workshops to be useful or very useful
- » All participants who completed an evaluation form “would attend a similar event in future”
- » The majority of participants expressed a preference for engagement to be conducted face to face
- » Most participants received information about the workshops through the Around the Bays e-news.

Participant feedback on the workshop process is summarised in Table 2.

Table 2 Participant feedback on the public workshops

Evaluation questions	Workshop 1	Workshop 2
How useful was the information presented? (Avg. score on a rating of 1=Not useful to 5=Very useful)	» 4.1 out of 5	» 4.3 out of 5
Would you attend a similar event in the future?	» 100% answered yes	» 100% answered yes
What is your preferred method of engagement?	» 52% in person » 37% online	» 59% in person » 46% online
How did you hear about the information sessions?	» 59% Around the Bays e-news » 18% Social Media » 15% Other	» 36% Around the Bays e-news » 20% Social Media » 44% Other



Feedback from Working session 1: Introducing the Bays Market District masterplan area

A summary of feedback on the Draft Masterplan Principles from participants in Workshops 1 and 2 is provided below.

Theme: Landscape and Environment

- » **Better connect Wentworth Park to the harbour** – There was support for this principle. Feedback focused on enhancing existing physical and visual connections between Wentworth Park and the harbour. Importantly, people did not want renewal of the Bays Market District to encroach on the parkland. *See also comments relating to 'Improve access to Blackwattle Bay, the foreshore and water activities for all users' and 'Encourage active transport by prioritising cycling and walking' below.*
- » **Improve access to Blackwattle Bay, the foreshore and water activities for all users** – There was strong support for this principle. Public access to the harbour and water's edge was regarded as very important to workshop participants. They commented that the Bays Waterfront Promenade should provide easy access for walking and cycling and incorporate open space areas, public seating and amenities (such as barbeques). Where possible, it should be more than 30 metres wide. There was community support for the qualities of the Glebe foreshore track (which is "natural" and supports quiet enjoyment) to be continued and extended into the Bays Waterfront Promenade, and for waterfront areas within the Bays Market District to be delivered early. The Bays Market District should include waterside edges with steps, beaches and boat ramps to support a range of passive recreational uses. Participants expressed a desire for some areas of "open water" in the Bay to be retained, to support visual amenity and the safety of passive boat users.

- » **Explore and interpret the history of the site** – There was strong support for this principle. Feedback focused on acknowledging and reflecting the industrial, working harbour heritage of the site and its Aboriginal heritage. Comments focused on identifying and restoring onsite heritage items (such as the coal loading bins) and interpreting the history of the area through landscaping and public art.
- » **Pursue leading edge sustainability, climate change resilience and improved water quality outcomes** – There was particularly strong community support for water quality improvements in Blackwattle Bay, with some participants expressing a desire for this part of Sydney harbour to be 'swimmable'. Participants commented that restoration of shore vegetation should serve an environmental purpose, helping to improve water quality in Blackwattle Bay. Other comments relating to this principle focused on sustainable development of built form.
- » **Minimise additional shadowing to Wentworth Park and the Glebe Foreshore in mid-winter** – Participants commented that building heights across the Bays Market District site should reflect existing heights along the Glebe foreshore. They commented that built form should not overshadow Wentworth Park, and there should be no high rise development in foreshore areas.

Theme: Land Uses and Built Form

- » **Deliver the new Sydney Fish Market at the head of Blackwattle Bay as the first step in the urban transformation process** – The opportunity for a high quality, purpose-built new Sydney Fish Market that can enhance the amenity of the local area was broadly embraced. However some participants expressed concern about the proposed location for the new Sydney Fish Market and potential impacts on views, visual amenity and physical connections from Wentworth Park to the harbour.
- » **Integrate housing and mixed uses suitable to living on the city's edge and the site's characteristics** – There was considerable community concern about the potential density of the proposed residential development, and a general lack of support for high rise or high density housing. While there was some support for low density residential development, some participants did not support any new housing on the site. Those who were supportive of new housing as part of the Bays Market District generally expressed a desire for social and affordable housing to be included. There was some concern and desire for further information about the precedent sites currently being investigated by UrbanGrowth NSW as the basis for guiding future residential areas within the Bays Market District.
- » **Link the Bays Market District to the City, Glebe, Pyrmont, Ultimo, Glebe Island and White Bay** – *See comments relating to 'Encourage active transport by prioritising cycling and walking' and 'Reinforce and strengthen connections to existing and future public transport' below.*
- » **Maintain and enhance maritime, employment and working harbour uses and activities** – Participants commented that employment uses and jobs in the Bays Market District and wider Bays Precinct should be considered and maintained or increased. Maritime and working harbour uses were seen as fundamental to the character and identity of the site and should be reflected in its redevelopment. Participants focused on retaining the site as a base for existing commercial uses. Some acknowledged the tension between potential use of the Glebe Island Bridge to provide a pedestrian and cycle connection to the site, and leaving the bridge open which would facilitate ongoing commercial uses.
- » **Mandate design excellence in public domain, landscape and built form design** – Participants expressed support for the involvement of 3XN as the lead designer for the Sydney Fish Market. They expressed a desire for design excellence to be integrated throughout the site to ensure the enduring success of the Bays Market District and wider Bays Precinct. Participants expressed a desire for built form to be lower density, maintain views and minimise overshadowing.

It should respond to its local context and pay particular respect to the harbour foreshore, Wentworth Park and surrounding residential areas.

Theme: Access and Movement

- » **Encourage active transport by prioritising cycling and walking** – Improvements to support active transport were strongly supported by the community. Feedback highlighted a desire for upgrades to Bridge Road to increase amenity for pedestrians and cyclists. Participants commented that the Anzac Bridge does not provide a pleasant environment for walking or cycling. Many supported the idea of linking the Glebe Island Bridge with Bridge Road to establish a high amenity active transport connection to Pyrmont. Feedback also called for improved active transport connections from the Bays Market District to the Sydney CBD and surrounds.
- » **Balance diverse traffic movement needs for all users** – Consideration of how to effectively balance the traffic movement needs of residents, visitors and the workforce was regarded as a key priority. Participants expressed concern about increased traffic relating to the anticipated increase in visitors and proposed new housing on the site. Managing conflicts between local and through traffic movement was identified as important. Participants expressed a desire for an integrated approach to traffic and transport planning that considers public transport, pedestrian and cycle access and parking.
- » **Reinforce and strengthen connections to existing and future public transport** – Improved public transport options and connections were strongly supported by the community. There was particular support for a new ferry stop on the Bays Market District site and improved bus and light rail services. Accessible, frequent and direct public transport was seen as critical to the long term success of the Bays Market District as a place for both Sydneysiders and visitors. Good public transport was also regarded as integral to reducing traffic congestion and parking demand.
- » **Increase permeability and wayfinding** – There was support for improved wayfinding between the Bays Market District and Sydney CBD, particularly to support visitors to Sydney.

