

PART D

Pymont Peninsula Place Strategy, Social infrastructure assessment

Department of Planning,
Industry and Environment

July 2020



Part 5

Gap analysis and Action Plan

11. Issues and gaps (needs summary)

This section summarises overall early needs and opportunities for the Pyrmont Peninsula resulting from initial analysis. Early identified Social infrastructure opportunities for the Pyrmont Peninsula (based on initial population benchmarking alone) by 2041 are:

11.1. Issues and gaps community and cultural facilities

Below is a summary of the gaps and opportunities relating to all community and cultural facility types audit, benchmarked and assessed in Parts 3 and 4. These gaps and opportunities inform the Action Plan in Section 11.3.

Community centres/venues for hire

- With the City's Utimo and Pyrmont Community Centres, there is sufficient community centre floor space to support the current and forecast population of the Pyrmont Peninsula. However, there is walkable catchment proximity gap in the Blackwattle Bay sub-precinct area and a below benchmark provision of community centres in terms of number of local centres. The Pyrmont Community Centre is also at capacity in terms of its program delivery, with the City looking at opportunities to expand or reallocate space in the building. Opportunities to address this future community centre need include:
 - Deliver a new community venue for hire connected to population growth at Blackwattle Bay, given that population forecasts for the area indicate an additional 2,000+ residents could live within the Blackwattle Bay sub-precinct 2041 and responding to the GSC's goal to deliver community cohesion and connectivity in the area. The City sets a minimum floor space per facility of 400m² for local community centres.
 - Deliver new communal meeting spaces/rooms within new high density development. Responding to current best practice and the LSPS action to encourage the inclusion of soundproof music practice rooms and communal rooms in high density housing developments and plan for the inclusion of such spaces in NSW Government projects and major urban renewal precincts.
 - Support the growing CALD community with community space for opportunities for social connection with each other and the wider community, and for seeking information and support. City engagement indicated a need expressed for shop-front information services for people with low-English skills.

Libraries

- Based on current gap and forecast resident and worker growth across the Pyrmont Peninsula, there is a forecast gap of more than 3,000m² of library floor space. Given the constrained land area, a new library may not be possible, however, opportunities to address this gap include:
- Realisation of new library floor space of at least 3,500m² by 2041 dependent on availability of space. If a new building is not possible improved active transport connections to Darling Quarter Library or increased floor space at Ultimo Community Centre should be considered. There are opportunities to deliver this in alternate ways such as partnering with the knowledge and industry sector in the Peninsula (e.g. Google) to provide a tech library at the Powerhouse Museum, giving the community access to emerging technologies and building on the narrative of innovation in the peninsula. Commercial development can also include lounge foyer areas that will support workers to access Internet, tables and seating in an informal work/study setting. Residential development can also include communal library spaces.

Early education and care

The City's Child Care Needs Analysis indicated no current or forecast gap in supply in the Pyrmont Peninsula area. However, With a forecast of between 13,000 and 23,000 additional workers however (potentially 10,000 higher than the City's forecasts for the Pyrmont Peninsula), the potential for future workplaces to deliver work-based care on-site should be supported to take pressure of early education and care for residential growth.

Health

The Pyrmont Peninsula is well serviced with private medical health services. However, based on proximity access, the Blackwattle Bay precinct may need a medical health centre located within its development. Any future provision should be accessible and affordable.

Education

The Pyrmont Peninsula is well serviced with access to universities, TAFE, primary and secondary school and additional places are not required.

Galleries and museums

- The Pyrmont Peninsula has a number of metropolitan level museums however, there are no local/district level private or public art galleries or museums located in the Pyrmont Peninsula or within 400m or 800m from residential dwellings.
- There are opportunities to provide local community galleries as part of future private development, or as part of a co-located arts and cultural space to service the Pyrmont Peninsula and aligning with the City's goals in its Creative City Policy and Action Plan.

