

Balmain Association Newsletter Supplement

TOWARDS AN INTEGRATED STRATEGIC PLAN FOR THE BAYS PRECINCT*

The Balmain Association Committee decided that the following summary of the objectives adopted by the Bays Precinct Community Reference Group (CRG) should be distributed to members. Copies of the full document, which was submitted to the Minister for Planning, are available from the Watch House or can be sent on request.

Objectives and Principles

The CRG has defined 11 core Objectives for the future of the Bays Precinct. Each of these is supported by more specific planning principles -58 in total.

Objective 1 Integrated Future Planning

- No more one off, ad hoc planning decisions by State Government or other planning authorities
- All future planning and development decisions relating to the Bays Precinct to be on the basis of the agreed Principles and an integrated strategic plan for the whole Precinct incorporating a long term (c20 years) vision.

Objective 2 Priority and Precedence for the Public Good

- Establish public good, not private benefit as the overriding driver for future planning decisions for the Bays Precinct.
- Protect the remaining public ownership of foreshores and harbour from further alienation by sale or long-term lease for private use and restore headlands and heads of bays to the public.

Objective 3 Access, Open space and recreation

- Open much more of the foreshores to the community and provide, wherever possible, continuous foreshore corridors for pedestrians and cyclists
- Restore the headlands and heads of bays to the public as opportunity arises
- Maintain safe access to the Bays for passive water based activities (rowing, dragon boating, kayaking, sailing)

Objective 4 Recognition of Heritage

- Recognise the Bays' significant maritime and industrial history in planning decisions.
- Conserve all heritage items and, where feasible, provide for adaptive reuse of significant structures.

Objective 5 Land Uses

- Provide for local distinctiveness and character.
- Given the high residential density of surrounding areas, ensure planning decisions have the minimum possible adverse impact on existing residents and businesses.

Objective 6 Provision for Transport

- Ensure no new activities or developments are approved without simultaneous provision for the necessary transport infrastructure- including public transport.
- Prohibit approval of long term activities that will result in increased traffic congestion within the surrounding suburbs.

Objective 7 Housing

- Exclude private housing from direct foreshore frontage and, except for the Rozelle Train yards corridor, restrict housing to a lower order priority within the Precinct.

Objective 8 Built Form and Design

- All built form is to be of excellent design, on a compatible scale with the adjacent neighborhoods and to contribute to a high quality public domain
- Views, including views to landmarks, to be conserved and where possible, expanded.

Objective 9 Community and Culture

- Create a high profile for cultural and artistic activities as an integral and significant aspect of the Precinct's character

Objective 10 Economic Life

- Maintain a contemporary 'working harbour' character for the Precinct and support other employment opportunities including green R&D and creative industries (eg incubators, artist studio space)

Objective 11 Sustainability and Environment

- Incorporate best practice sustainability principles in all development and ensure that all uses enhance the sustainability of human and physical ecology in waterways and foreshores.

These Objectives and supporting Principles establish reasonable and balanced parameters for the next stage of the Bays Precinct planning process.

The CRG therefore recommends that the Government accepts these Objectives and Principles as the basis for further discussion in stage 2.

Future Directions - Preliminary Proposals

Having developed its planning framework, the CRG explored ideas for future uses that were consistent with its parameters. These addressed four levels of use:

1. Access and Facilities for the Residents and Visitors
2. Access and facilities for Recreational Boating and other users of the Bays
3. Providing Commercial and Industrial Precincts
4. Providing Necessary Future infrastructure

* "Bays" refers to the White, Johnstone, Rozelle and Blackwattle Bays