

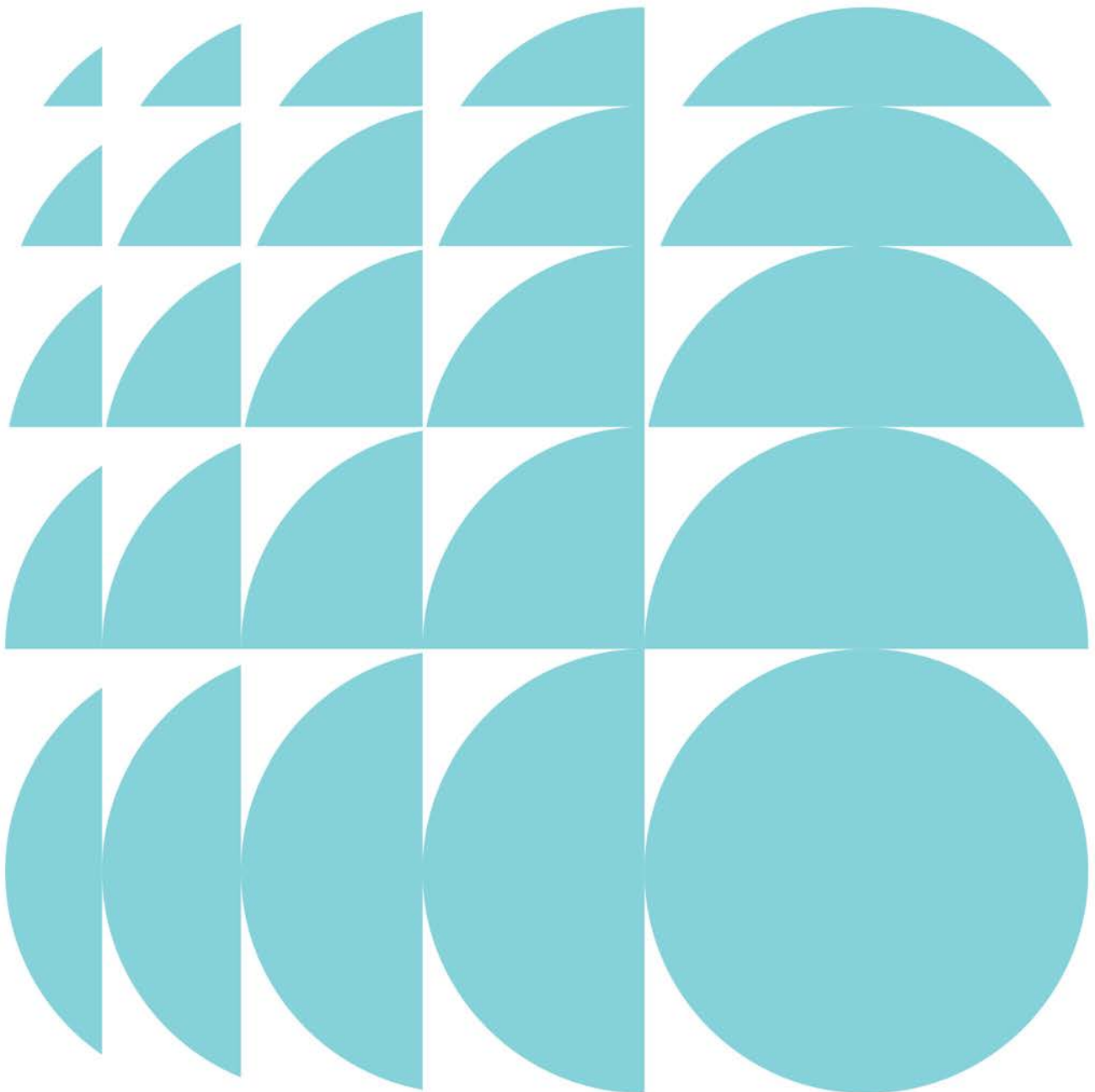
# **WALSH BAY ARTS AND CULTURAL PRECINCT**

