

**Blackwattle Bay**  
State Significant Precinct

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# Attachment 9:

## Assessment against Eastern City District Plan actions

June 2021



#### SR4.5 Assessment against relevant actions in Eastern City District Plan

NO	ACTION	ASSESSMENT
1	Prioritise infrastructure investments to support the vision of <i>A Metropolis of Three Cities</i> .	The Blackwattle Bay rezoning proposal supports NSW government investment in infrastructure, particularly the proposed Pymont Metro. It provides for new jobs and housing close to transport and services. It also offers significant infrastructure improvements in terms of new and enhanced open spaces along the harbour foreshore and improved pedestrian/cycling connectivity.
5	Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans.	An Infrastructure Delivery Plan is being prepared for the entire Pymont Peninsula, including Blackwattle Bay. This work is considering infrastructure costs, staging, sequencing, delivery partners and mechanisms and will be prepared in collaboration with CoS and TfNSW. Opportunities for adaptable infrastructure and potential shared use will be considered as part of this process.
8	Deliver social infrastructure that reflects the needs of the community now and in the future.	The Precinct Plan significantly expands the range of community, recreational and cultural facilities for Blackwattle Bay and the Pymont Peninsula, including boating facilities, community space, library and cultural space as well as active sporting facilities such as skate park and courts. Further discussion is provided in <b>Part G25</b> of SSP Study and Social Sustainability Assessment ( <b>Attachment 16</b> ).
9	Optimise the use of available public land for social infrastructure.	As above.
10	Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by: <ul style="list-style-type: none"> <li>a. providing walkable places at a human scale with active street life</li> <li>b. prioritising opportunities for people to walk, cycle and use public transport</li> <li>c. co-locating schools, health, aged care, sporting and cultural facilities</li> <li>d. promoting local access to healthy fresh food and supporting local fresh food production.</li> </ul>	The Blackwattle Bay Precinct Plan delivers on the Eastern City District Planning Priority E4 fostering healthy, creative, culturally rich and socially connected communities by providing quality urban spaces, activating public spaces, providing high public amenity, and respecting heritage. Refer also discussion in Social Sustainability Assessment ( <b>Attachment 16</b> ).
11	Incorporate cultural and linguistic diversity in strategic planning and engagement.	An extensive community engagement process has been undertaken for the rezoning proposal. This process has been designed to reach men and women of all ages, including people who speak a language other than English at home, from across the City's five districts.
13	Strengthen the economic self-determination of Aboriginal communities by engagement and consultation with Local Aboriginal Land Councils to better understand and support their economic aspirations as they relate to land use planning.	Engagement with the surrounding Aboriginal communities is documented in the Aboriginal Cultural Advice and Community Engagement Findings Report ( <b>Attachment 29</b> ) and the Aboriginal Cultural Heritage Assessment Report ( <b>Attachment 27</b> ). These and other reports have identified the opportunity for an Aboriginal cultural facility to be included within the investigation area, however, further engagement is required during the next stage of implementation. Economic opportunities for local Aboriginal communities will also be explored as part of this further engagement.
14	Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden, including: <ul style="list-style-type: none"> <li>a. arts enterprises and facilities, and creative industries</li> </ul>	Refer discussion in <b>Part G13</b> of SSP Study and Arts and Cultural Strategy ( <b>Attachment 30</b> ).