Theme: Social, Economic and Community

- » **Activate public areas and establish a cultural core** – There is community desire for a mixed-use, lively precinct that provides a range of options for dining / eating out (including affordable and more upmarket options), fresh food markets, and quiet spaces to just spend time. There was also support for public art within the Bays Market District.
- » **Expand the range of active and recreational opportunities, such as the Bays Waterfront Promenade, that benefit the new community** – Participants expressed a desire for the Bays Waterfront Promenade to be completed ahead of delivery of the broader Bays Market District, to provide immediate benefits for both local residents and the wider community. New and expanded recreational facilities were sought as part of the Bays Market District, to support both the *existing* and new communities. Participants also commented on the need for social infrastructure to address an existing deficit and to support any new residential development. Public schools were identified as a particular priority. Other facilities such as libraries and community centres were also suggested.
- » **Ensure strong coordination between public benefits and economically, socially and environmentally viable development** – Feedback focused on ensuring the Bays Market District redevelopment is well considered and successfully delivers an appealing and enduring place for all Sydneysiders and visitors to enjoy. Participants commented that financial returns should not be prioritised over social and environmental aspects of place. The new Bays Market District and Sydney Fish Market should be “an inclusive place that caters to rich and poor, old and young... and celebrates the waterfront. It must absolutely not be “a new mini Darling Harbour.” There was

demand for public benefit over developer profit, but a lack of trust in Government and this project to deliver this.

Further feedback: The Bays Precinct more broadly

- » Participants commented that there have been “previous breaches of trust” in the Bays Market District process, for instance, relating to the Bank Street Wharf proposal. While they “want to believe that great things can happen here”, there remains some scepticism within the community. Ongoing and effective engagement is sought to encourage continued participation and re-establish trust within the community as the project progresses.



Feedback from Working session 2: Designing the new Sydney Fish Market

A summary of feedback on the Sydney Fish Market from participants in Workshops 1 and 2 is provided below.

Application of the Draft Masterplan Principles

- » **Theme: Landscape and Environment** – There was strong support for the new Sydney Fish Market to provide public access to the harbour for the purposes of passive and active recreation. Participants commented on the importance of both physical and visual connections to the water. Public seating areas, cafes and restaurants should offer views to the harbour, and importantly the latter should include affordable options. Connections between the Sydney Fish Market and Wentworth Park were regarded as very important for residents and visitors to the area. Connections to surrounding areas including the Sydney CBD and inner city suburbs were also seen as important.
- » **Theme: Land Uses and Built Form** – Feedback called for built form that reflects the heritage and working harbour character of the area. Participants did not want the new Sydney Fish Market to be housed in a 'flashy' building that is not in keeping with its surrounds. There was concern expressed by some participants about the proposal for the new Sydney Fish Market building to extend into Blackwattle Bay. However, the proposal seemed to be more acceptable to others, due to the reduced overall footprint of the proposed new building and increased public access to surrounding land that it would provide (given the efficiencies of a 'purpose built' building and reduced car parking). Some participants commented that they liked the FJMT design for Surry Hills Library.
- » **Theme: Access and Movement** – There was strong community support for the Sydney Fish Market site to be universally accessible, for instance to provide easy access for the elderly and people with disability. Good public and active transport connections to the site were also widely supported. The latter included improved walking and cycling connections to surrounding areas, separate walking and cycling paths as part of the Bays Waterfront Promenade, and improved safety and amenity along Bridge Road. There was strong support for car parking around the Sydney Fish Market to be minimised in order to help address existing and future traffic and parking congestion in the area.
- » **Theme: Social, Economic and Community** – Maintaining the 'calmness' of the Western side of the Bays Market District site was very important to the community (ie if the Sydney Fish Market is relocated to the proposed new site). There was support for the design to include quiet places to sit and spend time, and this was considered crucial to the success of the area as a place for locals as well as visitors. Residents expressed a desire for the envelope of the new Sydney Fish Market building to be minimised to maintain views between residential areas, Wentworth Park and the harbour. Residential amenity improvements were also seen as important such as new open space, green space and facilities for children (such as playgrounds and opportunities for water play).

There was some concern regarding the number of recreation activities discussed by UrbanGrowth in the community workshop. Participants believed that there were too many activities, with the need for quiet spaces not sufficiently considered in designs. There was community support for increased safety and amenity of the new Sydney Fish Market and its surrounds, with improved pedestrian safety through lighting and improved separation from fish market machinery and trucks.

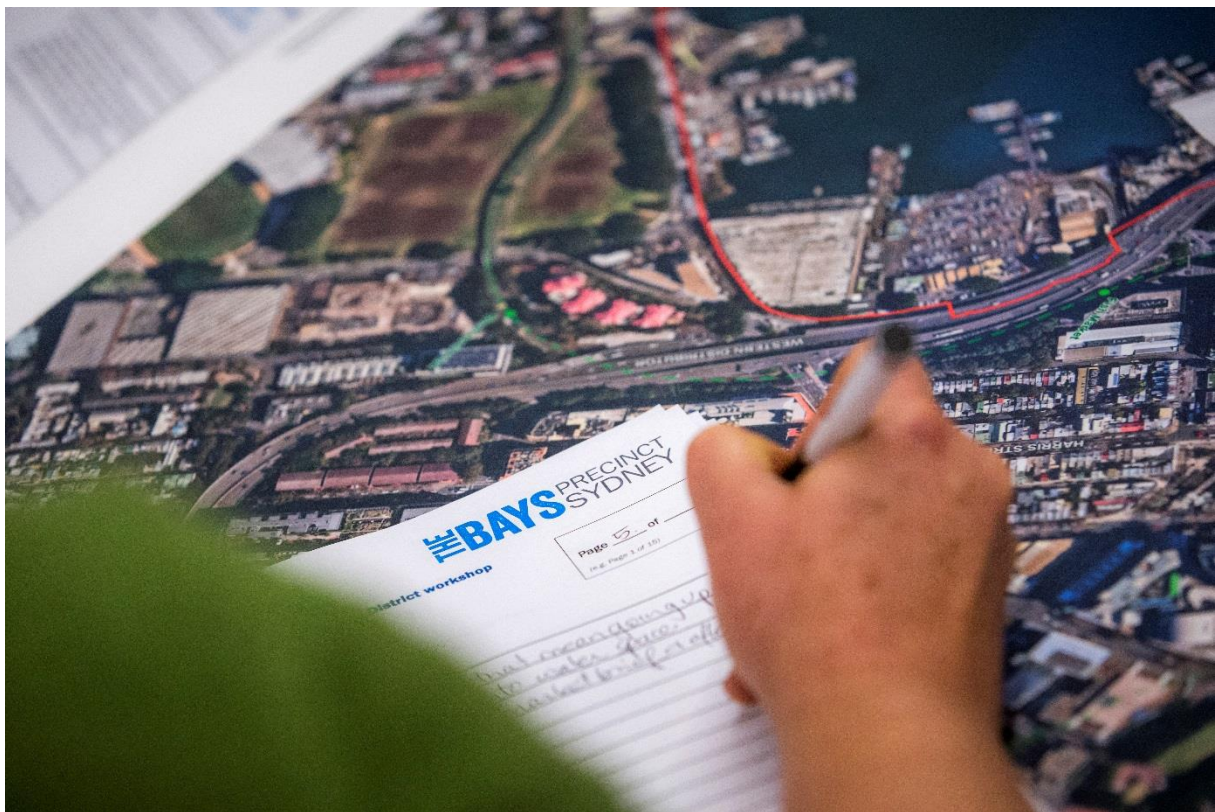
Participants wanted the design for the new Sydney Fish Markets to be visually appealing and to further consider operational and maintenance requirements. There was community support for the new Sydney Fish Markets to be a community focused place that offers "something for everyone". This should include affordable food and restaurant offerings beyond takeaway options, enabling a range of people including residents, to enjoy the place and its harbour setting. There was some

community support for a public pool on or near (but not right next to) the Sydney Fish Market, as proposed by 3XN.

