

Steve Driscoll
Project Leader, Pyrmont Peninsula Place Strategy
Department of Planning, Industry and Environment
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14/09/2020

Dear Mr Driscoll

Thank you for the opportunity to provide feedback on the draft Pyrmont Peninsula Place Strategy ('Draft PPPS'). We would like to firstly commend the Department on preparing a well-considered, evidence-based place strategy for the future evolution of the Pyrmont-Ultimo peninsula. The strategy is well founded on both state and local government policy and sets an ambitious future framework through the vision, directions, big moves, and sub-precinct place priorities. Continued collaboration will ensure a robust strategy can deliver great public benefits and opportunities for current and future residents and stakeholders.

The Draft PPPS identifies the critical role that a redeveloped Blackwattle Bay plays in a future Pyrmont. It is identified as the sub-precinct having the greatest potential for change, with enormous potential to deliver public benefit through both the identified 'big moves' and provision of new infrastructure.

While our approach to urban renewal in the Blackwattle Bay State Significant Precinct (SSP) is largely in alignment with the Draft PPPS and supporting material, the response below draws out some considerations for the Department's next phase of work.

Recent engagement on Blackwattle Bay Scenarios

Infrastructure NSW, through its former organisation UrbanGrowth NSW, has been actively engaging with the community regarding the future of The Bays Precinct and Blackwattle Bay for over six years; since 2014. While much of that historical engagement has been captured in cabinet endorsed and public documents like The Bays Precinct Transformation Plan, The Call for Great Ideas, and Masterplanning the Bays Market District Draft masterplan principles: Consultation Report, our recent engagement on Revitalising Blackwattle Bay has not yet been published. We expect it to be available imminently. Once available, we would welcome the opportunity to further discuss the findings with the Department.

Infrastructure NSW is currently synthesising the feedback we received with what's outlined in the Draft PPPS to establish a concept precinct plan that will assess and address the SSP Study Requirements. The SSP Study will respond to the outcomes of the PPPS and address the considerations of urban renewal within the Study Area in closer detail.

Big Moves

Blackwattle Bay is a key site in achieving several of the five of the identified big moves identified in the PPPS. Our comments specific to these big moves include:

- *Big Move 1 A world-class harbour foreshore walk*
The edge of Blackwattle Bay is one of the two remaining links to complete the foreshore walk, which while mostly government owned land, the centre portion includes three foreshore private land owners who may have medium to long term urban renewal aspirations. The foreshore promenade in Blackwattle Bay will therefore likely need to be a staged delivery in sections over time. It may be prudent to consider temporary interventions such as a floating boardwalk to provide an interim continuous link until a permanent one is established.
- *Big Move 2 A vibrant 24 hour cultural and entertainment destination*
A renewed Blackwattle Bay encompassing the new Sydney Fish Market, and stunning foreshore walkway connecting Rozelle Bay to Woolloomooloo will contribute significantly to the attraction of the peninsula as a cultural destination. Ensuring flexibility in the uses and a day and night community with integrated residential are key to this outcome, discussed further in this letter.
- *Big Move 3 Connect to Metro*
A metro station at Pyrmont will be a great and complimentary addition to the broad array of public and active transport options which existing within the peninsula. Improving the legibility, accessibility and wayfinding for all transport modes and destinations will assist both locals and visitors alike. Key to this will be establishing clear visual and physical connections from the SSP Study Area to the surrounding street network and overcoming the pedestrian barrier of the Western Distributor.

Furthermore, while the peninsula has a number of public transport modes that pass through it, there is no public transport which circulates around it. Improved local mobility such as a circulator bus will further reduce reliance on private vehicle trips.
- *Big Move 4 Low-carbon high performance precinct*
INSW is investigating strategies to achieve a net zero carbon outcome. We are keen to further explore opportunities that utilise a peninsula-wide approach to ensure the greatest impact.
- *Big Move 5 More, better and activated public space*
INSW is committed to providing a generous amount of waterfront open space within the Blackwattle Bay SSP Study Area totalling more than 30,000sqm or approximately 30% of the site area. We are investigating the ability to accommodate a range of community and recreational infrastructure in these spaces to cater for various users, with the detailed design to be undertaken in the future with community input.

Place Priorities

The place outcomes and opportunities identified in the PPPS for Blackwattle Bay are wide-ranging and would draw significant public benefits to both the current and future communities of the broader peninsula. We have already committed to many of the 16 Place Priorities set out for the Blackwattle Bay Sub-Precinct and are incorporating others in our investigations. Several of these are discussed below.

Land use outcomes

The PPPS explores land use outcomes and identifies targets for the sub-precincts, including the Blackwattle Bay sub-precinct, part of which includes our Blackwattle Bay SSP Study Area.

