

**Blackwattle Bay**  
State Significant Precinct

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# Attachment 16:

## Social Sustainability Assessment

June 2021





# Blackwattle Bay Social Sustainability Assessment

Final Draft Report

**Client:** Infrastructure NSW

**Date:** 21 May 2021

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**Elton Consulting is now part of the WSP Group.**

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**Date** 21 May 2021

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**Version** Final Draft

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# Executive Summary

## Purpose

The purpose of the Social Sustainability Assessment (SSA) is to present an integrated range of social sustainability initiatives that respond to the identified challenges, opportunities and key issues associated with the development of the Blackwattle Bay Precinct. This assessment is both informed by and informs the developing Precinct Master Plan for Blackwattle Bay.

This SSA responds to the projections for residents, visitors and workers within the Precinct and also identifies the types of social infrastructure and the range of social sustainability initiatives that can be introduced to support the area's vision to become a world class liveable urban community. The SSA responds to leading practice thinking for both social infrastructure and social sustainability including responding to the City of Sydney's vision for a socially sustainable Sydney, 'a socially just and resilient city – a city for all'<sup>1</sup>.

## Study Requirements

State Significant Study Requirements for the (then) Bays Market District were issued by the (then) NSW Department of Planning and Environment in April 2017 to (the then) UrbanGrowth NSW. The Social Sustainability Assessment (Section 25) requirements include:

Prepare a comprehensive Social Sustainability Assessment (SSA) of the proposal. The SSA should be prepared in accordance with the Planning Institute of Australia's policy position on SSAs. It should provide recommendations to ensure that the proposal can achieve UrbanGrowth's sustainability goal of creating the world's most liveable urban communities.

The specific study requirements and how they are addressed in this SSA is documented in the table in Section 1.2.1.

## Social Sustainability

The City of Sydney's *Social Sustainability Policy and Action Plan* (2019) defines social sustainability as being:

... about strengthening our society to improve our individual and collective wellbeing and resilience. It is about improving the quality of life our city offers for current and future generations, so that our community flourishes no matter what challenges we face.

The City of Sydney's *Social Sustainability Discussion Paper* (2018) includes four strategic directions that provide a 'roadmap' for the City in terms of strengthening community wellbeing and resilience. These four strategic directions form the key objectives of this Strategy. They are:

- » Inclusive City – social justice and opportunity
- » Connected City – diverse, cohesive communities
- » Liveable City – quality places and spaces
- » Engaged City.

## Community Interests

The proposed redevelopment of Blackwattle Bay has attracted strong community interest given its scale and proximity to well-established local communities. The planning for Blackwattle Bay has occurred over a number of stages. This section of the SSA summaries key findings from consultation undertaken during 2017 as well as more recent engagement undertaken in 2020. These findings were one of multiple inputs used to inform the social sustainability initiatives identified in this report.

Consultation with local residents and businesses during 2017 identified the following community issues and interests:

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<sup>1</sup> *A City for All: Towards a socially just and resilient Sydney, Social Sustainability Policy 2019*, The City of Sydney

- » Reinforce and strengthen connections to existing and future transport
- » Mandate design excellence in the public domain, landscaping and built form design
- » Improve access to Blackwattle Bay, the foreshore and water activities for all users
- » Pursue leading edge sustainability, climate change resilience and improved water outcomes
- » Encourage active transport by prioritising walking and cycling
- » Better connect Wentworth Park to the harbour.

Consultation specifically focused on social infrastructure conducted for the *Pymont Peninsula Place Strategy* (DPIE, 2021) identified the following:

- » Social infrastructure is at capacity with a need for more affordable spaces to support social and cultural programs
- » Improve access to the foreshore and parklands through better pedestrian and cycling links
- » Explore opportunities for the private sector to contribute to social infrastructure
- » Maintain village character and close community ties
- » Enable a diverse range of activities to occur in public spaces.

### **The Precinct Master Plan**

Key features of the Precinct Plan include:

- » New homes, jobs and services close to the CBD including:
  - > approximately 5,713 ongoing jobs
  - > approximately 2,795 residents
  - > 1,546 dwellings.
- » A continuous waterfront promenade – the missing link in an otherwise 15km foreshore walk from Woolloomooloo to Rozelle
- » New active transport connections to bring the neighbourhood closer to the harbour through new and improved pedestrian and cycling links
- » Improved public transport options and minimised vehicle usage strategies including:
  - > Minimising car parking spaces with limited on-street parking
  - > Ferry wharf
  - > Opportunity for buses to service through site link
  - > Connections to the existing light rail
  - > Access to a future Sydney Metro West Station in Pymont
- » New parks and green space with 30,000 m<sup>2</sup> of new open space
- » An authentic, and world class new SFM at the heart of Blackwattle Bay
- » An authentic place that builds on Indigenous and industrial stories and celebrating the local character.

### **Future Community**

The Study Area will undergo substantial population growth by 2036. The Study Area, which currently has no permanent residents, is expected to be home to a community of around 2,795 residents in 2036. The community in Glebe/Forest Lodge is forecast to increase by 10 per cent to over 28,000 people to 2036, while the Pymont/Ultimo community is forecast to grow by 33 per cent to over 26,000 residents.

The largest forecast increases by age group are anticipated to be people aged 25-39. This will be attributed to people migrating to the Study Area in those age groups as well as the ageing of new residents who are in their

20s when they initially move into the Study Area. The largest household types in 2036 are forecast to be couples without children, who are likely to be attracted to good access to CBD-based employment and entertainment, as well as a range of new amenities and attractions on site or within a short walk. Lone person households are expected to be the second-largest household type by 2036, as residents age in place. This will be both reflected in, and reinforced by, the high proportion of 1 and 2-bedroom apartments being constructed.