Ensuring an authentic Sydney Fish Market

There was community support for an “authentic” market that references the local area, its history and local communities, and Sydney’s working harbour. Participants expressed a desire for the Sydney Fish Market to be a “place for locals to enjoy too” as opposed to a “flashy new Darling Harbour or another flashy shopping mall” designed to appeal to a particular segment of the visitor market. They wanted the Sydney Fish Market to be a place where local people could gather and buy fresh fish and other produce at an affordable price.

Community feedback highlighted concerns about the smell of the existing Sydney Fish Market and a desire for this issue to be addressed in the new Sydney Fish Market, potentially through improved waste management systems. People also expressed a desire to ‘see the action’ in the market auction hall, supporting the idea of a dynamic working market place. The proposed theme park-style ride was not regarded as “an authentic element of a market” and members of the community strongly disliked this idea.



Feedback form responses

In addition to providing comment as part of the workshop discussions, workshop participants were invited to identify their top five principles (from the 20 Draft Masterplan Principles) by completing a feedback form. A total of 54 completed feedback forms were received. A copy of the feedback form is provided in Appendix D.

The principles most commonly identified by participants were:

- » **Improve access to Blackwattle Bay, the foreshore and water activities** for all users (27 responses)
- » **Deliver the new Sydney Fish Market** at the head of Blackwattle Bay as the first step in the urban transformation process (19 responses)
- » **Better connect Wentworth Park** to the harbour (15 responses)
- » Develop an effective and efficient **parking response** (15 responses)
- » Reinforce and strengthen connections to existing and future **public transport** (13 responses).

All results are shown below.

Table 3 Feedback form results

Draft Principle	Workshop 1	Workshop 2	Total responses
Improve access to Blackwattle Bay, the foreshore and water activities for all users (principle 2)	12	15	27
Deliver the new Sydney Fish Market at the head of Blackwattle Bay as the first step in the urban transformation process (principle 11)	9	10	19
Better connect Wentworth Park to the harbour (principle 1)	9	6	15
Develop an effective and efficient parking response (principle 9)	10	5	15
Reinforce and strengthen connections to existing and future public transport (principle 8)	5	8	13
Activate public areas and establish a cultural core (principle 17)	7	5	12
Increase permeability and wayfinding (principle 10)	8	3	11
Link the Bays Market District to the City, Glebe, Pyrmont, Ultimo, Glebe Island and White Bay (principle 13)	5	6	11
Pursue leading edge sustainability, climate change resilience and improved water quality outcomes (principle 4)	7	3	10
Encourage active transport by prioritising walking and cycling (principle 6)	5	5	10
Expand the range of active and recreational opportunities, such as the Bays Waterfront Promenade, that benefit the new community (principle 19)	5	4	9
Explore and interpret the history of the site (principle 3)	3	4	7

Draft Principle	Workshop 1	Workshop 2	Total responses
Minimise additional shadowing to Wentworth Park and the Glebe Foreshore in mid-winter (principle 5)	3	4	7
Plan for education, health and social services to support future residents, workers and visitors (principle 2)	4	2	6
Support the creation of distinctive and socially inclusive communities (principle 2)	2	3	5
Ensure strong coordination between public benefits and economically, socially and environmentally viable development (principle 2)	4	1	5
Integrate housing and mixed uses suitable to living on the city's edge and the site's characteristics (principle 2)	3	1	4
Balance diverse traffic movement needs for all users (principle 2)	3	0	3
Mandate Design Excellence in public domain, landscape and built form design (principle 2)	2	1	3
Maintain and enhance maritime, employment and working harbour uses and activities (principle 2)	1	0	1
Subtotal	107	86	193

3.4 Meetings and briefing sessions

A series of meetings and briefings were held to increase understanding of the Bays District masterplanning process and constraints that will inform design of the new Sydney Fish Market. Participants were invited to provide feedback on the Draft Masterplan Principles.

Feedback from Reference Group meeting with business and peak groups

The main comments raised in this meeting are summarised below. For a full copy of the meeting notes see Appendix E.

- » Key considerations in planning for The Bays Precinct include:
 - > The alignment and location of the new metro railway station at The Bays Precinct, which has not yet been finalised (Sydney Metro)
 - > Integration of the port, working harbour and innovation district, for which discussions are underway (Port Authority)
 - > The impact of WestConnex (Roads and Maritime Services)
 - > Retention / potential relocation of large operators.
- » The next phase of the Bays Market District masterplanning process will consider:
 - > New housing including appropriate types, densities and locations; minimising overshadowing will be a key consideration
 - > Demographics and social infrastructure planning
 - > Loss of industrial land and impacts of changes in land use
 - > Operations and functions within the district – including employment uses and recreational uses
 - > Use of the current Fish Market site – which will be used for mixed use development.
 - > Connections to Wentworth Park.
 - > Costings and who will pay for the proposed public benefits associated with renewal of the Bays Market District – ensuring appropriate levels of transparency.

Feedback from Reference Group workshop with community groups

The main comments raised in this meeting are summarised below. For a full copy of the meeting notes see Appendix E.

- » The Bank Street Wharf proposal was raised for discussion. Key issues included: anger at the decision to pursue an alternative use of the site, lack of confidence in the consultation process, health and safety concerns relating to the proposal, and a request for the proposal to be withdrawn and for the 5 Bank Street site to be included in discussions of the Bays Market District masterplan.
- » The community driven principles produced as part of previous UrbanGrowth NSW consultations should be compared / tested against the 20 Draft Masterplan Principles.
- » Bays Market District
 - > Need for ambition and a long term time horizon
 - > 'Early delivery of social infrastructure' and 'affordable housing' should be masterplan principles
 - > The District should be a 'lively' place with restaurants, shops, commercial linkages and a sense of atmosphere and place, and regulated opening hours

- > The 30m foreshore promenade should be applied wherever possible and justified where not
- > Concern over the sell-off of public lands
- > Scale of development and overshadowing should be considered, including Wentworth Park and Bank Street
- > Emphasis should be placed on cycling and greening of the area
- > Glebe Island Bridge should be repurposed to enhance public access to the Bays Market District.
- » New Sydney Fish Market
 - > The new Sydney Fish Market should be authentic – a real, working fish market
 - > An open rooftop would add strong amenity value
 - > Aesthetic of the heritage coal loader could be incorporated/respected in the new design
 - > The Sydney Fish Market should not be exclusive and inaccessible, rather it should be open and affordable to all – an ‘everyman/everywoman’ place.
- » Transport and accessibility – Public transport should be addressed as a priority
- » Wentworth Park – Strong linkages are needed between Wentworth Park and the Sydney Fish Market, both visually and physically; Wentworth Park must be protected from overshadowing by development.
- » Blackwattle Bay – Protecting dragon boats and passive boating activities should be a principle.

Feedback from Government Agencies

The main comments raised in this meeting are summarised below. For a full copy of the meeting notes see Appendix E.

- » Further specificity is required to support the next phase of the masterplanning process beyond the Draft Principles, including key deliverables and measures of success.
- » Physical and social connections should be established between the Bays Market District and surrounding suburbs.
- » Retention of the concrete batching plant and related services should be considered as a masterplanning principle.
- » The uses and classification of the 30-metre-wide Bays Waterfront Promenade must be considered to ensure a successful outcome for the community.
- » Future uses of Glebe Island Bridge are currently being investigated by a number of government agencies. It currently facilitates ferry access and water-transport links to the Bays Market District. This must be weighed up in considering its potential future re-purposing to enhance pedestrian and cycle access between the Bays Market District and Pyrmont.