Theatres and performance spaces

- The area is well serviced for metropolitan level theatres with 3 theatres and 2 function & conference centres within the Pyrmont Peninsula. There are no local or district level theatres within the Pyrmont Peninsula and no rehearsal spaces. There are no benchmarks currently for local theatre and performance space, there is an anecdotally understood gap of local performance, theatre and rehearsal space in the Pyrmont Peninsula and across the City of Sydney in general. The City of Sydney's cultural research identifies the need for more rehearsal spaces for performances, dance and small scale theatre spaces for the small to medium sector - particularly flexible black box models that can accommodate media, digital, performance and multimedia.
- Opportunities to address this need include: Refurbish and enhance public access to existing auditoriums/lecture theatres within the Powerhouse Museum to allow for local performances and theatre rehearsals.

Artists studios

- The Pyrmont Peninsula is a centre for arts, culture and creativity at a metropolitan and regional level. However there are no local level artist or creative spaces here for artists to practice and produce arts and culture.
- There are opportunities through future development to deliver artists studios and creative arts spaces for practice and production particularly on NSW Government land.
- There are opportunities to deliver creative live/work spaces as part of future residential development.

Creative arts centres & production spaces

- While the area is well serviced with metropolitan cultural facilities, there are no local or Council owned creative local of district arts centres in the Pyrmont Peninsula. There are no publicly owned district creative arts centres within 400m or 800m walking distance of all dwellings.
- The City sets a benchmark of 1 district arts centre per 20,000 - 30,000 residents benchmarks indicate that there is a gap of up to 1 creative arts centre for the Pyrmont Peninsula by 2021 increasing to 1.5 by 2041.
- Opportunities at sites such as the Fish markets and MAAS are ideal for clustering the small scale cultural infrastructure required to sustain local creative space for production These sites both offer strategic opportunity to help secure new economic, tourism, cultural and educational opportunities as a result of the precinct's current transformation and the co-location of spaces for research and development, production and innovation. Both the Greater Sydney Commission's Eastern City District and the City of Sydney's Local Strategic Planning Statement prioritise the development of an Innovation and Technology Precinct connecting Pyrmont, Ultimo, Chippendale and Camperdown.
- The Powerhouse Museum site in Ultimo is strategically positioned to benefit from and contribute to this developing area with adaptive reuse of industrial heritage buildings for cultural production purposes. A cultural production hub in the Ultimo Innovation Precinct could focus on manufacture, production, education and demonstration of diverse creative specialisations and production. This could reflect employment practices and supply chains of the Powerhouse Museum site such as object and architectural design, set design, textile production, rehearsal, curation and research for Australian cultural content.
- Co-location spaces for community participation is a sustainable model similar to the City's Pine Street Creative Arts Centre in Chippendale.

11.2. Issues and gaps open space and recreation facilities

Below is a summary of the gaps and opportunities which inform the Action Plan in Section 11.3.

New open space

Overall the Pyrmont Peninsula meets the City of Sydney's target of 15% open space. Across the sub-precincts' open space provision varies considerably. The areas that require the most focus for new open space based on forecast growth of residents and workers include Ultimo (currently 6.8% open space), Blackwattle Bay (currently 6.5% open space), Darling Island (currently 5.2% open space) and Pyrmont Village (currently 2.2% open space).

Access to open space across the Pyrmont Peninsula for current residents is good with most areas within 200m or 400m walking distance to a park. The one area however without current access is Blackwattle Bay. New local and district open space will need to be provided in this area to support future residents and workers.

Play

There is an existing play benchmarking gap of 2.3 play spaces, growing to a gap of 6.5 play spaces in 2041. Despite having examples of best practice play within the Pyrmont Peninsula, there is a gap of inclusive play opportunities.

To meet this gap, there is opportunity to incorporate elements of play creatively across the precinct. This includes the opportunity to create a linked play network to regional and neighbourhood play through additional play spaces in pocket parks, and child-friendly public domain treatments.

While there are two existing regional play spaces within the Pyrmont Peninsula, future development also presents opportunities to enhance existing play opportunities to include inclusive play. The identified need for a large 2ha park at Blackwattle Bay should also include a new regional, inclusive play space. There may also be potential for Mary Ann St Park to support play equipment/swing sets suitable for both children and adults.

