
Attachment 5 – Social Sustainability Addendum, WSP

Blackwattle Bay

Response to Submissions

June 2022



Addendum to the Blackwattle Bay Social Sustainability Study

This Addendum has been prepared in response to the submissions received on the Blackwattle Bay State Significant Precinct Study and relates to the Social Sustainability Study prepared by Elton Consulting (now WSP) in 2021.

Background

Information used to prepare this Addendum includes:

- Extract of comments provided by Infrastructure NSW (INSW), including comments provided by City of Sydney (Council), the Department of Planning and Environment (DPE), Transport for NSW (TfNSW) and community members.
- Select submissions available on the NSW Planning Portal (School Infrastructure NSW (SINSW), Council, Inner West Council)
- A draft response to submissions prepared by FJMT (11 April 2022)
- Revised yield and resident population/employment forecasts (26 May 2022). Key changes include:
 - Total number of apartments reduced to 1,203 (from 1,581 i.e. reduction of 378 apartments)
 - Forecast number of residents reduced to 2,014 (from 2,854 i.e. reduction of 840 residents) with a reduced household size from 2.09 to 1.9 (Forecast.id)
 - Forecast number of jobs reduced to 5,645 (from 5,907 i.e. reduction of 262 jobs)
- A revised Precinct Master Plan (20 April 2022). Key changes of relevance to this Addendum include:
 - Slight increase in open space provision from 3ha to 3.37ha, with a reclassification of Waterside Park to Waterfront Promenade with adjusted width to 30m
 - Public domain (in addition to open space figure above): 23,740sqm
 - 10m wide permanent boardwalk over water generally along the length of the private landowner sites (the boardwalk was previously proposed as temporary)
 - Increase in colonnade height to 9m and adjustment of width to 6m
 - Removal of Building 07 (elliptical building)
 - Possible cultural/performance facility for Building 01 addressing the Promontory.

Of the submissions made in relation to social sustainability items, most relate to Section 8 of the Social Sustainability Study. To best respond to the relevant comments, and with consideration of the above changes to the Precinct Master Plan, this Addendum has been structured as follows:

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WSP acknowledges that every project we work on takes place on First Peoples lands. We recognise Aboriginal and Torres Strait Islander Peoples as the first scientists and engineers and pay our respects to Elders past and present.

1. Response to comments in relation to open space, recreation, active connections
2. Response to comments in relation to community facilities
3. Response to comments in relation to educational facilities.

In addition to the above, it is noted that DPE has further progressed work on the Pyrmont Peninsula. The Pyrmont Peninsula sub-precinct master plans were exhibited from November 2021 to February 2022. These plans provided further guidance regarding the future of these sub-precincts.

The Blackwattle Bay sub-precinct, where the site is located, is identified as a media hub, tourist destination and future mixed-use quarter. The *Urban Design Report* provides a range of recommendations and a Blackwattle Bay Sub-Precinct Structure Plan, shown below. Though this Structure Plan is larger in scale than NSW's Precinct Master Plan, both plans are consistent in terms of social infrastructure and active connections approach. It is recommended that detailed design of the promenade and active connections be consistent with the *Urban Design Report's* recommendations in relation to the Foreshore Walk and Walking and Cycling Loop.



Figure 4.8.4 / Blackwattle Bay Sub-Precinct Structure Plan (Hassell)

<ul style="list-style-type: none"> ← Foreshore Walk - - - Secondary Foreshore Route ↻ Active Transport Loop → Regional Route ↔ Vehicle Access and Servicing Route ← Local Routes ○ Foreshore/Open Space Activation Node 	<ul style="list-style-type: none"> 24/7 Entertainment Precinct Entertainment Through Links Foreshore Area Active Frontages Existing Ferry Suggested Ferry Existing Light Rail Future Metro Sites Possible Transport Interchange 	<ul style="list-style-type: none"> Key Movement/Place Corridor Key Junction Key Local Junction Regional Open Space Local Parks Key Local Movement Community Space
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Response to comments

1. Open space, recreation and active connections

Open space provision

Comment: while Council supported the proposed quantum of open space, some other submissions identified what they considered to be an insufficient quantity of open space.

Response: the Social Sustainability Study recommended that the rezoning includes 3 hectares of public open space (approximately 29% of the study area). Changes to the Precinct Plan include a slight increase in open space (from 3ha to 3.37ha) with the overall open space and public domain covering 55% of the study area (5.74ha in total). This is mainly the result of a newly proposed permanent boardwalk over water.

The proposed provision of open space continues to be well above the initial recommendation to provide 15% of the site area as open space.

Comment: the proposed provision of open space focusses on both the future needs of new residents, not those of the existing community (there are existing shortfalls).

Response: the Social Sustainability Study identified and acknowledged existing community needs and open space and recreation gaps in the local area. The Precinct Plan responds to these gaps by:

- Providing significant walking linkages connecting the foreshore east and west of the site, which has been a missing piece of social active infrastructure in the local/regional area. Changes to the Precinct Plan include a new boardwalk which further diversifies active opportunities.
- Continuing to provide space for multipurpose courts, play opportunities and outdoor gyms within the Bank Street Open Space
- Continuing to include a boat house/club house facilities which will respond to needs for public boating facilities.