## Actions

As this SSA forms part of the State Significant Precinct Study to inform the proposed rezoning of the Blackwattle Bay Precinct, most emphasis has been placed on those proposed actions and initiatives that need to be addressed at this stage of the planning process. Due to the land use planning and approval focus of the rezoning process, the SSA, at this point, has a great emphasis on those social sustainability elements that have a physical or land use dimension.

## Rezoning Stage

### Proposed Social Infrastructure

**R1:** Provide for a community centre space of a minimum of 400 square metres (GFA) in a location that enables its use as a boat house/club house. The facility should accommodate existing dragon boat, kayak and canoe paddlers as well as be available for use as general multipurpose community meeting and activity space to members of the Blackwattle Bay and surrounding communities.

**R2:** For boat storage to be made available as part of, or immediately adjacent to, the proposed community centre (boat house/club house) facility.

**R3:** Ensure the rezoning enables the provision of child care both work-based and general community with space required for approximately 138 long day care places.

**R4:** Ensure the rezoning accommodates sufficient office space to enable the provision of GP and other medical services.

**R5:** Consider the incorporation of outreach space for community health services to be included in the proposed community centre (R1).

**R6:** Allow for the inclusion of approximately 1,200 square metres (GFA) of space for arts and creative uses at 1-3 Bank Street.

**R7:** Ensure that the rezoning includes 3 hectares of public open space (approximately 29% of the study area) in accordance with the public domain and landscape plans prepared by fjmt. Key elements of the public open space should include:

- » The Waterfront Promenade
- » Bank Street Open Space
- » Miller Street Reserve
- » Entry Plaza
- » Waterside Park.

**R8:** Provide for two outdoor multipurpose courts in the Bank Street Open Space area

**R9:** Provide for a high quality play space in the Bank Street Open Space area.

**R10:** Provide for a high quality outdoor fitness area in the Bank Street Open Space area.

**R11:** Continue to investigate opportunities for a district or regional level community or cultural use in either the Elliptical Building or other appropriate area of the precinct.

### Additional Social Sustainability Actions

Actions in this section are linked to the broader understanding of social sustainability outlined in the City of Sydney Social Sustainability Policy. Accordingly, these actions are grouped according to the key themes outlined in the policy: Inclusive City, Connected City, Liveable City and Engaged City.



### Inclusive City

**R12:** Implement key affordability and diversity recommendations from the *Housing Diversity and Affordability Study* (HillPDA, 2021)

**R13:** Continue to support the development of affordable and social housing in Blackwattle Bay and surrounding areas, in collaboration with City of Sydney, City West Housing Pty Ltd, LAHC and community housing providers.

**R14:** Consider the findings from the community engagement process and the *Aboriginal Cultural Advice Report* (Murawin, 2020), in relation to affordable and/or social housing.

**R15:** Explore opportunities to include affordable employment floorspace to support a range of industries including creative, entertainment and research sectors, as well as emerging small businesses and start-ups.

**R16:** Enable the provision of spaces and places that attract knowledge-based industries and highly skilled workers.

**R17:** Create an environment that supports mixed uses, day and night, to create a vibrant environment that contributes to the economy, which requires physical and technological connectivity, and the provision of safe, legible and welcoming public space.

### Connected Community

**R18:** Create a low speed and safe environment to encourage walking and cycling.

**R19:** Ensure that principles and recommendations of the *Landscape Character and Visual Impact Assessment* (2019) are considered in the rezoning in relation to the location of buildings and open spaces.

### Liveable Community

**R20:** Consider the findings of the *Aboriginal Cultural Advice Report* (2020) to allow for the provision of spaces for 'Aboriginal people for cultural purposes'.

**R21:** Ensure that future public spaces address the principles of the *NSW Public Spaces Charter* and the *NSW Great Public Spaces Toolkit* (DPIE, 2020).

**R22:** Consider opportunities to provide spaces to learn about Aboriginal culture, such as a cultural centre, museum or gallery

**R23:** Consider the findings of the *Health Impact Assessment* (2021).

**R24:** Continue to use the *Healthy Urban Development Checklist* (NSW Health, 2009) in future planning and development stages.

### Engaged Community

**R25:** Continue to engage with all relevant groups and stakeholders through the rezoning and all future planning and development stages.

# 1 Introduction

## 1.1 Purpose

The purpose of the Social Sustainability Assessment (SSA) is to present an integrated range of social sustainability initiatives that respond to the identified challenges, opportunities and key issues associated with the development of the Blackwattle Bay Precinct. This assessment is both informed by and informs the developing Precinct Master Plan for Blackwattle Bay.

This SSA responds to the projections for residents, visitors and workers within the Precinct and also identifies the types of social infrastructure and the range of social sustainability initiatives that can be introduced to support the area's vision to become a world class liveable urban community. The SSA responds to leading practice thinking for both social infrastructure and social sustainability including responding to the City of Sydney's vision for a socially sustainable Sydney, 'a socially just and resilient city – a city for all'<sup>2</sup>.

## 1.2 Background

Blackwattle Bay offers an extraordinary opportunity to reconnect the harbour, its surrounding neighbourhoods and the city; to showcase Sydney's living culture and stories of Country; to build an inclusive and iconic waterfront destination that celebrates innovation, diversity and community.