3.5 Submissions

A total of five submissions were received by UrbanGrowth NSW in writing via The Bays Precinct email address <thebaysprecinct@urbangrowth.nsw.gov.au> during the consultation period. This includes one submission from an organisation and four submissions made by individuals.

The main comments raised in submissions are summarised below.

Submission 1 – Hands Off Glebe

This submission from community group, Hands Off Glebe, outlines 15 Community Masterplan Priorities relating to development of The Bays Precinct identified through a survey of Glebe residents. The submission identifies the importance of rejuvenation of The Bays Precinct as a place that:

- » Provides more opportunities for employment and leisure
- » Includes a new and appealing fresh food and fish market for people from across Sydney
- » Contributes to healthy, prosperous and resilient lifestyles
- » Incorporates low rise homes providing a mix of public housing, affordable housing and private housing
- » Involves the community in ongoing engagement with the project team including architects and urban designers

The submission requested consideration of the following priorities:

- » There must be no developments in the area without prior adoption of detailed plans for improved and expanded services including schools, public transport and roads/traffic.
- » There must be no privatisation of public land.
- » The Bays Market District and commercial/residential buildings must be designed and built without compromising Wentworth Park, with no loss of trees and no loss of green space.
- » Using any part of Wentworth Park for these purposes cannot be offset by the provision of other green space (foreshore pocket parks, etc) and is not allowable.
- » An integrated plan covering expanded public transport, traffic flows, cycle ways and provision of increased parking areas must be an essential element of The Bays Precinct developments and must be in place concurrently with other design and planning elements.
- » The traffic plan must include dedicated public transport - bus, ferry and light rail - to the new Bays Market District.
- » The Fish Markets do not necessarily have to move to the Hanson site. The new Fish Markets and Bays Market District should not be high rise buildings and should not intrude into the bay to too great an extent.
- » The new Fish Markets and Bays Market District development should include a ferry stop.
- » The development should acknowledge and retain industrial and historical features of the area. The coal loader should be replenished and conserved.
- » The development of commercial and/or residential buildings on the shore line must be low rise. High rise is not to be allowed in this part of The Bays Precinct. (Limit to five storeys)
- » Any residential development must include 20% affordable and 20% public housing.
- » The development must not intrude too far into the bay and must not compromise Wentworth Park in any way.

- » The development must include public access to a foreshore walkway and must also be greened to the maximum extent possible.
- » Development of the Bays Waterfront Promenade and the Bays Market District must include unimpeded public access to the foreshore including a continuous walkway from Annandale to Woolloomooloo.
- » Serious attention must be given to providing full and free access to the foreshore and walkway for the disabled.

Submission 2

Submission requested consideration of the following priorities:

- » Retain Wentworth Park green space
- » Provide public access to all areas of the harbour foreshore
- » New residential development should be seven storeys maximum
- » Provide a new ferry stop at the new Sydney Fish Market
- » Provide a fast bus service from the city to the new Sydney Fish Market.

Submission 3

Submission requested consideration of the following priorities:

- » Ensure that any proposal enhances the local area and surrounding communities.

Submission 4

Submission requested consideration of the following priorities:

- » Acknowledge and reflect the heritage of the area – this includes not just the history of the area, but it's "pre-history" of up to 60,000 plus years on the site. Fishing was identified as an important link between Indigenous owners and later arrivals. There may be prehistoric relics in the Bays Market District and wider Bays Precinct that can be identified, marked, honoured and protected as part of the urban renewal process.
- » Incorporate public art and artists in the landscaping, walks and surrounding areas – this could include a competition to design a sculptural artwork that captures the spirit of the area and site including marine and fishing influences.
- » Expressed appreciation for the opportunity to participate in a well organised public workshop held by UrbanGrowth NSW and involving the project architects.

Submission 5

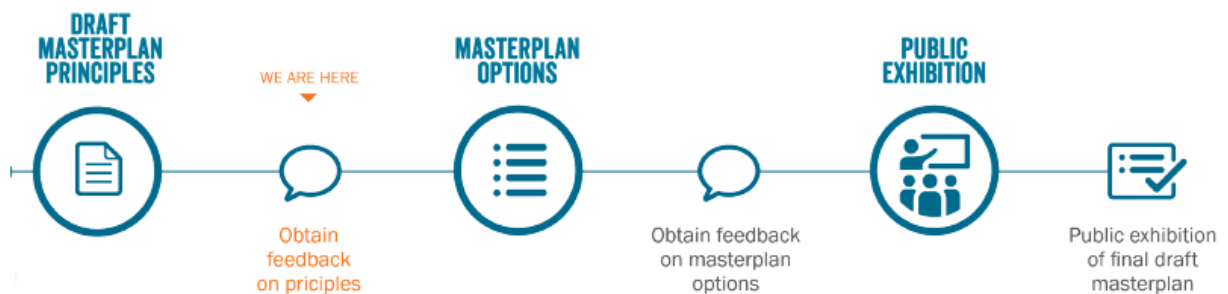
- » This submission supports the 15 Community Masterplan Priorities identified in Submission 1 (from Hands Off Glebe).

4 Next steps

Feedback obtained through the Bays Market District Draft Masterplan principles public consultation program is documented in this report for consideration by UrbanGrowth NSW as planning for the Bays Market District and design of the new Sydney Fish Market progresses. This report will also be made available to all members of the public on The Bays Precinct website.

As part of the next steps in planning for the Bays Market District, UrbanGrowth NSW will use the public feedback outlined in this report to refine the Masterplan Principles and reduce these in number. The Principles will be used by FJMT architects to develop a minimum of three masterplan options for the Bays Market District. 3XN architects will continue working with UrbanGrowth NSW and the Sydney Fish Market to prepare a draft design for the new Sydney Fish Market.

UrbanGrowth will consult with the community on the Masterplan options and draft Sydney Fish Market design.



Appendices

- A Draft Masterplan Principles
- B Online survey
- C Public workshop agenda
- D Public workshop feedback form
- E Meetings and briefings – detailed feedback

A Draft Masterplan Principles

DRAFT MASTERPLAN PRINCIPLES

Informed by previous community and stakeholder feedback, the draft principles for developing a masterplan for the Bays Market District are:



LANDSCAPE AND ENVIRONMENT

- Better connect Wentworth Park to the harbour
- Improve access to Blackwattle Bay, the foreshore, and water activities for all users
- Explore and interpret the history of the site
- Pursue leading edge sustainability, climate change resilience and improved water quality outcomes
- Minimise additional shadowing to Wentworth Park and the Glebe Foreshore in mid-winter



LAND USES AND BUILT FORM

- Deliver the new Sydney Fish Market at the head of Blackwattle Bay as the first step in the urban transformation process
- Integrate housing and mixed uses suitable to living on the city's edge and the site's characteristics
- Link the Bays Market District to the City, Glebe, Pyrmont, Ultimo, Glebe Island and White Bay
- Maintain and enhance maritime, employment and working harbour uses and activities
- Mandate Design Excellence in public domain, landscape and built form design



ACCESS AND MOVEMENT

- Encourage active transport by prioritising cycling and walking
- Balance diverse traffic movement needs for all users
- Reinforce and strengthen connections to existing and future public transport
- Develop an effective and efficient parking response
- Increase permeability and wayfinding