Comment: there were concerns that the promenade would be a narrow path, not adequately supporting active connections and not reflecting a ‘world class harbour foreshore walk’, as per Council comments.

Response: the promenade is proposed to range from 20m (10m promenade plus 10m boardwalk) to over 50m in some places, along the water. The additional boardwalk ensures the boardwalk will be continuous and the staged renewal of the private ownership of land along the foreshore will further add to the total width of the promenade. The reallocation of Waterside Park to the promenade provides further emphasis on future anticipated activity, and supports pedestrian and cyclist connections and linkages to the broader area. This reallocated area will continue to contribute to the open space network, ensure quality connectivity along the foreshore, and complement other open spaces (existing e.g. Wentworth Park and proposed as part of the proposal). This response was also informed by the Project Working Group’s preference for a quality foreshore promenade rather than a park, and to the group’s concerns in relation to less than ideal solar access to potential grassed areas with the previously proposed Waterside Park. It is understood that this Park will be re-categorised as linear open space. Linear open spaces are important contributors to open space networks and should be designed with adequate amenities and embellishments including cycling infrastructure. While linear parks do not have solar access provisions, solar access provisions for the promenade will be included in the Design Code.

2. Community facilities

Comment: it is noted that Council supports the following components of the proposal:

- Increased provision of ground level cultural spaces for participation/exhibition as part of private development
- New production and rehearsal space to support local creative and performing arts
- Provision of affordable creative live/workspaces within residential developments
- The provision of ‘cultural production’ space of approximately 1,200 square meters.

However Council does not support a new library, community or recreation facility at Blackwattle Bay due to the existing proximity of existing services in Pyrmont, Ultimo, Glebe and Darling Exchange. Council suggests the use of developer contributions to upgrade existing library, community, or recreation facilities across Pyrmont, Ultimo or Glebe. This is relatively consistent with the submission received from Inner West Council.

Response: the proposal does not include a new library or a new recreation facility. The Social Sustainability Study recognised that the demands generated by the future population on the site do not warrant the provision of standalone facilities. One of the identified recommendations was to increase floor space at existing libraries and we support this being the preferred solution going forward. The same approach was recommended for recreation facilities, with the exception of play/court facilities that are recommended on-site. The nature and extent of these off-site contributions should be negotiated with Council.

As for a new community facility, the Social Sustainability Study did not suggest the incorporation of a standalone facility. Rather, this could be provided within existing buildings at 1-3 Bank St, or Building 1 where exact future uses are still to be ascertained. It is noted that the proposed spaces are unlikely to be handed over to Council. Place Management NSW are likely to be the future ownership and managing body for the public domain of Blackwattle Bay, in perpetuity.

The elliptical building is proposed to be removed. This was going to incorporate some community floorspace alongside retail and commercial floorspace. Provision for cultural/community/entertainment space is being made in Building 1 adjacent to The Promontory.

With a recommended standard of 80 sqm for every 1,000 people plus 10% for worker use, and noting the proposed changes in yield, the proposal creates the need for approximately 177sqm of community facility floorspace. With 400 sqm proposed on-site (a numerical over supply), no off-site contributions for community floorspace are required.

Comment: there were some concerns from some community members regarding insufficient local infrastructure to support existing and new community.

Response: The Social Sustainability Study identified and acknowledged existing community needs and gaps in relation to community facilities in the local area, including community meeting and activity space, and space for creative arts. As described above, the proposal seeks to not only address its own demand for community facilities but to also contribute to addressing some of the local, pre-existing shortfall. Although Council has preferred off-site contribution to on-site provision for community facility space, the plans do provide for community facility space in the form of the boathouse/clubhouse (as discussed above). There will also be spaces to support cultural activities which will support existing as well as new communities, which is supported by Council.

Comment: there were queries regarding the methodology and level of information provided in relation to community facility provision.

Response: Section 7 discussed social infrastructure trends. Section 8 of the Social Sustainability Study describes existing and future needs in relation to community facilities, benchmarks to be used (with source), required supply based on the future population, proposed spaces and provides additional recommendations. Recommendations are further refined in Section 10.1.

3. Educational facilities

Comment: some submissions (not SINSW) identified the need for a new school on-site or within close proximity, with some specifying a need for a primary school, and some describing that the Blackwattle Bay College (years 11-12) is at capacity.

Response: the Social Sustainability Study noted that previous consultation with SINSW identified that the development would not trigger sufficient demands for a new school within the site. It has been assumed that future children residing within the site will be able to access existing schools in the local area. This approach was confirmed in SINSW's submission dated 26 August 2021, and more recently during follow-up consultation between INSW and SINSW (27 April 2022). This latest consultation further identified that school demands associated with the site will likely primarily be absorbed in Ultimo Primary School and Blackwattle Bay College.

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