This SSA report has been prepared by Elton Consulting and on behalf of Infrastructure NSW, to form part of the Blackwattle Bay State Significant Precinct Study (SSP Study). The SSP Study seeks a rezoning for new planning controls for Blackwattle Bay, located on the south-western side of Pyrmont.

Blackwattle Bay presents a significant opportunity for urban renewal across 10.4 hectares of predominantly government owned land located approximately 1km from the Sydney CBD. NSW Government is also investigating the delivery of a Metro Station in Pyrmont and has recognised the potential to transform the Pyrmont Peninsula with a new 20-year vision and planning framework through the Pyrmont Peninsula Place Strategy.

In 2015 the NSW Government recognised The Bays Precinct as one of the highest potential urban transformation sites in Australia with the release of The Bays Precinct, Sydney Transformation Plan. Following this, the Minister for Planning identified the renewal of Blackwattle Bay and the broader Bays Precinct as a matter of State planning significance and to be investigated for rezoning through the State Significant Precinct (SSP) process. Study Requirements for the Blackwattle Bay (formerly known as 'Bays Market District') investigation area were issued by the Minister on 28 April 2017.

A critical part of Blackwattle Bay's revitalisation and vision has been the NSW Government's decision to relocate the Sydney Fish Market (SFM) from its existing location on Bank Street to the head of Blackwattle Bay. This was sought through a State Significant Development Application (SSDA) process and approved in June 2020. The new SFM was designed alongside the baseline Blackwattle Bay studies to ensure that key aspects of the project are consistent with the vision and principles for Blackwattle Bay.

The outcome of the Blackwattle Bay State Significant Precinct process will be a new planning framework that will enable further development applications for the renewal of the Precinct, connected to the harbour and centred around a rejuvenated SFM. The framework will also provide for new public open spaces including a continuous waterfront promenade, community facilities, and other compatible uses.

This report provides a comprehensive investigation of social sustainability issues to address a part of the Study Requirements and support the development of a new planning framework for Blackwattle Bay.

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<sup>2</sup> *A City for All: Towards a socially just and resilient Sydney, Social Sustainability Policy 2019*, The City of Sydney

## 1.2.1 Study Requirements

State Significant Study Requirements for the (then) Bays Market District were issued by the (then) NSW Department of Planning and Environment in April 2017 to (the then) UrbanGrowth NSW. The Social Sustainability Assessment (Section 25.1) requirements include:

- » Prepare a comprehensive Social Sustainability Assessment (SSA) of the proposal. The SSA should be prepared in accordance with the Planning Institute of Australia’s policy position on SSAs. It should provide recommendations to ensure that the proposal can achieve UrbanGrowth’s sustainability goal of creating the world’s most liveable urban communities.

The following table indicates where in the report the State Significant Study Requirements issued by the (then) NSW Department of Planning and Environment in April 2017 have been addressed.

**Table 1 Study Requirements**

Study Requirement	Document Reference	Comment
25.1 Prepare a comprehensive Social Sustainability Assessment (SSA) of the proposal. The SSA should be prepared in accordance with Planning Institute of Australia’s policy position on SSAs. It should provide recommendations to ensure that the proposal can achieve UrbanGrowth’s sustainability goal of creating the world’s most liveable urban communities.	This document constitutes a comprehensive Social Sustainability Assessment	The Planning Institute of Australia does not have a policy position on SSA. It does have a policy on Social Impact Assessment which is referenced in 1.2.2
Demonstrate how the proposal aligns with relevant principles in the City of Sydney’s Social Sustainability Policy and Discussion Paper, A City for All: Towards a Socially Just and Resilient Sydney	Section 3	Section 3 adopts the City of Sydney definition of social sustainability for this study
	Section 9	Section 9 addresses each of the key themes of City of Sydney Social Sustainability Policy and Discussion Paper: inclusive city, connected city, liveable city, engaged city
Demonstrate how the policy aligns with the vision and goals of, and contributes towards the targets in, UrbanGrowth’s draft Sustainability Strategy	Section 4	UrbanGrowth’s draft Sustainability Strategy no longer exists. This SSA has been informed by other relevant NSW Government and City of Sydney strategies that are more specific to social sustainability
» Identify specific initiatives to foster the integration of existing community networks in the Pyrmont and Glebe communities into the proposal	Section 9.2 and 9.3	The section on Connected Community identifies the key physical infrastructure and amenity (community facilities and open space), active transport links and

Study Requirement	Document Reference	Comment
		ongoing engagement that is required to support integration
» Recommend how existing and future community facilities may be integrated in the proposal to ensure equitable access to a broad range of minority groups and different age, income and cultural groups and to achieve UrbanGrowth’s objectives of healthy and inclusive places	Section 9.3	Community recreation and cultural facilities identifies specific recommendations to ensure community space is available for general community use. It is also noted in Section 8.2.1. that the proposed community facility space is suggested to be sized to accommodate some existing community need as well as the expected increased demand from new residents in Blackwattle Bay.
» Identify how the development, given its proximity to water, may foster the relationship between water, landscape and urban living in order to enhance social wellbeing	Section 8.1	Documents importance of ‘bluescape’ including direct access and visual benefits. General social infrastructure recommendations includes boating support facilities and storage including the proposed boat/club house community facility
» Identify specific initiatives, design strategies and management approaches to embed arts and culture into the existing character, local heritage and sense of place as understood by the existing adjacent communities	Section 8.2.1. Section 9.2	Space for arts and creative uses are proposed for 1-3 Bank Street. 9.2 also addresses ‘sense of place’. Arts and cultural uses and activities are addressed in detail in the <i>Arts and Culture Strategy</i> prepared by City People (2020)
Cross reference other relevant parts of the broader State Significant Precinct Study, assessing how their recommendations may contribute to the social sustainability of the proposal. These include:		
» Local Infrastructure and Contributions Plan	Prepared separately	A Contributions Framework has been prepared separately (HillPDA, 2021)