Outdoor fitness stations

Engagement for the Pyrmont Peninsula Place strategy identified an expressed need for more outdoor fitness stations. Opportunities to provide a mixture of dynamic and static outdoor fitness stations along the future active transport loop should be considered within the Place Strategy.

Dog off-leash

The Pyrmont Peninsula is well serviced by dog off-leash areas.

Community gardens

There is one formal community garden currently in the precinct. Opportunities to increase community gardens within the Pyrmont Peninsula should be explored, including opportunities to link to the Fish Market precinct.

Aquatic centre and pools

The Pyrmont Peninsula is currently serviced by Ian Thorpe Aquatic Centre, however there is the opportunity to explore the possibility of a regional harbourside pool and/or designated swimming areas in Blackwattle Bay. This approach also draws on recreation trends that highlight the growing demand for swimming, and makes opportunistic use of the Peninsula's unique waterfront setting.

Sports fields

At least 1 additional synthetic sports field is required. Further capacity and utilisation data analysis will provide further detail on sports fields needs.

We propose to improve Wentworth Park as newly activated, publicly accessible open space as part of a larger and enhanced parkland. This provides an opportunity to respond to the demand for additional open space and recreation facilities in Pyrmont Peninsula in the longer term. These opportunities require further detailed examination and consultation with stakeholders. In the shorter term, opportunities to increase public access to the Sports Complex and field will also assist in fulfilling sporting field needs.

Indoor and outdoor courts

Benchmarking shows that there is no future demand for an additional indoor recreation centre, however there is forecast demand for 2 additional multi-purpose indoor courts by 2041 and over 10 outdoor multi-purpose courts by 2041.

Multipurpose courts which require larger footprints than basketball courts of around 38 x 22m and can accommodate a range of users should be provided, especially in high student/worker zones such as Ultimo, Darling Island and Blackwattle Bay. As land is highly constrained, the Place Strategy should explore the use of rooftops (set as a precedent by Ultimo Community Centre) and podiums within both public and private developments.

Passive boating and water recreation

The Pyrmont Peninsula benefits from incredible access to Sydney Harbour, meaning there are many opportunities to better utilise the water for recreation. There is a need to develop public boating facilities at Bank Street, Pyrmont to accommodate passive-use boating activities including Dragon Boat racing. It's important that these storage facilities are formalised with the redevelopment of Blackwattle Bay.

Youth precinct

With a high population of young people in the Pyrmont Peninsula (particularly in Ultimo) there is a need for a youth precinct within the Pyrmont Peninsula. Opportunities to create a unique space for skating, basketball, gathering should be incorporated into future open space.

11.3. Action plan

Table 30 provides a summary of future social infrastructure needs to support the Pyrmont Place Strategy.