Depending on the amount of density and spread of land uses expected across the other sites within the Blackwattle Bay Sub-Precinct (which again, extends beyond our SSP Study Area), the nominated growth targets of 2,055 residents and 5,770 jobs for the sub-precinct seems to be short of what is able to be met in this sub-precinct. The contribution that this area could make to the overall peninsula should be assessed in greater detail.

Blackwattle Bay is also identified to deliver a significant amount of jobs through employment floorspace, and with a Metro Station in Pyrmont, is something that could be achieved. A strong amount of residential mixed with the commercial is also vital to ensure vibrancy and day/night and weekend activation in addition to opportunities for workers to live locally, which will contribute to the success of the innovation corridor.

While industry clustering is an attribute of innovation precincts, flexibility to respond to trends, market conditions and a changing economy is equally as important. Further, without adequate and specific incentives and subsidies, the ambitions to achieve and maintain a range of cultural, entertainment and leisure activities could be significantly challenged especially with future potential competing areas such as Tech Central and Bays West. The final PPPS and masterplans should therefore incorporate land uses or zoning that is flexible enough to respond to changing market conditions. They should also not preclude more appropriate/optimal urban renewal or design outcomes from occurring that are determined from greater rigorous design and analysis being carried out in our SSP Study.

Open Space

As stated above, INSW is committed to providing a generous amount of waterfront open space within the Blackwattle Bay Study Area totalling more than 30,000sqm, with a foreshore promenade linking the various new parks.

The PPPS identifies a 2ha district park to be provided near the Anzac Bridge at Bank Street, and is identified as a Place Priority. INSW is planning for a new park in this location with a variety of community and recreation facilities that will also support the water recreation. Bank Street Open space will be able to accommodate a variety of community and recreational facilities (including to support water recreation), which will be determined through future planning approval processes. It will serve as a district park of approximately 1ha in size, set by inherent land area boundaries and constraints. However, it will be connected to three other parks within a 1km distance via the foreshore promenade, equating to more than 3ha of quality open space.

Further, while we are investigating the ability to accommodate a large amount of the community and recreational infrastructure identified in the PPPS and Social Infrastructure Assessment within our Study Area, our preliminary reviews have shown that there are some significant physical constraints to accommodate all the uses, while also providing green open spaces for community enjoyment. This includes providing:

- A precinct for young people that could include skate park, basketball courts and other gathering areas potentially using land under the Western Distributer (Place Priority)
- 4 multi-purpose courts measured 38x22m each
- Regional inclusive play space with water play
- Public boating facilities
- Dragon boat storage

We would like the opportunity to explore the spatial layout and prioritisation of these elements with DPIE further, following the community feedback you receive.

The PPPS also considers a harbourside pool or designated swimming area in Blackwattle Bay. This has previously been investigated by Urban Growth NSW and deemed not suitable for the location due to the water quality and vessel activity. We suggest that a north facing harbourside pool in Johnston Bay at or near Pirrama Park could be investigated as a more suitable location.

Solar access

Blackwattle Bay benefits from the high amenity and outlook of addressing Sydney Harbour, but its orientation means careful urban design solutions are needed to ensure appropriate solar access is achieved to public spaces. Due to its orientation, the new public spaces along the foreshore will inherently be exposed to some shadow at points of the day during the winter solstice, contrary to Place Priority no. 6.

INSW supports DPIE's proposed winter solar protection planes for Blackwattle Bay as an important urban design control to achieve quality spaces the public to enjoy at key hours of the day i.e.:

- Sydney Fish Markets Plaza from 12 to 2pm
- Bank Street Park from 10am to 2pm

INSW is also considering a large new park addressing the harbours edge on the existing Sydney Fish Market Site, connecting to the new Sydney Fish Market Plaza and achieving sunlight to 50% of the total area for a minimum of 4 hours from 9am to 3pm on the shortest day of the year (21 June) consistent with the City of Sydney's DCP controls for parks.

Any new development on the eastern side of Bank Street should also be carefully designed to avoid shadow to the foreshore and new open spaces within the Blackwattle Bay sub-precinct.

Further items of consideration

More work should be undertaken by DPIE to understand and incorporate the important working harbour and recreational functions of Blackwattle Bay, and the adjoining Rozelle Bay. Considering these elements are essential in planning for the landside requirements and infrastructure such as a future connection at Glebe Island Bridge.

We look forward to our continued involvement in the preparation of the PPPS and sub-precinct masterplans. Should you require more information on any of the above matters, please do not hesitate to contact Geoff Gerring on Geoff.Gerring@infrastructure.nsw.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Tom Gellibrand'.

Tom Gellibrand

Head of Projects NSW