Study Requirement	Document Reference	Comment
» Social infrastructure component of the State and Regional Infrastructure Study	Section 8	This report highlights the proposed social infrastructure to address direct, district and regional social infrastructure demand and opportunity.
» Consultation	Section 5	Includes reference to consultation undertaken in 2017 and 2020
» Public domain	Section 6	The Precinct Plan section includes reference to the public space planning undertaken by FJMT
	Section 9.3	The Social Sustainability section on Liveable Community includes a detailed overview of public space
» Affordable housing	Section 9.1	Affordable Housing is identified as a key element of social sustainability and the <i>Housing Diversity and Affordability Study</i> prepared by HillPDA (2021) is referenced in this section
» Population and demographics	Section 6.2	The Future Community section utilises projections developed as part of the <i>Population and Economic Analysis</i> prepared by Profile.id (2020)
» Health impact	Section 9.3	The Liveable Community section reports on key elements of a health community planning including public space, community, recreation and cultural facilities, community safety and healthy, active living.
Outline opportunities to promote positive social outcomes to meet the needs of the future community and existing adjoining communities including Glebe and Pyrmont and	Section 10 identifies recommendations	Following rezoning, more detailed plans will be developed and partnership

Study Requirement	Document Reference	Comment
<p>document the measures in a site-specific Social Sustainability and Plan</p> <p>» Measures should be tangible, timely and effective within the ability of the proponent to deliver and/or agreed with key partners</p> <p>» Measures require effective and costed implementation mechanisms and responsibilities which are agreed with key partners (where necessary)</p>	<p>and responsibilities</p>	<p>and delivery opportunities identified</p> <p>A Contributions Framework has been prepared separately (HillPDA, 2021).</p>

### 1.2.2 Planning Institute of Australia

The Study Requirements reference the Planning Institute of Australia’s (PIA) policy position on Social Sustainability Assessments. PIA does not have a published policy position on Social Sustainability Assessments but does on Social Impact Assessment (SIA). PIA defines SIA as:

Social impact assessment (SIA) refers to the assessment of the social consequences of a proposed decision or action, namely the impacts on affected groups of people and on their way of life, life chances, health, culture and capacity to sustain these. A triple bottom line approach to planning decisions includes social impact assessment in impact assessment processes.

This Social Sustainability Assessment, although not a SIA, will broadly follow PIA’s objectives by ensuring that the potential social consequences of the development of Blackwattle Bay are identified and addressed wherever possible.

## 1.3 Methodology

The development of this Social Sustainability Assessment for the Blackwattle Bay Precinct has involved:

- » Review of the City of Sydney's *Social Sustainability Policy and Discussion Paper A City for All: Towards a Socially Just and Resilient Sydney* (2019) and other relevant NSW Government policies and strategies
- » Review and analysis of the NSW Department of Planning Industry and Environment's *Pymont Peninsula Place Strategy* (2021)
- » Development of a community profile for existing communities within the Investigation Area based on analysis of Australian Bureau of Statistics (ABS) Census data for 2016
- » Review of outcomes of community and stakeholder consultation
- » Consideration of other leading practice urban renewal projects nationally and internationally
- » Development of an indicative future profile for the Precinct<sup>3</sup>
- » Community infrastructure assessment to understand the capacity of existing facilities to meet the additional demand generated by new residents, workers and visitors, and gaps in provision
- » Assessment of social sustainability challenges and opportunities that may result from the redevelopment
- » Consultation with community and leading thinkers on social sustainability
- » Identification of social sustainability initiatives and the development of recommendations and an implementation plan.

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<sup>3</sup> Prepared by Profile.id for Infrastructure NSW

## 2 Study Area

The Blackwattle Bay SSP Investigation Area ('Study Area') encompasses the land and water area, known as Blackwattle Bay, between Bank Street and the Glebe foreshore shown in Figure 1. The land is located within the City of Sydney local government area (LGA).

The land within the Study Area is approximately 10.4 hectares (ha) in size. It is largely government owned land containing the SFM (wholesale and retail), recreation and boating operations and facilities. There are three privately owned sites including a concrete batching plant operated by Hymix, seafood wholesaler Poulos Brothers and private developer Celestino which owns further wholesaling facilities. The Blackwattle Bay land area wraps around the southern and eastern edges of Blackwattle Bay and is bounded by Bridge Road to the south and Bank Street to the east. The Western Distributor motorway / Anzac Bridge viaduct is located adjacent to the eastern boundary before traversing over the northern section of the site. The water area of Blackwattle Bay is approximately 21 hectares.

**Figure 1: Study Area**



Source: Infrastructure NSW



### 3 What is Social Sustainability?

The central themes in the social sustainability literature are social equity, inclusion, health and wellbeing and access to opportunities. The social dimensions of sustainability are often described in terms of social capital, integration, cohesion and wellbeing. These themes manifest in real places like Blackwattle Bay as social interaction and social networks, participation in collective groups and activities, community stability, safety and security and sense of place and identity.