Table 30 - Pyrmont Place Strategy Social Infrastructure Action Table			
Action	Location	Delivery Responsibility	Timing (Short, medium, long term)
Community and cultural facilities			
400m ² community venue hire	Blackwattle Bay/Fish markets site	Developer	Medium
Communal rooms for community activities as part of future residential development	Future major site renewal	Developer	Ongoing
Up to 3,000m ² of new library floor space through either: New library facility Wi-Fi ready lounge/foyer space in commercial buildings	Blackwattle Bay/ Pyrmont Village area	State/Local	Long
Encourage work based childcare as part of any future large commercial redevelopment	Blackwattle Bay/ Ultimo	Private sector	Ongoing
Affordable and quality medical centre	Blackwattle Bay	State	Medium
Ground level cultural spaces for participation/exhibition as part of new private development	Pyrmont Peninsula	State/Local/ private	Short to medium
Refurbish and enhance public access to existing auditoriums/lecture theatres within the Powerhouse Museum to allow for local performances and theatre rehearsals.	Ultimo/Powerhouse	State	Medium
Creative live/work spaces within new residential development	Pyrmont Peninsula	Developer	Ongoing
New production and rehearsal space to support local production of creative and performing arts	Powerhouse/ MAAS/ Fish Markets warehouses	State/private	Short to medium
Open space and recreation			
New district park at Bank St Blackwattle Bay of at least 2ha including the following: - 4 x multi-purpose courts - Regional inclusive play space (including water play) - Public boating facilities (launch points and storage (e.g. shared kayaks/canoes) - Formalisation of Dragon Boat storage	Blackwattle Bay	State	Medium
Active transport loop that wraps around the Peninsula, inclusive of a connected foreshore walk	All	State/Local	Medium - Long
Restoration of Glebe Point Bridge to serve as linear park and walking/cycling link	Blackwattle Bay	State	Medium
Closure of Jones St between Broadway and Mary Ann St and creation of a new linear park	Ultimo	State/Local	Medium
Mary Ann St park upgrade to support students and residents. Upgrade to include seating, tables and wifi to facilitate group outdoor study and play equipment suitable for both adults and children	Ultimo	Local	Medium
Integration of youth spaces along Ultimo portion of active transport loop. This includes skate-friendly public domain treatments, mirrors for dance and access to power, seating with power, wifi and tables for individual/group study.	Ultimo/Tumbalong Park	Local/State	Medium

Action	Location	Delivery Responsibility	Timing (Short, medium, long term)
Expansion of intersection area at end of current Goods Line (beginning of Powerhouse) potential inclusion of half court/multi-purpose court	Ultimo	Local/State	Short-Medium
Transform area under Western Distributor between Pyrmont Bridge Road and Allen Street for community uses including potential skate area	Blackwattle Bay/ Ultimo/Pyrmont Village	State/Local	Medium - Long
New urban park/plaza connecting Allen street/ convention centre light rail/access to waterfront past convention centre and ICC hotel, both increasing % of open space in the area and enhancing links between Ultimo and Darling Harbour	Tumbalong Park	Developer	Long
Expand Carmichael park by disconnecting quarry master drive, potential additional expansion through renewal of adjoining apartment buildings and dedication of open space	Pirrama	Developer	Long
Address significant need for increased play opportunities through the incorporation of Playful elements (e.g. climbing elements, sensory gardens, playful public art, pavement treatment to encourage jumping etc.) along the active transport loop of Jones, Banks, Bowman, Pirrama, Murray, Pyrmont Streets and the Goods Line.	All	Developer/ State/Local	Medium
Incorporate at least 1 new outdoor fitness station along active transport loop to support workers	Darling Island/ Blackwattle Bay	Developer/ State/Local	Medium
At least 2 x public new indoor courts provided as part of future development to support workers	Darling Island	Developer	Medium
At least 4 x public outdoor courts to support students and young people living in Ultimo	Ultimo	Developer/UTS	Medium
Investigate the return of the Wentworth Park greyhound track land, and the temporary pop up school, as newly activated, publicly accessible open space as part of a larger and enhanced parkland once their terms expire.	Wentworth Park	Local/State	Long
New synthetic field at Wentworth Park to support increased capacity and use for both informal and formal sport	Wentworth Park	City of Sydney	Medium - Long
Harbour pool at Blackwattle Bay (can be temporary during Summer Use)	Blackwattle Bay	State/Local	Medium - Long