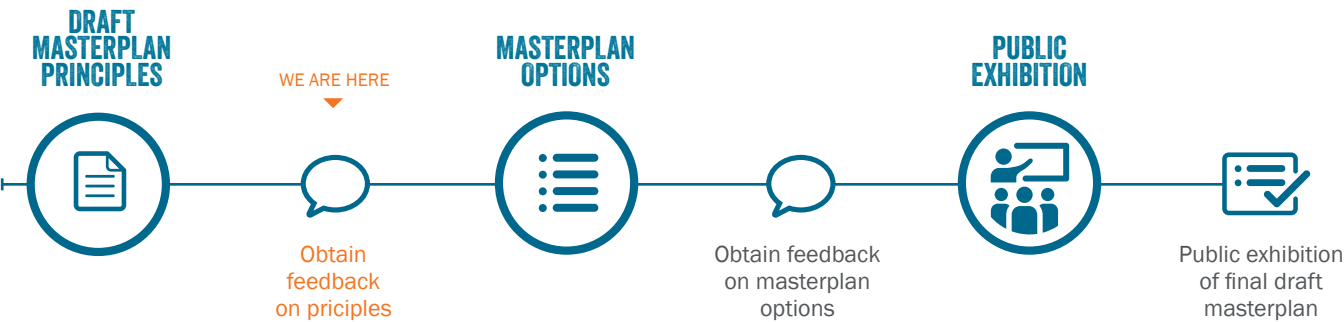


SOCIAL, ECONOMIC AND COMMUNITY

- Support the creation of distinctive and socially inclusive communities
- Activate public areas and establish a cultural core
- Plan for education, health and social services to support future residents, workers and visitors
- Expand the range of active and recreational opportunities, such as the Waterfront Promenade, that benefit the new community
- Ensure strong coordination between public benefits and economically, socially and environmentally viable development

DEVELOPING THE MASTERPLAN

The masterplanning process will involve three distinct phases that will include opportunities for community and stakeholder consultation.



B Online survey

Masterplanning the Bays Market District

UrbanGrowth NSW would like your feedback on the draft principles that will inform the creation of a draft masterplan for the Bays Market District, including a rejuvenated Sydney Fish Market.

The Bays Market District is one of eight distinct yet linked destinations in The Bays Precinct Urban Transformation Program. In 2015, UrbanGrowth NSW undertook extensive engagement with the community to *prepare The Transformation Plan: The Bays Precinct, Sydney*. This informed the NSW Government's vision for the Bays Market District, which is to:

- rejuvenate the Sydney Fish Market and expand the fresh food offering, creating a world-class Bays Market District connected to the water
- provide compatible housing suitable to living on the edge of the CBD
- seamlessly integrate the District with Wentworth Park

To guide the transformation of the Bays Market District, UrbanGrowth NSW has engaged FJMT to work with UrbanGrowth NSW and our stakeholders to develop a masterplan for the District.

The masterplan area, as illustrated in Figure 1, includes:

- land along Bank Street, Pyrmont
- the current Sydney Fish Market site
- land at the head of Blackwattle Bay on Bridge Road, Glebe
- water in Blackwattle Bay.

Principles to inform the Bays Market District Masterplan

The development of the draft Bays Market District masterplan will consider opportunities for public open space, community and recreational facilities and commercial and marine facilities within the District. It will also look at opportunities to provide housing suited to living on the edge of the CBD and commercial and retail facilities.

The following principles will guide the draft masterplan to ensure there is a balance of uses within the District that responds to the needs of future residents, workers and visitors.

1. Please tell us how important these principles are to you

a. Better connect Wentworth Park to the harbour

Very important
Somewhat important
Important
Not so important
Not at all important

b. Improve access to Blackwattle Bay, the foreshore, and water activities for all users

Very important
Somewhat important
Important
Not so important
Not at all important

c. Explore and interpret the history of the site

Very important
Somewhat important
Important
Not so important
Not at all important

d. Pursue leading edge sustainability, climate change resilience and improved water quality outcomes

Very important
Somewhat important
Important
Not so important
Not at all important

e. Minimise additional shadowing to Wentworth Park and the Glebe Foreshore in mid-winter

Very important
Somewhat important
Important
Not so important
Not at all important

f. Encourage active transport by prioritising cycling and walking

Very important
Somewhat important
Important
Not so important
Not at all important

g. Balance diverse traffic movement needs for all users

Very important
Somewhat important
Important
Not so important
Not at all important

h. Reinforce and strengthen connections to existing and future public transport

Very important
Somewhat important
Important
Not so important
Not at all important

i. Develop an effective and efficient parking response

Very important
Somewhat important
Important
Not so important

Not at all important

- j. **Increase permeability and wayfinding (Permeability is having appropriate openings that allow pedestrian access)**

Very important
Somewhat important
Important
Not so important
Not at all important

- k. **Deliver the new Sydney Fish Market at the head of Blackwattle Bay as the first step in the urban transformation process**

Very important
Somewhat important
Important
Not so important
Not at all important

- l. **Integrate housing and mixed uses suitable to living on the city's edge and the site's characteristics**

Very important
Somewhat important
Important
Not so important
Not at all important

- m. **Link the Bays Market District to the City, Glebe, Pyrmont, Ultimo, Glebe Island and White Bay**

Very important
Somewhat important
Important
Not so important
Not at all important

- n. **Maintain and enhance maritime, employment and working harbour uses and activities**

Very important
Somewhat important
Important
Not so important
Not at all important

- o. **Mandate Design Excellence in public domain, landscape and built form design**

Very important
Somewhat important
Important
Not so important
Not at all important

- p. **Support the creation of distinctive and socially inclusive communities**

Very important
Somewhat important
Important
Not so important
Not at all important

q. Activate public areas and establish a cultural core

Very important
Somewhat important
Important
Not so important
Not at all important

r. Plan for education, health and social services to support future residents, workers and visitors

Very important
Somewhat important
Important
Not so important
Not at all important

s. Expand the range of active and recreational opportunities, such as the Waterfront Promenade, that benefit the new community

Very important
Somewhat important
Important
Not so important
Not at all important

t. Ensure strong coordination between public benefits and economically, socially and environmentally viable development

Very important
Somewhat important
Important
Not so important
Not at all important

2. If you consider some of the principles to be very important or somewhat important please outline

3. If you consider some of the principles to be not so important or not at all important please outline

4. Are there any principles missing that you think should be included? If so, please describe

5. In three words what is your vision of this area in the future?

6. How often do you currently visit this area?

Daily
Weekly
Fortnightly
Monthly
Occasionally (3-4 times per year)
Annually (once a year)
Never

7. Why do you visit this area?

To visit the Sydney Fish Market.

- Why do you visit the Sydney Fish Market?
 - Tour the market
 - Observe the seafood auction
 - Attend a class at the Sydney Seafood School
 - Dine in
 - Take away food
 - To buy fresh seafood and produce
 - Other

I work in the area

I live in the area

For recreational purposes

Other

8. What would make you visit the Bays Market District more often in the future?

Access to a world-class seafood, fresh food and dining attraction

Better public transport and access

Access to the foreshore

More access to open space and recreational facilities

Other

9. In the future, how would you like to travel to the Bays Market District?

Walking

Cycling

On water (boats, ferries, non-motorised vessels)

Private car

Public transport

Ride sharing (Uber)

Other

10. What suburb do you live in?

Postcode

11. How old are you?

12. Do you have any comments regarding the transformation of the Bays Market District?

C Public workshop agenda

DRAFT – Public workshops

Thursday 10 August (6-8.30pm) and Saturday 12 August (10am-12.30pm) 2017

This document provides an overview of the draft agenda and format for use in each of the two upcoming public workshops.