It is important to note that in land use planning processes, like the development of a Precinct Master Plan and rezoning, there are opportunities to influence social outcomes through physical planning. This includes the provision of quality, accessible public open space, the inclusion of spaces like community facilities that bring people together and providing a range of housing so that a diverse range of people have the opportunity to live in and access the available amenities and services of a location. While these things are fundamental, social sustainability also requires ongoing consideration of non-physical and non-planning related matters. These include community engagement, ongoing genuine participation, healthy lifestyles, and the programming and activation of spaces and places. While at this stage of planning for Blackwattle Bay there is an emphasis on the physical foundations of social sustainability, consideration must also be given to those non-physical matters which will be critical in the creation of an inclusive, resilient and vibrant community.

The range of physical and non-physical factors that contribute to social sustainability are many. Physical factors include:

- » Quality and affordable housing
- » Access to local services, facilities, transport, employment and open space
- » Local environmental quality and amenity
- » Walkable design
- » An attractive public realm.

Non-physical factors include:

- » Community engagement and participation in community life
- » Health and wellbeing
- » Quality of life
- » Social inclusion
- » Social capital
- » Safety
- » Social interaction
- » Sense of community.

The City of Sydney's *Social Sustainability Policy and Action Plan* (2019) defines social sustainability as being:

... about strengthening our society to improve our individual and collective wellbeing and resilience. It is about improving the quality of life our city offers for current and future generations, so that our community flourishes no matter what challenges we face.

The City of Sydney's *Social Sustainability Discussion Paper* (2018) includes four strategic directions that provide a 'roadmap' for the City in terms of strengthening community wellbeing and resilience. These four strategic directions form the key objectives of this Strategy. They are:

- » **Inclusive City – social justice and opportunity:** Social justice can serve as a governing principle for the delivery of services, facilities and opportunities for social and economic participation for all members of society

- » **Connected City – diverse, cohesive communities:** Neighbours who know each other help each other out. The combination of relationships, trust and cohesion – the social capital – is the glue that helps communities function well. Maintaining social cohesion means adapting well to living in close proximity and successfully managing the challenges that denser living conditions inevitable bring.
- » **Liveable City – quality places and spaces:** The physical environment strongly shapes our lives. Involving the community in the planning development process is a critical way to ensure their needs and understood and addressed. Social planning frameworks such as child and age friendly cities and universal design standards can help improve public spaces in this way. The physical environment needs to offer respite from the impacts of climate change, including extreme weather events.
- » **Engaged City:** This involves balanced and inclusive local decision-making, transparent, accountable governance, civic knowledge and skills, public participation and community life, and collaboration and partnerships.



Photo: Elton Consulting

## 4 Policy Context

There are a range of State and Local Government policies that provide direction and guidance for the development of Blackwattle Bay.

### 4.1 State Government Policies

The Blackwattle Bay Precinct will contribute to the NSW Government and the City of Sydney's aspiration for Sydney to be Australia's most liveable city. Social sustainability is a key strategic direction enshrined in the above policies and strategies. The *NSW 2021* and Premier's Priorities includes the goals of building liveable centres and making it easier for people to be involved in their communities and increasing proximity to open space. A key priority includes increasing the proportion of homes in urban areas within 10 minutes' walk of quality green and open public space by 10 per cent by 2023.

*A Metropolis of Three Cities – The Greater Sydney Region Plan* and the 'Our Greater Sydney 2056' *Central City District Plan – Connecting Communities* (2018) to improve liveability through improving housing supply, creating healthy built environments, creating a network of green open spaces and encouraging and supporting arts and culture to help build vibrant communities. Focus is placed on aligning land use planning with transport and infrastructure planning to produce unique but connected cities.

#### 4.1.1 Pyrmont Peninsula Place Strategy (2020)

The *Pyrmont Peninsula Place Strategy* (commissioned by DPIE and published in 2021) discusses the role of the Pyrmont Peninsula in activating and connecting to Sydney's CBD while also solidifying its place as an attractive, creative and innovative part of Sydney. The vision for the Pyrmont Peninsula also focuses on culture and innovation, alongside jobs and connectivity:

In 2041, the Pyrmont Peninsula will be an innovative, creative and cultural precinct and an engine room of the Eastern Harbour CBD. It will connect to the Innovation Corridor and other innovation and job precincts via Sydney Metro and complement the Sydney CBD.

#### Key directions

Ten key directions were developed based on community and stakeholder insights. The following insights will be used to guide and shape the future of the Peninsula:

1. Jobs and industries of the future
2. Development that complements or enhances that area
3. Centres for residents, workers and visitors
4. A unified planning framework
5. A tapestry of greener public spaces and experiences
6. Creativity, culture and heritage
7. Making it easier to move around
8. Building now for a sustainable future
9. Great homes that can suit the needs of more people
10. A collaborative voice

**Figure 2: Pyrmont Peninsula Place Strategy Structure Plan**



### Five Big Moves

In addition to the key directions, Five Big Moves which articulate the aspirations of the Peninsula have been developed and include:

1. A world class harbour foreshore
2. A vibrant 24-hour cultural and entertainment destination
3. Connection to Metro
4. Low carbon and high-performance precinct
5. More, better and activated public spaces.

## Sub-Precincts

Seven sub-precincts (refer Figure 3) make up the Pyrmont Peninsula. Each precinct has unique characteristics and future potential. The seven sub-precincts include:

- » Blackwattle Bay
- » Wentworth Park
- » Ultimo
- » Pyrmont Village
- » Tumbalong Park
- » Darling Island
- » Pirrama.