## **RESPONSE TO SUBMISSIONS**

**SSDA 8671**

### **APPENDIX 13:**

#### **CONSULTATION OUTCOMES REPORT**



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## 1.0 Introduction

This Consultation Summary Report has been prepared by Ethos Urban on behalf of Infrastructure NSW and Cultural Infrastructure Program Management Office (Arts, Screen and Culture Division), and outlines the key issues raised by the local community and stakeholders during the exhibition period of the Walsh Bay Arts and Cultural Precinct State Significant Development Application (SSDA).

This is the second consultation summary report, and follows the pre-lodgement Stakeholder Engagement Report which was submitted with the SSDA in early October 2017.

### 1.1 The proposal

The proposal seeks approval for the construction and operation of Pier 2/3 and Wharf 4/5 for arts and cultural uses with complementary commercial and retail offerings to further activate the Precinct, which is part of the Walsh Bay area. The redevelopment is intended to create an arts and cultural hub, demonstrating architectural excellence, accessibility and sustainability to a world class standard.

The scope of the application includes:

#### Pier 2/3

- The adaptive reuse of the building for new arts facilities including performance venues for the Australian Chamber Orchestra, Bell Shakespeare and Australian Theatre for Young People;
- Retaining a large heritage commercial events/ arts space for events such as the Sydney Writers Festival, Biennale of Sydney and a wide range of commercial and artistic events;
- A series of stair, external lift and balconies designed as a contemporary interpretation of the original gantries reflecting the precinct's former industrial heritage; and
- Modifications to the roof.

#### Wharf 4/5 (including Shore Sheds)

- Refurbishment of the ground floor arts facilities and associated Shore Sheds for Bangarra Dance Theatre, Sydney Dance Company, Sydney Philharmonia, Gondwana and Song Company;
- New commercial retail opportunities;
- A series of stairs, external lifts and balconies designed as a contemporary interpretation of the original gantries reflecting the precinct's former industrial heritage; and
- Modifications to the roof.

### 1.2 Background

A master plan for a Walsh Bay Arts and Cultural Precinct was prepared in 2013 outlining the vision for an enhanced and integrated public arts and cultural destination on Sydney Harbour. The master plan included redevelopment of Pier 2/3 for new arts facilities and performance venues, refurbishing existing facilities in Wharf 4/5 and creation of new public domain through a Waterfront Square.