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	b. interim and temporary uses c. appropriate development of the night-time economy.	
15	Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places.	Refer discussion in <b>Part G25</b> of SSP Study and Social Sustainability Assessment ( <b>Attachment 16</b> ).
18	18. Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places by: <ol style="list-style-type: none"> <li>prioritising a people-friendly public realm and open spaces as a central organising design principle</li> <li>recognising and balancing the dual function of streets as places for people and movement</li> <li>providing fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk of centres</li> <li>integrating social infrastructure to support social connections and provide a community hub</li> <li>recognising and celebrating the character of a place and its people.</li> </ol>	The Precinct Plan aligns with principles of ‘place-based’ planning. A local, layered understanding of the site has informed an authentic representation of the place and its cultural significance. The place-based approach to planning for Blackwattle Bay has involved collaboration with a broad range of stakeholders. INSW is committed to ensuring the story of systematic and sustainable land management, occupation and cultural heritage of Aboriginal people informs placemaking and planning across the Blackwattle Bay area. The heritage significance of Blackwattle Bay has also been integral in adopting a place-based approach to planning for Blackwattle Bay.
20	Identify, conserve and enhance environmental heritage by: <ol style="list-style-type: none"> <li>engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place</li> <li>applying adaptive re-use and interpreting heritage to foster distinctive local places</li> <li>managing and monitoring the cumulative impact of development on the heritage values and character of places.</li> </ol>	Refer discussion in <b>Part G11</b> of SSP Study, European Heritage Assessment & Impact Statement ( <b>Attachment 24</b> ) and Heritage Interpretation Strategy/Plan ( <b>Attachment 25</b> ).
26	26. Facilitate an innovation corridor that: <ol style="list-style-type: none"> <li>provides access to a sufficient supply of affordable and scalable spaces</li> <li>promotes co-location and increased business-to-business interaction</li> <li>connects with events spaces</li> <li>delivers a high amenity, highly walkable and safe corridor</li> <li>has access to affordable, diverse and multi-purpose housing options</li> <li>supports a strong night time economy.</li> </ol>	The urban regeneration of Blackwattle Bay is seen as integral to strengthening the Innovation Corridor, not only by providing new flexible office space and housing, but also by offering opportunities to deliver cultural infrastructure, a strong night-time economy, enhanced amenity and open space, as well as improved public transport, walking and cycling connections.
33	Integrate land use and transport plans to deliver the 30-minute city.	The rezoning proposal provides for the integration of land use and transport by: <ul style="list-style-type: none"> <li>aligning jobs and housing with the NSW Government’s investment in infrastructure, particularly the Pyrmont Metro</li> <li>significantly improving pedestrian and cycling connectivity to the CBD and other major attractors.</li> </ul>
36	Plan for urban development, new centres, better places and employment uses that are integrated with, and optimise opportunities of,	The proposed land uses and urban structure of Blackwattle Bay have been designed to integrate with, and optimise opportunities

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	the public value and use of Sydney Metro City & South West, CBD and South East Light Rail, and Westconnex as well as other city shaping projects.	of, the public value arising from the new Pyrmont Metro Station as well as other city shaping projects such as Bays West.
56	Consider opportunities to implement place-based initiatives to attract more visitors, improve visitor experiences and ensure connections to transport at key tourist attractions	Along with the new Sydney Fish Market which will attract significant numbers of tourists, Blackwattle Bay will deliver new public spaces and an activated and vibrant ground plane full of restaurants, cafés and cultural facilities. The new waterfront public domain will also provide an ideal setting for events. The new Pyrmont Metro as well as significantly enhanced pedestrian and cycling connections, will improve the visitor experience to the precinct. The Precinct Plan also provides opportunities to consider hotel/serviced apartment uses in the locality with ancillary conference facilities and exhibition spaces.
57	Consider opportunities to enhance the tourist and visitor economy in the District, including a coordinated approach to tourism activities, events and accommodation.	Refer above.
58	Protect environmentally sensitive areas of waterways and the coastal environment area.	The environment of this part of Sydney Harbour will be improved through careful water management of inflows to the bays with new urban forest canopy, wetlands and marine ecology supporting sea walls.
59	Enhance sustainability and liveability by improving and managing access to waterways, foreshores and the coast for recreation, tourism, cultural events and water-based transport.	Access to the foreshore will be greatly enhanced with the provision of a continuous, accessible and open waterfront promenade as well as new parkland adjacent to the foreshore. These will accommodate a range of uses including recreation, tourism and cultural events. Opportunities for water-based transport will also be available.
61	Work towards reinstating more natural conditions in highly modified urban waterways.	The proposal will work towards achieving more natural conditions in Blackwattle Bay by improving water quality and providing opportunities to enhance marine habitats and ecology.
62	Protect and enhance biodiversity by: a. supporting landscape-scale biodiversity conservation and the restoration of bushland corridors b. managing urban bushland and remnant vegetation as green infrastructure c. managing urban development and urban bushland to reduce edge-effect impacts.	Blackwattle Bay is a highly urbanised environment and does not contain significant biodiversity. Opportunities for enhancing biodiversity are discussed in <b>Part G14</b> of SSP Study and Urban and Marine Ecology Constraints and Opportunities report for Blackwattle Bay ( <b>Attachment 31</b> ).
64	Enhance and protect views of scenic and cultural landscapes from the public realm.	The urban structure retains views to the water from Bank St, Miller St, the Sydney Fish Markets light rail station, Pyrmont Bridge Rd and from Wentworth Park. Further discussion of views and visual impact is provided in <b>Part G2</b> of SSP Study and Visual Impact Study ( <b>Attachment 15</b> ).
65	Expand urban tree canopy in the public realm.	A detailed Urban Forestry Strategy has been developed ( <b>Attachment 32</b> ). In line with the CoS Urban Forest Strategy 2013, the Precinct Plan targets canopy cover of 60% to streets, 30% to parks and 30% to private property.
66	Progressively refine the detailed design and delivery of: a. Greater Sydney Green Grid priority corridors and projects important to the District b. opportunities for connections that form the long-term vision of the network c. walking and cycling links for transport as well as leisure and recreational trips.	The proposal provides for an extensive waterfront promenade as well as parkland that will provide opportunities for connection to the Green Grid and expand walking and cycling links.