The *Pyrmont Peninsula Place Strategy* explores the characteristics, opportunities, challenges and priorities for each precinct. Blackwattle Bay, in particular, is described as 'a place of transformation and renewal', with a rich and diverse history. The Blackwattle Bay precinct has been identified as one of four sub-precincts which is expected to experience significant growth and change over the next 20 years.

The Sydney Fish Market and neighbouring sites at Blackwattle Bay are recognised as key opportunity sites with capacity and potential for growth.

## Priorities

Several priorities have been identified for Blackwattle Bay, the most pertinent being:

- » Redevelop Blackwattle Bay into a new urban quarter focused on knowledge-based job and supplemented with cultural and entertainment, visitor and tourism, retail and residential uses, connected to public transport
- » Investigate the establishment of new entertainment, events and cultural space in the redevelopment of Blackwattle Bay to support a vibrant 24 hour entertainment and cultural precinct
- » Provide residential development including affordable housing with compromising commercial development and the attractiveness of Blackwattle Bay for a range of cultural, entertainment, arts and leisure activities
- » Reprioritise street and traffic flows to promote pedestrian, cycling and public transport and provide improved active transport connections from Blackwattle Bay to other parts of the peninsula
- » Create a continuous harbourside Waterfront Promenade connecting to Darling Harbour, Barangaroo and Walsh Bay arts and cultural precinct
- » Investigate a new ferry wharf at Blackwattle Bay
- » Facilitate an active transport loop around the peninsula
- » Create a new district park near Bank Street of approximately one hectare
- » Use Greener Places to guide the design of activated, safe and inclusive public areas
- » Contribute to the provision of new community and cultural facilities, including community and library floor space, communal rooms, work-based child care services, production space for creative arts and medical services
- » Formalise the public boating facilities at Bank Street.

Figure 3 Sub-precincts



## Pyrmont Peninsula Place Strategy Social Infrastructure Assessment

Part 5 of the *Pyrmont Peninsula Place Strategy's Social Infrastructure Assessment* (2021) identifies key recommendations for both community and cultural facilities and open space. It should be noted that this Assessment provides an input into an *Infrastructure Delivery Plan* that will be prepared in consultation with Local and State Government. The Infrastructure Delivery Plan will confirm and finalise the infrastructure schedule and funding and delivery arrangements. Given this, the recommendations from the *Pyrmont Peninsula Place Strategy's Social Infrastructure Assessment* (2021) are noted here but should be considered as preliminary until confirmed in the *Infrastructure Delivery Plan*.

It should also be noted that this assessment and the identified recommendations are based on the Pyrmont Peninsula as a whole and not necessarily specific to Blackwattle Bay. Where specific Blackwattle Bay recommendations have been identified they have been noted below.

Key recommendations for different social infrastructure are summarised in Table 2.

**Table 2 Pyrmont Peninsula Place Strategy – Summary of Social Infrastructure Needs**

Type	Recommendations / Comments
Open space	» Provide a new consolidated local park at Bank Street Blackwattle Bay, if feasible around 1 ha. (Government Architect NSW recommends a minimum of 0.3ha to 2ha for local parks within walking distance of houses). This could include a range of active and passive recreational opportunities for all ages and consider opportunities to deliver noisy recreation opportunities under the bridge including up to 4 multipurpose courts.
Boating and water recreation	» Through future master planning for Blackwattle Bay and Bank Street including public boating facilities, launch points and storage [e.g. Shared kayaks/canoes] and formalisation of dragon boat storage.
Play	» Consideration of an inclusive play space as part of any future park at Bank Street.
	» Address need for increased play opportunities through the incorporation of playful elements (e.g. climbing elements, playful public art, pavement treatments to encourage jumping along the active transport loop that includes Bank Street.
Foreshore access for recreation	» Connected foreshore walk to support a high demand for informal recreational activities such as walking, cycling, and play to connect open spaces as part of a network.
Outdoor recreation	» Incorporate one new outdoor fitness station along active transport loop to support workers.
Embellishment to support future growth	» Transform area under Western Distributor between Pyrmont Bridge Road and Allen Street for community uses.
Active transport links	» Consider provision of new recreational walkable linkage parks with amenities including: The Bays Precinct from Bank Street foreshore access around Pyrmont to Blackwattle Bay Park and Glebe Island.
Community floor space	» Collect contributions through future development to contribute toward reconfiguration of existing community facilities (e.g. the Pyrmont Community

Type	Recommendations / Comments
	Centre) to increase community floor space and improve pedestrian access from Blackwattle Bay sub-precinct.
	» Encourage provision of communal rooms (for use by residents only) within private development for community activities such as music practice or indoor fitness.

## 4.2 Local Government policies

The City’s Community Strategic Plan – *Sustainable Sydney 2030 (2017)* is the roadmap for the promotion of good urban design to bring together the concepts of social sustainability and liveability.

### 4.2.1 Social Sustainability Policy

The City of Sydney’s Social Sustainability Policy and Discussion Paper *A City for All: Towards a socially just and resilient Sydney (2019)*, are the key strategic documents that will inform and guide this Strategy.

The policy describes itself as ‘a framework for putting people at the heart of our cities’ and ‘places where people have the opportunity to live, work, learn, play and grow, and participate in shaping our shared future’. This is strongly aligned with UrbanGrowth’s own vision for the Bays Market District.

