

Submission to NSW Department of Planning Industry & Environment

Keith Tunncliffe

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Pymont NSW 2009

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I object to the revised plans for Blackwattle Bay. The revised proposal has made only minor and superficial changes, which in some instances are worse than the original plan.

I call on our state government to reconsider this massive overdevelopment of Blackwattle Bay and develop a plan, with genuine consultation, that would prioritise community benefit and exploit the unique opportunity the site presents to add to the welfare and wellbeing of our community and city.

Specifically, I request the following issues are considered:

- Building 01, previously designated as a potential Community Library/ Childcare Centre/Theatre has been renamed as a “future cultural facility”. It is the only building designated as such. It lies within the 60-metre air pollution impact zone surrounding the Hymix plant. Where will social infrastructure such as childcare facilities, a library and a theatre be situated? Infrastructure to provide amenity for residents, should be incorporated in the plan in an area away from the Hymix pollution zone.
- The building to the right of the new Fish Market designated as an Indigenous Culture Centre (Building 07) has disappeared entirely. Part of the “vision” of this proposal is to “showcase Sydney’s living culture and stories of country” and to provide for “the celebration of Aboriginal and European heritage”. This plan exposes the government’s true disregard for the Aboriginal and Cultural heritage of the area and of its people. Blackwattle Bay is a perfect place for a world class National Aboriginal Cultural Centre and Gallery and it should be incorporated into the plan.

- The areas currently privately owned, which front Bank Street, have had very little modification in the new plan. In fact, one building has increased in height. They still present a wall of high-rise cutting Pyrmont and Ultimo off from the bay. The residential apartment buildings on the eastern side of Banks Street will be very badly and unfairly impacted by this wall of high-rise.
- The areas adjacent to the eight lane Western Distributor has been identified as being unsuitable for residential towers by the Australian Institute of Architects, exposing residents to dangerous pollution and apartments where windows on the eastern side must remain sealed. There are no plans to protect future residents from the air and noise pollution of the Western Distributor and Hymix facility. The problems relating to dangerous wind tunnels, the overshadowing of Blackwattle Bay, air and noise pollution and excessive height and density have not been addressed or mitigated.
- The promenade in front of the private landholders is still inadequate. The proposed solution to build a boardwalk out over Blackwattle Bay (which has also been so encroached upon by the new fish market) is just enabling more high-rise development near the foreshore and covering more of the bay. The core objective of providing a continuous *foreshore promenade* is not met by providing an on-water boardwalk, which will have no shade or tree cover in midsummer.
- Offering these private developers extra additional floor space in return for incorporating part of the promenade in their development is exacerbating the height and density problem. They should be required to incorporate an adequate promenade as part of the requirement for development consent, without the additional height and density granted through allowing additional floor space. If they then consider development to be unviable, these properties should be left undeveloped.

- Hymix has made it clear that they will not relocate. As a result, this area would be better left undeveloped with those businesses which have connections to the seafood industry, and have always traditionally operated in this area, left to operate as part of a working harbour and the foreshore portion of their land requisitioned to provide the promenade link.
- The provision of only 30% open space is unchanged from the original proposal and is not enough. This proposal would see 70% of this site dedicated to the private use of the new residents, offices and shops. The remaining 30% will be used for walkways, roads and a small portion of green space – much of which is actually under the Western Distributor in shade. The revised plan does not allow for any expansion of open green space. The headland park and gathering space are too small. There is not enough open green space for large public gatherings, celebrations, functions and community events.
- COVID-19 has made it abundantly clear that accessible public space is a key ingredient of healthy and liveable places. Proposing to lock up 70% of this site for private use is unacceptable. Barangaroo has provided 50% open space, and this should be the minimum for Blackwattle Bay.
- There is no provision in the Banks Street open space (Tjerruing Park) for access to sandy shallow water for children's play. The access to the bay for passive, on-water recreational activities such as rowers and paddlers is not explicit. Where is there public mooring for recreational boating? All stakeholders, especially those from the local community and the dragon boaters should be partners in the planning for this area.
- The restoration and reopening of the old Glebe Island Bridge should be guaranteed as part of this plan. As should the ferry service, including a permanent stop at Pirrama Park in Pyrmont.
- You state that this plan is appropriate within the context of a broader vision for the Pyrmont Peninsula as outlined in the Pyrmont Peninsula

Place Strategy (PPPS) and sub precinct master plans. This is just not correct. This plan does not align with the vision of the PPPS which states it will retain a local scale, character and activity, with development that complements and enhances the area. This plan should complement and align with The PPPS and the sub precinct master plan for this area.

- There has been no study or analysis of commercial need for office space of this scale in a post covid economy which has redefined how businesses operate. Especially the technology-based businesses which are being targeted in this area. This analysis should be done before any plans are finalised.

The minor tweaks made to the original plan demonstrate a complete disregard of the clear wishes of the community. This current plan demonstrates a complete betrayal of public interest.

Yours sincerely,

Keith Tunncliffe
Pymont, NSW