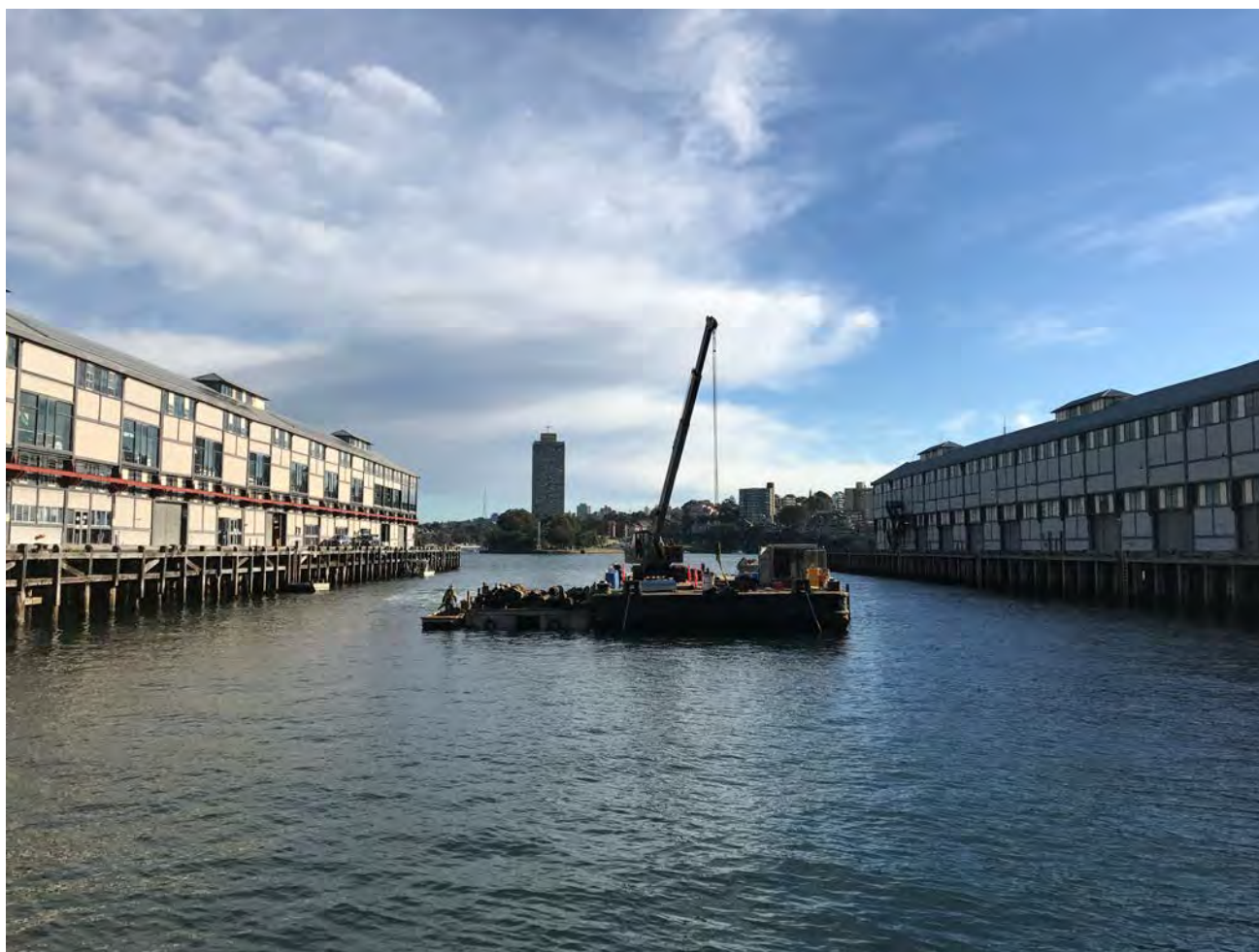
A staged SSDA process to realise the master plan vision commenced in 2014 with consent for Stage 1 granted in May 2015. A Stage 2 application process commenced in 2016 and proceeded to exhibition in November 2016.

An appeal against the Stage 1 consent was heard in the Court of Appeal in April 2017. The Court ruled that the Stage 1 consent be declared invalid and set aside. As a consequence, the Stage 2 application was withdrawn by Infrastructure NSW.

The NSW Government remains committed to the creation of a public arts and cultural destination at Walsh Bay. Key to achieving this commitment is the redevelopment of Pier 2/3 and refurbishment of Wharf 4/5 in line with the 2013 master plan.

The Waterfront Square component of the master plan will not be pursued at this time and remains subject to further design consideration.

To achieve the NSW Government's commitment to public arts at Walsh Bay, an SSDA was lodged in relation to Pier 2/3 and Wharf 4/5 on 11 October 2017. This SSDA seeks approval for the construction and operation of Pier 2/3 and Wharf 4/5 for arts and cultural uses, with complementary retail and commercial offerings to activate the precinct.



*Pier 2/3 and Wharf 4/5, Walsh Bay*

## 2.0 Consultation Overview

### 2.1 Pre-lodgement engagement

During the preparation of the SSDA, the project team met with the following stakeholders:

- Walsh Bay arts tenants;
- City of Sydney Planners and Central Sydney Planning Committee;
- Department of Primary Industries – Fisheries;
- Port Authority NSW;
- NSW Fire and Rescue;
- Roads and Maritime Services, Transport for NSW and Transport CBD Coordination Office;
- Heritage Division as delegate for NSW Heritage Council; and
- Millers Point Resident Action Group.