The following principles represent the City’s aspirations for a socially sustainable Sydney and will underpin this Strategy:

1. Recognising First Nations people first and that Sydney is on Gadigal Country
2. Sydney is a just city that respects human rights and dignity
3. Sydney’s community’s strengths are valued and supported
4. Sydney is a welcoming, socially connected city embraces diversity
5. Sydney is a vibrant city where creative and cultural expression is valued and celebrated
6. Sydney is a safe and assessable city for people of all ages and abilities
7. Sydney’s environment supports health and wellbeing
8. Sydney is a democratic city where people can participate and influence local decisions
9. Sydney’s governance is effective, balanced and accountable
10. Sydney is a collaborative city where responsibility for community wellbeing is shared.



## 4.2.2 City of Sydney Local Strategic Planning Statement (LSPS)

Key directions in the City of Sydney LSPS (2020) relevant to Blackwattle Bay include:

- » Target of at least 15% of the site area of NSW Government urban renewal projects and major urban renewal projects are to be delivered as public open space in a consolidated and accessible location.
- » Proximity of open space is also important, with the target for all residents to be within 400 metres of a local park
- » Around 70 per cent of the city’s parks are less than 3,000 square metres which limits the range and diversity of facilities and activities able to be accommodated in these areas.
- » The NSW Government’s development of The Bays Market District in particular provides an opportunity to deliver a renewed hub for leading edge, innovative and creative workplaces within the Innovation Corridor. The area will also feature a rejuvenated Sydney Fish Market, posed to be the largest market of its kind in the Southern Hemisphere, which could receive up to 5 million visitors a year.
- » Following a review by the Greater Sydney Commission in August 2019, the NSW Government has announced it will develop new planning controls with the objective of Pyrmont and the Western Harbour Precinct becoming the “gateway to the CBD” and Sydney’s next “economic and jobs hub”.
- » The City strongly advocates for sustainability outcomes to be implemented in State Significant Precinct projects such as the Bays Precinct and Waterloo Estate.

Key priorities from the LSPS, of relevance to this project, are summarised in Table 3 below.

**Table 3 LSPS Planning Priorities**

Planning priority	Detail	Actions
Infrastructure	<ul style="list-style-type: none"> <li>» Movement for walkable neighbourhoods and a connected city – people have access to daily needs within a 5-10 minute walk, mass transit and transport services, land uses match mobility investment                             <ul style="list-style-type: none"> <li>&gt; By including a station at Pyrmont as part of the Sydney Metro West, a continuous employment corridor is established linking Central Sydney, Pyrmont and The Bays.</li> <li>&gt; As a future metro line it could transfer to other metros at The Bays.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>» Advocate for the delivery of new metro stations at Pyrmont.</li> <li>» Continue to advocate for a light rail from The Bays Precinct (Glebe Island) to Central Sydney to support the Innovation Corridor.</li> <li>» Work with landowners, institutions and government to increase public walking, cycling and transport connections across the city and district, including infrastructure, busy roads, railway lands, institutional lands and golf courses and the like.</li> <li>» Plan for the transition of streets to ‘people first’ places, applying the NSW Government’s Movement and Place framework so streets are healthier, quieter, cleaner and greener with increased footpath capacity throughout the city.</li> </ul>
	<ul style="list-style-type: none"> <li>» Align development and growth with supporting infrastructure – use necessary planning, funding and delivery mechanisms, provide local infrastructure, and collaborate with NSW on state infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>» Work with stakeholders to deliver infrastructure identified in Council-endorsed strategies, action plans, public domain plans and the City’s community strategic plan.</li> </ul>



Planning priority	Detail	Actions
	<ul style="list-style-type: none"> <li>» Supporting community wellbeing with social infrastructure – plan, collaborate and partner with others to deliver local infrastructure, such as open space and community cultural facilities, and state infrastructure, such as health, education and emergency services for the wellbeing of the community.</li> </ul>	<ul style="list-style-type: none"> <li>» Sunlight to existing parks and public squares is protected and new parks and squares receive adequate sunlight.</li> <li>» Integrate the recreational opportunities and benefits of waterways and the 'blue grid' into open space and recreational planning.</li> </ul>
Liveability	<ul style="list-style-type: none"> <li>» A create and socially connected city – create inclusive and accessible places and improve planning to support cultural activity and spaces</li> </ul>	<ul style="list-style-type: none"> <li>» Enhance the amount and quality of spaces available to support social connectedness and sustain quality of life in an increasingly dense urban environment including through provision of dedicated public open spaces and shared or communal indoor and outdoor spaces in new developments.</li> <li>» Improve the accessibility of the public domain for people of all ages and abilities – with a focus on children and young people, older people, and people with disability.</li> <li>» Encourage proponents to incorporate appropriate cultural infrastructure and creative workspaces into new developments.</li> </ul>
	<ul style="list-style-type: none"> <li>» Creating greater places – accessible local centres, protect the character of our distinctive heritage neighbourhoods and iconic places, and deliver design excellence and high amenity in the built environment.</li> </ul>	<ul style="list-style-type: none"> <li>» Work with the Aboriginal and Torres Strait Islander Advisory Panel to identify strategies for recognition through land use planning processes, including designing with country.</li> </ul>
Sustainability	<ul style="list-style-type: none"> <li>» Creating better buildings and places to reduce emissions and waste and use water efficiently.</li> <li>» Increasing resilience of people and infrastructure against natural and urban hazards.</li> </ul>	

Key priorities the LSPS that have particular relevance for this Social Sustainability Assessment, and have helped to inform this assessment’s findings and recommendations, include:

- » The concept of walkable neighbourhoods and importance of active travel links
- » The emphasis on the importance of community wellbeing and the role of community facilities and open space in promoting community health
- » The importance of social connections and the need to ensure that Blackwattle Bay finds a balance between the visitor and tourism activities and activities and opportunities for local residents, both existing and new.

