



Australian
Institute of
Architects

**The Bays Precinct:
Call for Great Ideas**

**Submission to UrbanGrowth
NSW**

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SUBMISSION BY

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PURPOSE

This submission is made by the NSW Chapter of the Australian Institute of Architects (the Institute) to UrbanGrowth NSW in response to the Bays Precinct Call for Great Ideas.

At the time of the submission the office bearers of the NSW Chapter are:

Shaun Carter (President), Joe Agius (Immediate Past-President), Sarah Aldridge, Melonie Bayl-Smith, Nigel Bell, Callantha Brigham, Jacqui Connor, Chris Jenkins, Alex Kibble, Debra McKendry-Hunt, Andrew Nimmo, Kirsten Orr, Shahe Simonian, Howard Smith, Ksenia Totoeva, Paul Walter.

The Office Manager of the NSW Chapter is Audrey Braun. This paper was prepared by Murray Brown, Policy Advisor, and the NSW Chapter Built Environment Committee for Chapter Council.

INFORMATION

Who is making this submission?

- The Australian Institute of Architects (the Institute) is an independent voluntary subscription-based member organization with approximately 11,553 members who are bound by a Code of Conduct and disciplinary procedures.
- The Institute, incorporated in 1929, is one of the 96 member associations of the International Union of Architects (UIA) and is represented on the International Practice Commission.
- The Institute's New South Wales Chapter has 3,348 members, of which 1,951 are registrable architect members – representing 43% of all registered architects in NSW.

Where does the Institute rank as a professional association?

- At 11,553 members, the RAIAs represents the largest group of non-engineer design professionals in Australia.
- Other related organisations by membership size include: The Design Institute of Australia (DIA) - 1,500 members; the Building Designers Association of Australia (BDAA) - 2,200 members; the Australian Institute of Landscape Architects (AILA) - 1,435 members; and the Australian Academy of Design (AAD) - 150 members.



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The Bays Precinct:
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1. Water vs Land

- 1.1. The precinct consists of 80 hectares of land and 94 hectares of water; planning for the precinct must not lose sight of the prominence of water
- 1.2. The Call for Great Ideas document identifies seven land sites, but no water sites
- 1.3. Water-based uses need to reflect the inner character of Rozelle / Blackwattle Bays, compared with the outer character of White / Johnstons Bays
- 1.4. Slower, smaller recreational craft are more appropriate for the former than the latter
- 1.5. Direct physical public access to the water will be easier to achieve in the inner bays
- 1.6. Develop deep water port uses in Johnstons Bay
- 1.7. Create a new shoreline in Johnstons Bay that in places returns the harbour to its original position and in others creates opportunities for buildings to straddle 'canals' or 'inlets'
- 1.8. Investigate the application of value capture mechanisms to water sites with commercial as well as public access potential

2. Planning

- 2.1. Planning and zoning constraints may help to determine the parameters of eventual projects
- 2.2. Carefully knit future development projects into the character of the surrounding areas, e.g. use the renewal project as an opportunity to connect Lilyfield to the water
- 2.3. Public access to the whole of the foreshore is a basic imperative
- 2.4. Use design as a key planning tool by demonstrating how potential schemes will impact on the physical form of the precinct
- 2.5. Ensure that each land site can be designed to be successful independently, not necessarily as part of a singular vision, as the size of the total project means that parameters will change over time

3. Process

- 3.1. Upfront community input is a smart move to engage stakeholders early in the process - continue to provide opportunities for community engagement at each stage
- 3.2. The waterfront promenade should commence immediately as a practical means of engaging the public with the precinct's potential

4. Transport

- 4.1. Transport is the key to making the Bays Precinct an integral part of Sydney
- 4.2. Multi-mode public transport is fundamental to the precinct's future success

5. Employment

- 5.1. The synergy between job generation and residential development will be the key to the area's economic success
- 5.2. Excessive zoning for mixed use/residential will be a sure way to kill off the area's employment prospects

6. Design

- 6.1. The State Government should engage a multi-disciplinary design team to integrate design into all planning and land divestment stages of development
- 6.2. The layout and design of the public realm should be undertaken by the multi-disciplinary design team
- 6.3. Land development parcels should be minimised in size to promote fine grain and maximise architectural diversity

7. White Bay Power Station

- 7.1. Re-purposing the heritage precinct could include a centre for renewable energy in recognition of its historical role