A summary of the feedback received can be found in Ethos Urban's first Consultation Summary Report.

### 2.2 Post-lodgement engagement

#### 2.2.1 Letterbox drop

A postcard was delivered to surrounding residents and landowners on Wednesday 1 November 2017 to provide local stakeholders with information about the proposed development. The postcard also invited those interested to attend a community information session where they would be able to meet the project team and ask questions about the proposed development. A copy of the postcard can be found in **Appendix A** and a map of the distribution range can be found in **Appendix B**.

#### 2.2.2 Project email and phone line

A project email address and telephone number were set up to provide local residents and stakeholders with an outlet to ask questions and provide feedback both before and after the information session. There were no community calls or emails made to the lines.

#### 2.2.3 Newspaper advert

An advertisement was placed in the Central Sydney Newspaper on Wednesday 1 November 2017 inviting residents and interested people to the community information session. A copy of the advertisement can be found in **Appendix C**.

#### 2.2.4 Community information sessions

The community information sessions were held on Wednesday 15 November 2017 from 12.00pm until 2.00pm and 5.30pm until 7.30pm at Pier 2/3. In total approximately 60 local residents, business owners and interested people attended both sessions. A copy of the display boards can be found in **Appendix D**.



### 3.0 Summary of feedback received

The table below provides a summary of the feedback received at the community information sessions.

Feedback	Team response
<b>Waterfront Square</b>	
<ul style="list-style-type: none"> <li>Would like to see the waterfront square built as part of the project. Would like clarification as to when the waterfront square will be lodged and in what guise.</li> </ul>	<ul style="list-style-type: none"> <li>The Waterfront Square component of the Master Plan will not be pursued at this time and remains subject to further design consideration. The works primarily consist of the adaptive reuse of Pier 2/3 and refurbishment of Wharf 4/5 and external alterations and additions.</li> </ul>
<b>Traffic, Parking and Accessibility</b>	
<ul style="list-style-type: none"> <li>Concern about trucks restock and refuel the cruise ships at the OPT with their engines running.</li> <li>Concerns raised on how parking will be managed in the precinct during construction and operation.</li> <li>Concerns raised regarding increased traffic flow in the precinct and what communication is being had with the local authorities to manage traffic flow along Hickson Road.</li> <li>Concerns raised regarding adequate provision of public transport within the precinct. As the proposal seeks to become an active space and an arts and cultural precinct, increased transport into the area needs to be assessed.</li> <li>Effort should be made to better connect the Walsh Bay Precinct to Barangaroo and The Rocks so that it becomes more accessible and a natural part of exploring and enjoying Sydney. This should include wayfinding, good quality walkways, small cafes and shops.</li> <li>Concern raised in regards to access to the wharfs for the next two years. During construction, what access will fisherman have to the wharfs.</li> <li>Shops along Hickson Road (under Pottinger Street) have a waterproofing membrane which may be impacted by large trucks using the STC loading dock.</li> </ul>	<ul style="list-style-type: none"> <li>Restocking and refuelling of cruise ships can be discussed with the Ports Authority NSW.</li> <li>The Transport Impact Assessment submitted with the SSDA assesses the publicly available on-street and off-street car parking within approximately 250m east and west of the site. With consideration of the surrounding existing supply, the expected demand for parking is available to be accommodated.</li> <li>The site is broadly accessible by public transport, with bus, train and ferry stops located within 1.5km of the site. The provision of public transport will substantially increase with the Barangaroo redevelopment which will become a major transport hub to service the northern Sydney CBD, and the recently commissioned ferry wharf. The new light rail to Circular Quay will improve the public transport offering and access to the WBACP.</li> <li>There will be no change to the key pedestrian linkages into the precinct. However, the proposal involves significant improvements to signage in order to improve legibility and wayfinding. This will primarily include upgrades to the existing signage to reference the precinct from major transport nodes and walking routes.</li> <li>A new cyclist connection linking Barangaroo with the broader cyclist network will provide additional connections to the Precinct.</li> <li>The proposed development will not preclude ongoing fishing activities from the wharves during operation. However, during construction fishing will be restricted for safety reasons. It should be noted that the project team has been in ongoing consultation with the NSW Department of Primary Industries – Fishing and during operation the Precinct Manager will work with Fisheries NSW to monitor activities.</li> <li>Dilapidation requirements of the contractor will be extended to Hickson Road and a meeting will be organised with management to investigate the junction between the carpark.</li> </ul>
<b>Noise and Vibration</b>	
<ul style="list-style-type: none"> <li>Concern raised regarding noise volume during construction and trucks loading and unloading.</li> <li>Concerns raised regarding patron noise following the completion of the project.</li> </ul>	<ul style="list-style-type: none"> <li>Arup has prepared a Noise and Vibration Impact Assessment. The report concludes that the cumulative impacts relating to the construction and operation of the precinct is considered to have no significant noise exceedances.</li> <li>It is unlikely that internal and external events would occur concurrently as they would interfere with each other. As such, no cumulative noise impacts on the community is likely to occur.</li> </ul>
<b>Construction Management</b>	