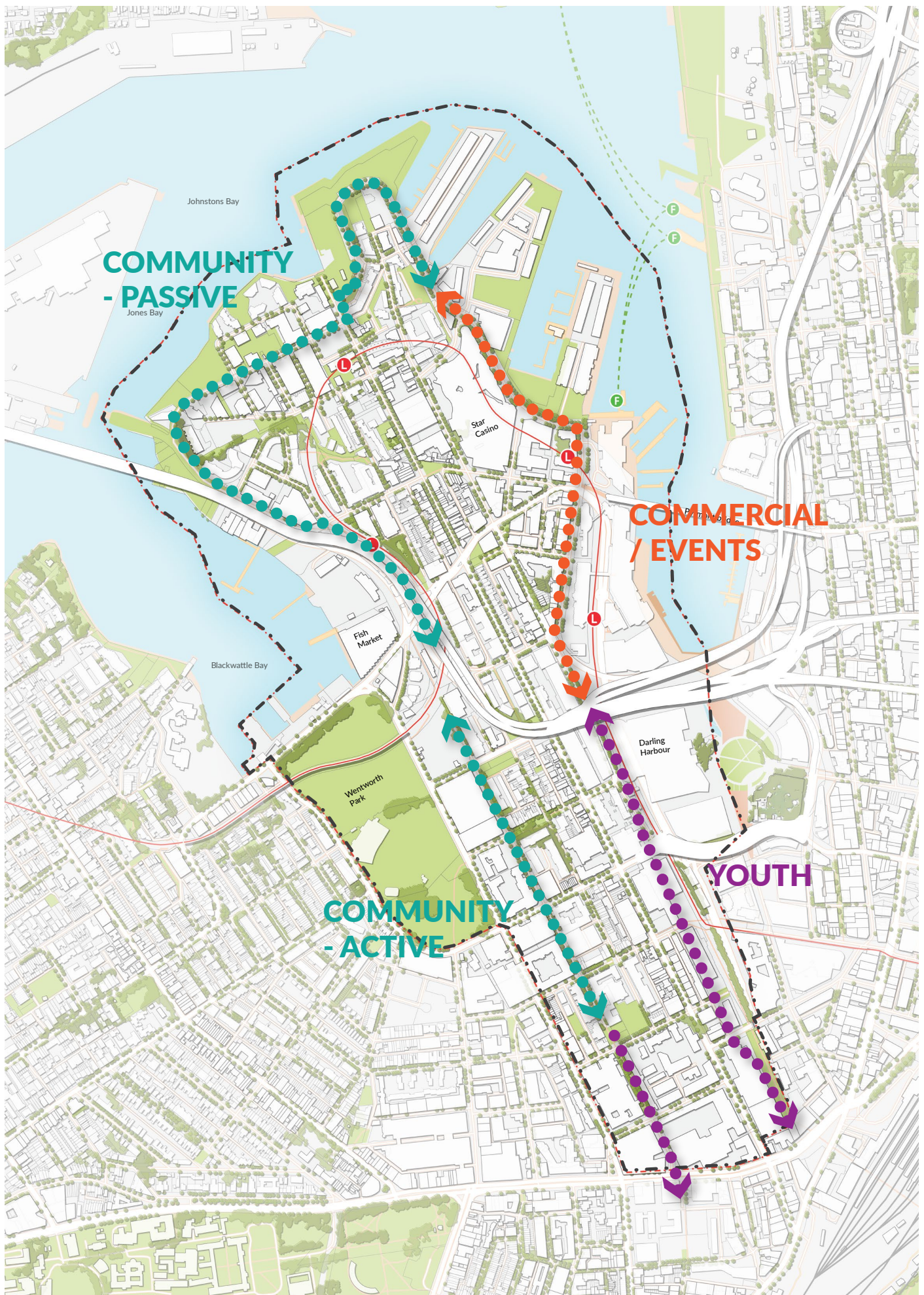


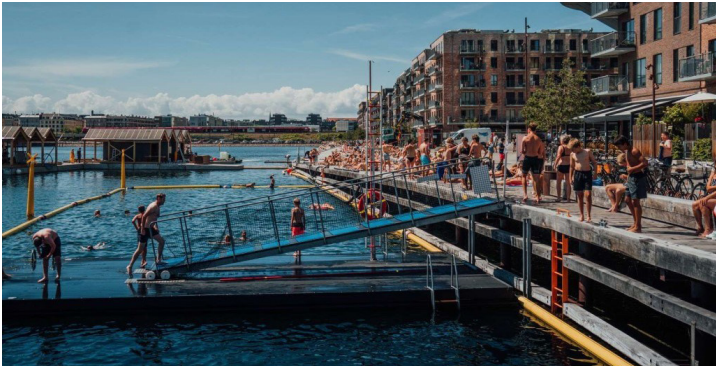
Figure 57 - Indicative future active transport loops showing different areas of focus along the route

Precedents

This is a pictorial summary of best practice from around the globe that innovatively respond to challenges and opportunities identified through this Study.