Approach

The public workshops will comprise presentations followed by interactive working sessions.

Draft agenda

Time	Item	Presenter
2 mins	1. Welcome and introductions (including housekeeping)	Brian Elton (Facilitator)
3 mins	2. Purpose, format and ground rules for the workshop	Brian Elton (Facilitator)
10 mins	3. All of Bays update <ul style="list-style-type: none"> What's happening in the Bays (ie beyond the Market District)? Process for developing the Bays District masterplan and new Sydney Fishmarket 	Humfrey Whitaker / Eric Brodie
10 mins	4. Questions and Answers	Brian Elton (Facilitator) All
10 mins	5. Banks Street Marina exhibition <ul style="list-style-type: none"> Table-based small group discussions (Feedback to be recorded and provided to DPE) 	Brian Elton (Facilitator) All
-	6. Working session 1: Introducing the Bays Market District masterplan area	
20 mins	<ul style="list-style-type: none"> Presentations x 2 	Stephanie Ballango David Haseler (Architect), FJMT
40 mins	<ul style="list-style-type: none"> Table-based small group discussions, with architects spending time with each table 	All
	<ul style="list-style-type: none"> Report back from tables 	David Haseler
-	7. Working session 2: Introducing the new Sydney Fish Market	
15 mins	<ul style="list-style-type: none"> Presentation 	Fred Holt (Architect), 3XN
30 mins	<ul style="list-style-type: none"> Table-based small group discussions, with architects spending time with each table 	All
	<ul style="list-style-type: none"> Report back from tables 	Fred Holt
5 mins	8. What's next? <ul style="list-style-type: none"> How participant feedback from the workshops will be used Survey Next steps in developing the masterplan 	Brian Elton / Humfrey Whitaker

	<ul style="list-style-type: none"> How to stay involved 	
5 mins	9. Thanks and close	Brian Elton (Facilitator)
	Total duration: 2 hours 30 min	

Draft format

Item 6. Working session 1: Introducing the Bays Market District masterplan area

Focus of discussion in this session:

1. What about this area is it important for the masterplanning team to know?
2. How do you think the draft principles should be applied to a masterplan for the area? Which of the 20 draft masterplan principles are most important for UrbanGrowth NSW to consider?
3. What are the constraints that you think FJMT should be aware of?
4. Are there any further opportunities or ideas that you think FJMT should consider?

Themes and prompts:

In responding to each of the above questions, participants may want to consider some (but not all) of the following themes and prompts:

- **Land uses and buildings**
 - *How do we maintain a working waterfront and a major Sydney destination, while also making the Bays Market District a great place to live and a great place for all to enjoy?*
 - *What elements of 'excellent design' are important? What might they look like across the Bays Market District (eg setbacks, overshadowing, location of open space areas, waterfront promenade etc)?*
- **Social, economic and community outcomes for the Bays Market District**
 - *How important is affordable housing?*
 - *How do we create a sense of community here?*
 - *What community infrastructure is needed?*
 - *Consider ideas for cultural and community activation*
 - *What would make for great places where the community can come together?*
 - *What would make this a good place to work? What types of employment are appropriate for this place?*
- **Landscape and environment**
 - *What needs to be done on land, to improve water quality within the Bays Market District area?*
 - *What does sustainability look like at the Bays Market District?*
 - *How can connections be achieved between Wentworth Park and the harbour?*
 - *Consider Ideas for the area under the freeway*
- **Access and movement**
 - *How can access to the water be promoted?*
 - *Suggestions for dealing with cars and parking*
 - *How can we make the Bays Market District easy to get to, and a great place to walk around?*
 - *How can we best connect to our neighbours – in Glebe, Pyrmont, Ultimo, the CBD?*

- *Consider public transport*

Focus of discussion in Session 2:

1. How do you think the draft masterplan principles could or should be applied to the new Sydney Fish Market?
2. Are there any further site constraints that you think 3XN should consider?
3. Are there any further site opportunities that you think 3XN should consider?
4. What do you see as the essential ingredients to create a new Sydney Fish Market that is authentic?
5. We have talked a lot about the 'land' aspects of the Bays Market District. What are your thoughts about planning for the area of 'water' included in the District, within Blackwattle Bay?

Logistics

Date and time: **Public workshop 1**
 5.30pm for 6pm start – 8.30pm
 Thursday, 10 August 2017

Public workshop 2
 9.30am for 10am start – 12.30pm
 Saturday, 12 August 2017

Venue: St Barnabas Anglican Church
 57-61 Mountain Street, Ultimo

Resourcing

UrbanGrowth NSW staff:

- TBC

Other team members:

- David Haseler, FJMT
- Fred Holt, 3XN
- Brian Elton (facilitator), Brendan Blakeley (co-facilitator) and Deborah Palmer (co-facilitator), Elton Consulting

Materials required

- Copies of the draft principles
- Large scale maps with trace overlay x 10
- Pens, markers, post-it notes, tape etc
- Refreshments table/s
- Registration table/s
- Name tags
- Presentations
- Agenda
- Speaking notes

- Bays Precinct fact sheet
- Masterplanning brochure
- Any other collateral including copies of reports
- Survey – access to online survey / hard copies

D Public workshop feedback form

Feedback form for Masterplanning the Bays Market District workshop

To help The Bays Precinct team prioritise and finalise the principles informing land uses and other considerations for the Bays Market District masterplan, please select the five principles that you think are most important for the masterplan.

Please circle your top five principles

Landscape and environment

1. Better connect Wentworth Park to the harbour
2. Improve access to Blackwattle Bay, the foreshore, and water activities for all users
3. Explore and interpret the history of the site
4. Pursue leading edge sustainability, climate change resilience and improved water quality outcomes
5. Minimise additional shadowing to Wentworth Park and the Glebe Foreshore in mid-winter

Land uses and built form

6. Deliver the new Sydney Fish Market at the head of Blackwattle Bay as the first step in the urban transformation process
7. Integrate housing and mixed uses suitable to living on the city's edge and the site's characteristics
8. Link the Bays Market District to the City, Glebe, Pyrmont, Ultimo, Glebe Island and White Bay
9. Maintain and enhance maritime, employment and working harbour uses and activities
10. Mandate Design Excellence in public domain, landscape and built form design

Access and movement

11. Encourage active transport by prioritising cycling and walking
12. Balance diverse traffic movement needs for all users
13. Reinforce and strengthen connections to existing and future public transport
14. Develop an effective and efficient parking response
15. Increase permeability and wayfinding

Social, economic and community

16. Support the creation of distinctive and socially inclusive communities
17. Activate public areas and establish a cultural core
18. Plan for education, health and social services to support future residents, workers and visitors
19. Expand the range of active and recreational opportunities, such as the Waterfront Promenade, that benefit the new community
20. Ensure strong coordination between public benefits and economically viable development

Other comments on the masterplanning principles

We appreciate you taking the time to provide feedback on the draft Bays Market District masterplan principles. To assist us with planning future consultation activities, we would like to get your views on the effectiveness of this workshop.