Feedback	Team response
<ul style="list-style-type: none"> <li>Cumulative effects of construction traffic noise from other local construction sites hasn't been accounted for. Construction traffic waiting to access nearby locations along Hickson Road are currently creating noise problems.</li> <li>Clarification sought on location and height of construction hoarding.</li> </ul>	<ul style="list-style-type: none"> <li>The construction noise and vibration assessment provides an indicative construction activities and associated items of equipment. Trucks will be used to remove demolition and construction waste from the site, with the ramp at Wharf 4/5 proposed for access. Construction works are anticipated to generate 80 trucks per day during four months out of the 24 month construction program, and 30 trucks a day in the remaining 20 months. The additional traffic created is considered to be an insignificant contribution to the ambient noise environment.</li> <li>The Construction Management Plan provides detail on the construction hoarding to be provided. Class B construction hoarding is proposed on the eastern pedestrian entrance of Pier 2/3.</li> </ul>
Operation Management	
<ul style="list-style-type: none"> <li>Concerns raised regarding which activities were modelled in the precinct and who has selected the type of functions taking place i.e. will the operations manager be accountable to anyone.</li> <li>Concerns raised regarding the operating hours of the precinct and why the venues are allowed to operate later than surrounding venues like Simmer &amp; View.</li> <li>Would like to see the monitoring program which was proposed for function spaces using noise metres in real time.</li> </ul>	<ul style="list-style-type: none"> <li>The day-to-day management of the WBACP will be undertaken in accordance with the Operational Management Plan submitted with the SSDA. The Precinct Manager will oversee the day-to-day management of the precinct and will be responsible for coordinating operational matters with the tenants and approve, monitor and oversee operational activities in consultation with relevant stakeholders. Create NSW will be responsible for the ongoing management of the Precinct.</li> <li>The SSDA sets out the proposed hours of operation for Pier 2/3 and Wharf 4/5 including the Shore Sheds. It should be noted that the specific use and hours of operation of these spaces will be subject to separate development application(s).</li> </ul>
Waste Management	
<ul style="list-style-type: none"> <li>Concern about management and removal of waste on the site, particularly after events in Commercial 1 space.</li> </ul>	<ul style="list-style-type: none"> <li>A Waste Management Plan has been prepared by ARUP and relates to operational waste.</li> <li>Recycling, materials handling and coordination of site activities will be refined by the contractor.</li> <li>The Construction Pedestrian and Traffic Management Plan prepared by GTA Consultants lodged with the SSDA provides additional information.</li> </ul>
Land Use	