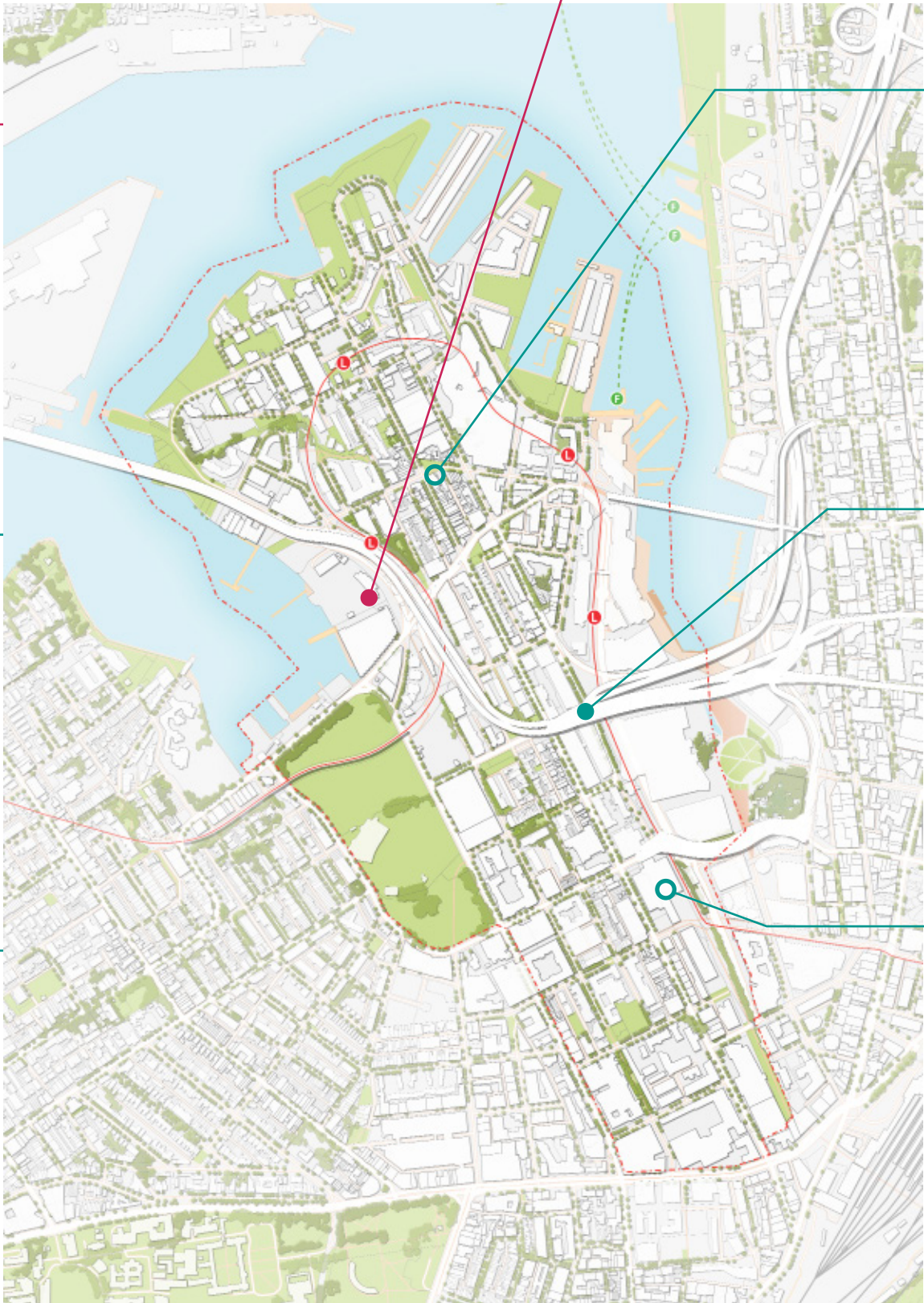
Fab City | Amsterdam
Foreshore design innovation and sustainability cluster