<p>Which workshop did you attend?</p> <p><input type="checkbox"/> 10 August <input type="checkbox"/> 12 August</p>
<p>How useful was the information presented at the workshop to increasing your understanding of The Bays Precinct Urban Transformation Program?</p> <p style="text-align: center;">Not useful 1 2 3 4 5 Very useful</p>
<p>Would you attend a similar style event in the future regarding The Bays Precinct?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Which is your preferred method of engagement?</p> <p><input type="checkbox"/> In person <input type="checkbox"/> Online <input type="checkbox"/> Other _____</p>
<p>How did you find out about the information session?</p> <p><input type="checkbox"/> Newspaper <input type="checkbox"/> <i>Around the Bays</i> e-newsletter <input type="checkbox"/> Social media</p> <p><input type="checkbox"/> Other – please specify _____</p>
<p>Have you completed the online survey for the Bays Market District at www.thebayssydney.nsw.gov.au?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>What did you like about the workshop, and how do you think we could improve the next activity?</p>
<p>If you are not already a subscriber to our <i>Around the Bays</i> e-newsletter, please provide your contact details and we will sign you up to our mailing list:</p> <p>Name: _____ E-mail: _____</p> <p>Please also follow us on Facebook for the latest news about The Bays Precinct</p>

E Meetings and briefings – detailed feedback

The Bays Precinct Reference Group workshop Meeting Notes

Community Reference Group attendees Thursday August 3rd, 5:00pm to 7:30pm:

Organisation	Name
Balmain Precinct Committee, Rozelle Precinct Committee	Michele Hacking
Bays Community Coalition	Maire Sheehan
Bays Community Coalition	Damien Hawcroft
Bike Leichardt	Bob Moore
Blackwattle Cove Coalition	John Brooks
Coalition of Glebe Groups	Jan Wilson
Council of Ultimo/Pymont Associations	Mary Mortimer
Dragon Boats NSW	Tamsyn Glen
EcoTransit	Nathan English
Glebe Point Residents Group	Susan Cleary
The Glebe Society	Lesley Lynch
Pymont Action Inc	Elizabeth Elenius
Pymont History Group	Donald Denoon
The Glebe Society	Asa Wahlquist
White Bay Stratas Committee	Michael McNamara

UrbanGrowth NSW attendees:

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

Others present:

- Fred Holt, 3XN
- David Haseler, FJMT
- Brian Elton, Elton Consulting
- Derek Nolan, Elton Consulting

Agenda item

Notes

Welcome and recognition of Country

Anh Dang, Chair

- The Chair welcomed Reference Group members
- 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 Chair asked all present to introduce themselves to the room and handed over to Brian Elton to facilitate the workshop.

Purpose and structure of the workshop

Brian Elton outlined the purpose and objectives of the workshop:

<p>Brian Elton, Facilitator</p>	<ul style="list-style-type: none"> • To get a real understanding of what is important to the Reference Group, to aid UrbanGrowth NSW in planning for the area • For the community to test the draft principles, and to contribute to the opportunities and constraints identified for the area • To introduce the Reference Group to the design team early in the planning process.
<p>The Bays Precinct project update</p> <p>Eric Brodie, Development Director</p> <p>Humfrey Whitaker, Acting Project Leader for Bays East</p>	<p>Bays West</p> <p>Eric provided an update on Bays West:</p> <ul style="list-style-type: none"> • A draft preliminary masterplan (sometimes called an urban design framework) is being finalised and will be brought to the group later in the year. A transport update will also be presented • 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 • Interim site activation of the White Bay Power Station site is being investigated. • Sydney Metro West is vital to the efficient redevelopment of Bays West destinations of White Bay Power Station, Glebe Island, and Rozelle Bay. <p>Bays Market District</p> <p>Humfrey made a presentation providing an update on Bays East:</p> <ul style="list-style-type: none"> • The Bays Market District masterplanning area was outlined and individual land areas identified. While Wentworth Park is not part of the area, there is a commitment to create connections between the park and Blackwattle Bay • Primary design teams have been appointed alongside consultants for background studies. Community engagement has commenced • The next step is to develop a concept design for the Sydney new Fish Market, prepare masterplan options, and undertake studies and reports for the rezoning submission • Masterplan options will be prepared in 2018. • Details of the modification sought on the Bank Street Marina were outlined. The modification is on public exhibition until 11 August 2017 and submissions can be lodged with the Department of Planning and Environment. UrbanGrowth NSW is the proponent for the modification on behalf of Roads and Maritime Services (RMS) who is the owner of the land. UrbanGrowth NSW will be required to provide a response to issues raised with the Department of Planning.
<p>Questions and Answers</p> <p>Brian Elton, Facilitator</p>	<p>Reference Group members raised a number of issues and questions with the project team. These focused on:</p> <ul style="list-style-type: none"> • The proposal for 5 Bank Street including:

- a lack of confidence in the consultation process and breach of faith by UrbanGrowth NSW
 - a belief that the proposal prejudiced/pre-empted the Bays District masterplan exercise
 - questions as to why UrbanGrowth was the proponent and not RMS
 - concerns for health and safety on land and in the water
 - risks to the future of dragon boating/passive boating activities
 - fear of dangerous water movements affecting boats
 - the use of demountable office space on the site
 - the impact on open spaces that were identified in previous masterplans
 - the status of previous plans for a public park at the location.
- A letter was presented that was highly critical of consultations to date, asked for the withdrawal of the proposal for 5-11 Bank Street and for that site to be included in discussions of the Bays Market District masterplanning (attached below).
 - Clarification was provided that the land in question is 5 Bank Street. The primary use will be the mooring of charter vessels with 22 charter vessel berths proposed. Permissible related activities were outlined. The modification allows for associated land facilities in the form of office space and containers for a period of up to 10 years.
 - Vessel movements would be different as a result of the proposed modification. Public foreshore access would be retained. UrbanGrowth was restricted in what it could discuss as this was a live planning matter. The making of submissions to the Department of Planning was encouraged.
 - The Sydney Fish Market:
 - The decision to move the Sydney Fish Market
 - Impact of construction activity on surrounding areas
 - Dealing with parking, and traffic movement and congestion on Bridge Road alongside development of the Sydney Fish Market.

Detailed issues relating to the Sydney Fish Market were discussed as part of the table-based discussions, in liaison with the project architect.
 - Wentworth Park:
 - The importance of creating real linkages, both visual and physical, to Wentworth Park.

A commitment was given on creating connections between the new Sydney Fish Market and Wentworth Park. Areas surrounding the site will be taken into consideration.
 - Other issues

	<ul style="list-style-type: none"> - Impacts of Glebe Island plans on traffic for the area - Treatment of leases within The Bays Precinct. - Accommodating the Sydney Fish Market on a site that appears considerably smaller than the existing market site. - public access and public transport to the existing Market site is difficult and needs to be considered in planning for the new market site. - New design needs to consider where tourist buses (large and small) will park to enable convenient access to the new market. At the moment this is highly problematic. - Consider a ferry wharf for the new market.
Masterplanning process Stephanie Ballango, Assistant Development Director	Stephanie made a presentation outlining the planning process including: <ul style="list-style-type: none"> • 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.
FJMT Presentation David Haseler, Principal at FJMT 3XN Presentation Fred Holt, Partner at 3XN	<p>David Haseler made a presentation on the masterplan vision and draft principles:</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> - Landscape and environment - Access and movement - Land uses and built form - Social, economic and community. <p>Fred Holt made a presentation on designing the new Sydney Fish Market:</p> <ul style="list-style-type: none"> • The new Sydney Fish Market will continue to be an authentic market; it will combine market operations with public access • It will cater for different user groups including market workers, wholesale and private customers, visitors and residents • A 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.
Workshop breakout sessions Brain Elton, Facilitator	Participants formed two groups to consider the 20 draft masterplan principles. David Haseler and Fred Holt divided their time equally between the two tables.