Feedback	Team response
<ul style="list-style-type: none"> <li>Existing arts and cultural spaces are sufficient, and the organisations do not require new spaces.</li> <li>The area should open up opportunities for broad enjoyment of arts. A meaningful space for recognition of indigenous arts could be created.</li> <li>The development should activate and value the harbour front. Any opportunity to maximise public use of areas around built structures, and even opportunities within, to allow enjoyment of the harbour should be a priority of the Master Plan. There is little point for any activity to take place on the harbour if it cannot connect and open up the potential for the harbour. As such, before and after concerts and events, enjoyment of the harbour should be considered.</li> <li>There are minimal seating options in the area. The Walsh Bay Arts and Cultural Precinct will have significant attraction for people to sit outside and enjoy the water views and activity on the harbour.</li> <li>There are no dedicated artist spaces, such as short term leases available.</li> </ul>	<ul style="list-style-type: none"> <li>The proposed upgrade and refurbishment will expand and strengthen the existing cluster of cultural institutions and attractions within the Sydney CBD and harbour.</li> <li>There is no Aboriginal Heritage on the site. However, the project team is committed to discussing concepts for interpretation with relevant Aboriginal stakeholders. This process will occur during the detailed design stage. It should be noted that the existing heritage interpretation is to be renewed and integrated in the foyer of Pier 2/3 and other areas of the public domain. Recognition of the significant indigenous heritage of the site, including people, language and flora and fauna will be increased.</li> <li>The proposal comprises external alterations and additions including new balconies and openings which interface with the Harbour and will activate the foreshore.</li> <li>The proposed development will provide an improved interface between the tenancies and the public domain. This will be achieved through casual sitting, social gathering and spill out spaces from the ends of the Pier Sheds. The timber baulks that define the water's edge will continue to provide informal public seating. No additional landscape works are proposed as part of this application.</li> <li>New tenancies and leasing arrangements within the Precinct will be subject to future development applications.</li> </ul>



Photo from community information session



## 4.0 Conclusion and next steps

This Consultation Summary Report provides a succinct overview of the communications and stakeholder engagement activities undertaken during formal public exhibition of the SSDA for Walsh Bay Arts and Cultural Precinct.

In accordance with the SEARs requirements for communications and stakeholder engagement, Ethos Urban has implemented a strategy to inform local residents, landowners, businesses and key agencies about the project. This has not only ensured that the community have a clear understanding of the proposal, but has also provided an important mechanism to gather feedback about the project.

Ethos Urban will continue to provide opportunities for local residents, landowners, businesses, and key agencies to make enquiries and provide feedback as the development application progresses.



*Photo from community information session*



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**Postcard**

# Walsh Bay Arts and Cultural Precinct



1800 960 550



[walshbayprecinct@arts.nsw.gov.au](mailto:walshbayprecinct@arts.nsw.gov.au)

**Walsh Bay**  
Arts and Cultural Precinct



# Walsh Bay Arts and Cultural Precinct

Walsh Bay is one of Sydney's most iconic destinations, attracting some of the world's most creative performances and events. The rejuvenation of the Walsh Bay Arts and Cultural Precinct is a priority project for the NSW Government.

Infrastructure NSW on behalf of Cultural Infrastructure Program Management Office is in the process of preparing a State Significant Development Application to refurbish and rejuvenate Pier 2/3 and Wharf 4/5 for new arts and commercial facilities.

As part of this process, we would like to invite you to attend a Community Information Session to learn more about the project, meet the project team and provide important feedback.

**Date:** Wednesday 15 November 2017  
**Times:** 12:00pm - 2:00pm or 5:30pm - 7:30pm  
**Location:** Pier 2/3, Hickson Road, Walsh Bay

Please feel free to drop into one or both of the sessions. We look forward to welcoming you to Walsh Bay.



1800 960 550



walshbayprecinct@arts.nsw.gov.au

**Walsh Bay**  
Arts and Cultural Precinct





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## Map of Distribution Range