Sandkaj harbour bath | Copenhagen
Water recreation



Adelaide Zoo | Adelaide
Open space nature play



Places to learn, meet and connect | The Connection, Rhodes
Multiple meeting rooms, maker and digital learning space, hall



Playful public domain and integrated play | Antwerp and London
See citiesforplay.com for more examples



Burnside Skatepark | Toronto
Skate park under a highway underpass



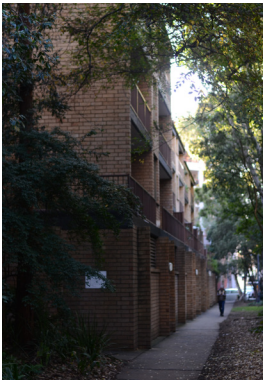












Underline | Melbourne
Community use under transport line









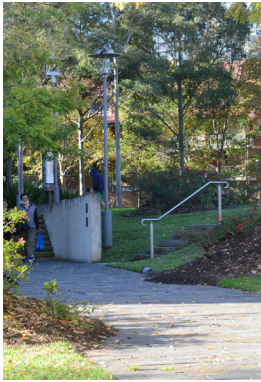





Park N Play | Copenhagen
Rooftop courts and play can be introduced throughout the Pyrmont Peninsula









Appendix A: Open Space Audit



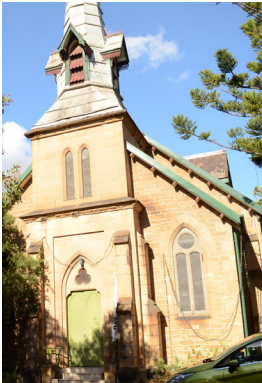

Name of park	Key Images	Key features	Quality assessment	Sub precinct/ Suburb
Ada Place Playground		<ul style="list-style-type: none">• Green space (small)• Heritage area	Fair	Pymont Village
Ada Place Streetscape	  	<ul style="list-style-type: none">• Heritage area	Fair	Pymont Village
Ballaarat park	 	<ul style="list-style-type: none">• Seating• Open grass field• Waterfront view	Fair	Darling Island



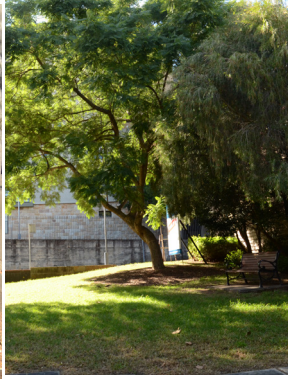

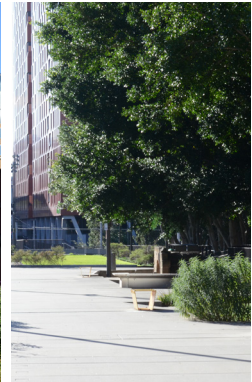

Name of park	Key Images	Key features	Quality assessment	Sub precinct/ Suburb
Bowman Street Reserve/ Jacksons Landing		<ul style="list-style-type: none"> • Green space • Shade • Steps act as informal seating 	Good	Pirrama
Cadigal Avenue Reserve / Guys Ghost House	  	<ul style="list-style-type: none"> • Planter boxes 	Good	Pirrama
Elizabeth Healey Reserve	  	<ul style="list-style-type: none"> • Seating • Playground • Shaded green open space 	Fair	Pyrmont Village







Name of park	Key Images	Key features	Quality assessment	Sub precinct/ Suburb
John Street Square		<ul style="list-style-type: none"> • Seating • Designed green square open space 	Fair	Pirrama
Jones Street Pocket Park	 	<ul style="list-style-type: none"> • Natural decor around park • Passive shading 	Good	Blackwattle Bay
Macarthur Street Rest Area	 	<ul style="list-style-type: none"> • Seating • Shade/shelter 	Good	Ultimo