The main themes raised as part of the table-based discussions were:

- Community principles
 - Previous consultations and plans produced community driven principles. The draft principles should be compared/tested against these.
- Masterplan
 - Need for ambition and to 'stretch the boundaries' of what is possible
 - Long term time horizon needs to be considered – 50-100 years
 - Early delivery or 'front loading' of social infrastructure should be a principle
 - Affordable housing should be a principle
 - The District should be a 'lively' place with restaurants, shops, commercial linkages and a sense of atmosphere and place
 - Restaurant/social activity should have regulated opening hours. Delivery of produce and removal of garbage during working hours to minimise impact on any residential development
 - 30m foreshore promenade should be applied to the greatest extent possible and justified where not
 - Concern over the sell-off of public lands
 - scale of proposed housing development at existing Fish Market site and overshadowing should be considered, including Wentworth Park and Bank Street
 - Emphasis should be placed on cycling and greening of the area with trees/vegetation
 - Glebe Island Bridge should be repurposed for public access via cycleway, footpath and possibly light rail. This would provide immediate access from the suburbs of White Bay, Balmain and East Balmain, as well as visitors from the Cruise Terminal to the City, Darling Harbour and new market.
- Design for new Sydney Fish Market
 - The new Sydney Fish Market should be authentic – a real, working fish market
 - An open rooftop would add strong amenity value
 - Complementary food offerings should be retained e.g. green grocer
 - NSW food produce should be showcased
 - Aesthetic of the heritage coal loader could be incorporated/respected in the new design
 - The Sydney Fish Market should not be exclusive and inaccessible, rather it should be open and affordable to all – an 'everyman/everywoman' place
 - Need to consider smell and be mindful of birds/mess
 - Design of new Sydney Fish Market could wrap around / connect with the housing proposed for the old market site to provide more areas for outside / inside dining for all ranges of dining experiences

	<ul style="list-style-type: none"> - Regulated hours for garbage removal to minimise impact on existing residences and any residential development. • Transport and accessibility <ul style="list-style-type: none"> - Public transport should be the priority - Need to address current deficiencies in pedestrian, bus, light rail and cycling options - Traffic difficulties on Bridge Road need to be addressed - Impact of concrete businesses on traffic and roads - Private motor vehicle access should be dissuaded - Plans are needed to deal with private cars/parking, tourist bus parking and access for working vehicles - Better linkages are needed between the light rail stop and the Fish Market e.g. elevators - New pedestrian routes from Wentworth Park and old Sydney Fish Market site to the new site via existing easements, bridges and tunnels need to be considered - A ferry service/stop and boat access is needed - Transport planning must cater for seasonal peaks and troughs in visitor numbers/cruise ships. • Wentworth Park <ul style="list-style-type: none"> - Strong linkages are needed between Wentworth Park and the Sydney Fish Market, both visually and physically - Wentworth Park needs an active, overarching unifying vision - Wentworth Park must be protected from overshadowing by development. • Blackwattle Bay <ul style="list-style-type: none"> - Protecting dragon boats and passive boating activities should be a principle - Clarity is needed on the consequences for existing wharves and plans for new wharves.
Meeting close Brian Elton, Facilitator	Brian thanked participants for their time and input to the meeting. He noted that their feedback would be documented in meeting notes, to be circulated with the reference group prior to publication as part of a consultation report.

Letter Presented to Bays Precinct Reference Group Workshop

Members of the Bays Precinct Reference Group

Dear Colleagues,

We have all been involved in Bays Precinct discussions since the International and Sydneysiders Summits when UrbanGrowth promised transparent and meaningful consultation. What do we have to show?

The Fish Market is moving to new premises; its present location (on public land) will be sold for high-rise apartments; and Blackwattle Bay Marina is to occupy 5-11 Bank Street with its 22 vessels, 22 shipping containers, garbage skips, gas bottles, demountable office building etc. There was no consultation with the Reference Group, and we learn of these developments mainly through the media, not from UrbanGrowth, which was surely involved in decisions for months before the announcements.

Now we are asked to discuss planning principles for the Bays Market Precinct, although decisions have been made already for most of it. For all we know, UrbanGrowth may also have committed the remaining fragments in confidential deals.

UrbanGrowth seems to have abandoned consultation, and treats the Reference Group as a toy telephone, a distraction from the real work of secret negotiations.

To regain some credibility, we ask them to withdraw their proposal for 5-11 Bank Street and include this site in our discussions of Bays Market District planning principles.

We seek this as assurance that the Reference Group has a real function. Otherwise we suggest a vote of no confidence in the state government's plans for the Bays Precinct as represented by UrbanGrowth, and consider a collective withdrawal from these pointless meetings.

Yours,

John Brooks (Blackwattle Cove Coalition)
Donald Denoon (Pymont History Group)
Elizabeth Elenius (Pymont Action)
Nathan English (EcoTransit)
Lesley Lynch (The Glebe Society)
Mary Mortimer (Council of Ultimo/Pymont Associations)

The Bays Precinct Reference Group meeting Meeting Notes

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

Organisation	Name
Australian Institute of Architects (NSW)	Paul Walter
Cement, Concrete and Aggregates Australia	Todd Hacking
Commercial Vessel Association	Ian Ford
NSW Federation of Housing Associations	Helen Karathomas
Property Council of Australia	William Power
Sydney Harbour Maritime Forum	Mal Hiley

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

Welcome and recognition of Country

Anh Dang, Chair

- The Chair welcomed Reference Group members
- 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

Eric Brodie,
Development Director

Humfrey Whitaker,
Acting Project Leader for
Bays East

Bays West

Eric provided an update on Bays West:

- 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

	<p>Bays East</p> <p>Humfrey made a presentation providing an update on Bays East:</p> <ul style="list-style-type: none"> • 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.
<p>Questions and Answers</p> <p>Roundtable Group Discussion</p>	<p>Reference Group members raised issues and asked questions of the project team. These focused on:</p> <ul style="list-style-type: none"> • 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.

	<ul style="list-style-type: none"> WestConnex: The impact of WestConnex will form part of the masterplanning process for Bays West.
Masterplanning process & FJMT presentation Stephanie Ballango, Assistant Development Director	<p>Stephanie made a presentation outlining the planning process that included:</p> <ul style="list-style-type: none"> 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. <p>Stephanie also presented FJMT's presentation on their masterplanning work.</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Landscape and environment Access and movement Land uses and built form Social, economic and community.
3XN presentation Fred Holt, Partner at 3XN	<p>Fred Holt made a presentation on designing the new Sydney Fish Market:</p> <ul style="list-style-type: none"> 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	<p>The main points raised and addressed were:</p> <ul style="list-style-type: none"> 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

	<p>wharf must remain. The wharf is part of the Sydney Fish Market's identity.</p> <ul style="list-style-type: none"> • 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.
<p>Meeting close Anh Dang, Chair</p>	<p>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.</p> <p>The Chair thanked participants for their time and input to the meeting.</p>



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