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67	<p>Maximise the use of existing open space and protect, enhance and expand public open space by:</p> <ul style="list-style-type: none"> <li>a. providing opportunities to expand a network of diverse, accessible, high quality open spaces that respond to the needs and values of communities as populations grow.</li> <li>b. investigating opportunities to provide new open space so that all residential areas are within 400 metres of open space and all high density residential areas (over 60 dwellings per hectare) are within 200 metres of open space.</li> <li>c. requiring large urban renewal initiatives to demonstrate how the quantity of, or access to, high quality and diverse local open space is maintained or improved.</li> <li>d. planning new neighbourhoods with a sufficient quantity and quality of new open space.</li> <li>e. delivering shared and co-located sports and recreational facilities including shared school grounds and repurposed golf courses.</li> <li>f. delivering or complementing the Greater Sydney Green Grid</li> <li>g. providing walking and cycling links for transport as well as leisure and recreational trips.</li> </ul>	<p>A ribbon of parks and open spaces with distinct characters linked by the waterfront promenade and street network will provide places for active and passive recreation, gatherings, performances, kids play and relaxation.</p> <p>Three hectares of new parks and plazas is proposed, equating to approximately 30% of the site area. The open space network has been designed to encourage public and community uses, including recreation activities, events and outdoor dining.</p> <p>Further detail on the proposed open space network is provided in <b>Part G3</b> of the SSP Study.</p>
68	<p>Support initiatives that contribute to the aspirational objective of net-zero emissions by 2050, especially through the establishment of low-carbon precincts in Planned Precincts, Collaboration Areas, State Significant Precincts and Urban Transformation projects.</p>	<p>The Precinct Plan sets a net zero carbon target for Blackwattle Bay. The ESD report (<b>Attachment 33</b>) sets out initiatives that will be explored to meet this target.</p>
69	<p>Support precinct-based initiatives to increase renewable energy generation, and energy and water efficiency, especially in Planned Precincts, Collaboration Areas, State Significant Precincts and Urban Transformation Projects.</p>	<p>A 50% renewable energy target has been set for the precinct. This would be achieved from off-site and/or on-site sources (including rooftop solar).</p>
71	<p>Support innovative solutions to reduce the volume of waste and reduce waste transport requirements.</p>	<p>Waste management design initiatives have not been embedded into the Precinct Plan at this stage. These initiatives will be primarily incorporated during detailed design. However, the ESD report outlines several initiatives for further investigation (<b>Attachment 33</b>).</p>
72	<p>Encourage the preparation of low- carbon, high efficiency strategies to reduce emissions, optimise the use of water, reduce waste and optimise car parking provision where an increase in total floor area greater than 100,000 square metres is proposed in any contiguous area of 10 or more hectares.</p>	<p>Detailed discussion on ESD strategies is provided in <b>Part G16</b> of SSP Study and ESD report (<b>Attachment 33</b>).</p>
74	<p>Support initiatives that respond to the impacts of climate change.</p>	<p>Initiatives to respond to the impacts of climate change are discussed in <b>Part G17</b> of SSP Study and Climate Change Adaptation Report (<b>Attachment 34</b>).</p>

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76	Mitigate the urban heat island effect and reduce vulnerability to extreme heat.	The Precinct Plan features several measures which provide a means for cooling the microclimate and reducing urban heat island effects. These include increasing the urban tree canopy and introducing water sensitive urban design measures incorporating water into the landscape. Refer Climate Change Adaptation Report for further discussion ( <b>Attachment 34</b> ).