Name of park	Key Images	Key features	Quality assessment	Sub precinct/ Suburb
Mary Ann Street Park	  	<ul style="list-style-type: none"> • Off-leash dog area • Seating • Bins 	Poor	Ultimo
McCredie reserve		<ul style="list-style-type: none"> • Natural shading along reserve • Seating • Fencing between reserve and street 	Fair	Pirrama
McKee Street Reserve	  	<ul style="list-style-type: none"> • Pocket-level playground • Community gardens 	Excellent	Ultimo



Name of park	Key Images	Key features	Quality assessment	Sub precinct/ Suburb
Metcalfe Park	 	<ul style="list-style-type: none"> • Off-leash dog area • Larger open-space grass field 	Good	Darling Island
Paradise Reserve	  	<ul style="list-style-type: none"> • Seating • Natural shade • Linkage 	Fair	Blackwattle Bay
Pirrama Park	  	<ul style="list-style-type: none"> • Seating • Constructed shelters • Boat-launch point/pier • Foreshore shared (bicycle + walk) paths • Sandpit • Regional-level, fenced playground • Planned fitness station • Public toilets • Cafe kiosk 	Excellent	Pirrama

Name of park	Key Images	Key features	Quality assessment	Sub precinct/ Suburb
Pymont Bay Park		<ul style="list-style-type: none"> • Larger open green space • Natural shade 	Fair	Darling Island
Pymont Bridge Road Pocket Park		<ul style="list-style-type: none"> • No formal seating 	Fair	Pymont Village
Quarry Street Reserve (Quarry Green)	 	<ul style="list-style-type: none"> • Formal seating • Bins • Lighting 	Excellent	Wentworth Park

Name of park	Key Images	Key features	Quality assessment	Sub precinct/ Suburb
Saunders St open Space & Cliff Space	No images available	<ul style="list-style-type: none"> Heritage site Nautral shrubs 	NA	Blackwattle Bay
Scott Street Plaza Bank Area		<ul style="list-style-type: none"> Urban plaza area 	Poor	Pirrama
St Bartholomews Park	 	<ul style="list-style-type: none"> Formal seating Bins 	Fair	Pirrama
The Goods Line	  	<ul style="list-style-type: none"> Designed formal seating Aesthetically appealing walkway Bins Recreational facilities; ping pong table, mini golf 	Excellent	Ultimo

Name of park	Key Images	Key features	Quality assessment	Sub precinct/ Suburb
The Knoll Park	 	<ul style="list-style-type: none"> Heritage Hill Informal seating Off-leash dog area 	Good	Blackwattle Bay
Union Square		<ul style="list-style-type: none"> Seating Statue/monument Plaza design 	Good	Pyrmont Village
Waterfront Park	  	<ul style="list-style-type: none"> Pocket-level playground Off-leash dog area Natural shade Formal seating/ picnic tables Designed garden beds 	Excellent	Pirrama

Name of park	Key Images	Key features	Quality assessment	Sub precinct/ Suburb
Wentworth Park (south)		<ul style="list-style-type: none">• Regional-level playground• Outdoor fitness equipment• Play spaces	Good	Wentworth Park
Wentworth Park (north)		<ul style="list-style-type: none">• Off-leash dog area• Sports fields• Walking tracks	Fair	Wentworth Park

Name of park	Key Images	Key features	Quality assessment	Sub precinct/ Suburb
Western Escarpment	No images available	<ul style="list-style-type: none"> Natural area 	NA	Blackwattle Bay
Distillery drive reserve		<ul style="list-style-type: none"> Natural area Fenced off area Seating 	Fair	Blackwattle Bay
Darling Harbour		<ul style="list-style-type: none"> Public open space neighbouring waterside Public fountain Shop frontages along harbourside Lighting Seating Bins 	Excellent	Tumbalong