### 4.2.3 City of Sydney Open Space and Recreation Needs Study

The City of Sydney *Open Space and Recreation Needs Study* (2016) provides key open space recommended directions for the Blackwattle Bay area. These include:

- » A regional role for open space provision due to Blackwattle Bay's location, as it is destination-focussed, and can complete key missing sections of the Rozelle to Woolloomooloo foreshore walk.
- » The area shares many characteristics with nearby Glebe and Pyrmont. Open space in these areas is characterised by generous waterfront promenades for walking and cycling, headland parks, industrial heritage, and areas for active open space and maritime facilities.
- » Renewal should implement continuous and uninterrupted pedestrian and cycle access along the foreshore from Pyrmont to Rozelle.
- » The foreshore should be made safe and opened to the public, providing early access to the foreshore for minimal cost.
- » The final promenade should be a continuous 10 metre wide path within a 30 metre foreshore reserve.
- » The promenade should include pocket parks and water access points to provide moments to linger.
- » The promenade should be designed to maximise integration with the surrounding streets.
- » The Glebe Island Bridge should be retained, restored and re-opened as a critical pedestrian and cycling link for the Bays Precinct, allowing greater access to the new regional open space.

Open space opportunities for Blackwattle Bay are included in Table 4 below.

The City of Sydney have proposed benchmark standards for open space and recreation, including those summarised by Table 4. These standards have been used to inform the approach to the provision of social infrastructure at Blackwattle Bay and have been addressed where relevant.

**Table 4 Open space opportunities and benchmarks**

Criteria	Hierarchy	Requirements	Notes
% Site Area	Local / District / Regional	<ul style="list-style-type: none"> <li>» A default standard of 9% share of non-industrialised land for local district open space including sport use.</li> <li>» 15% site area including regional open space provision.</li> </ul>	Benchmark standards articulated in various Australian State Government planning documents range from 9-15% site area.
	Urban Renewal Access	<ul style="list-style-type: none"> <li>» A range between 9% and 15% for local-district open space depending on site density. At highest densities, 15% of site area will be required to provide an adequate amount of open space per resident.</li> </ul>	
Access	Regional	<ul style="list-style-type: none"> <li>» Unlimited</li> </ul>	Critical to ensuring opportunities for the community to enjoy and use public open space and recreation facilities is the ease of access. Two factors that most strongly affect access to open space at a local level are distance to walk and access barriers.
	District	<ul style="list-style-type: none"> <li>» 2km from a district level park minimum 1-5ha in size.</li> </ul>	
	Local	<ul style="list-style-type: none"> <li>» 400m walking distance (10 minute walk) should be the maximum distance/time between all residences.</li> </ul>	
Size	Regional	Unlimited	The size of open space has a direct bearing on the capacity of a park to meet a range of recreation activities and needs. Minimum standard identified 0.3ha as preferred size of a Local Park. In urban situations parks less than 0.3ha have limited opportunity for kick-about uses without affecting neighbourhood amenity.
	District	1-5ha	
	Local	0.3-2ha	
Linkages		Every resident within a 3 min walk (250m) walk of continuous green links that connect to the Harbour foreshore or Sydney Parks.	Linkages also consider importance of street network to provide safe and convenient access to open space and recreation facilities.
		Linear parks and trails within 1.0 kilometre of all dwellings.	Good connections and linkages can create a wider catchment particularly if safe separated cycleways are provided.

## 4.2.4 Making Space for Culture

The City of Sydney *Making Space for Culture (2020)* report discusses the role of urban growth in increasing opportunities for active creative participation, addressing inequalities of access and facilitating cohesive cultural communities.

Cultural infrastructure is increasingly being thought of not as specific types of buildings, but as the spaces in which diverse, multicultural populations exercise their own creative practices and create common cultural identities.

There are various cultural opportunities in Sydney, however access to cultural production is limited by building supply and socio-economic factors. The declining support for public investment in the cultural sector is stimulated by fewer people accessing cultural infrastructure. While there is decreasing participation in the cultural sector, the demand for cultural space is increasing, as a result of residential development. Therefore, infrastructure to produce and participate in culture will be required to improve and sustain the wellbeing of our communities.

### Blackwattle Studios

A large former warehouse and boatshed in Glebe was used as an arts space from the 1970s. It eventually housed 110 studios which employed over 250 people. The tenants were mainly artists, artisans, designers and craftspeople. The buildings played host to events, markets and community gatherings. The buildings were demolished in 2000 when the site was redeveloped.

The decline in industrial space in the inner city is leading to a decrease in diversity of creative industries. Urban redevelopment projects like Blackwattle Bay can be an opportunity to explore how valuable cultural space can be reintroduced into the urban fabric.

The broad directions which the City of Sydney has identified to offer solutions to the current cultural and creative environment in Sydney include:

- » **Shifting the policy dial** to broader policy approaches cultural spaces and activities. The World Cities Culture Forum has identified three areas identified for action: funding and finance; planning and policy; space development and provision:
  - > **Funding and finance** to support the city's cultural life. It is important to leverage the resources required to secure cultural spaces. Cross governmental support needs to be assured and appropriate social enterprises and not-for-profits are required to boost cultural life in Sydney.
  - > **Planning and culture** where land use planning and cultural policy connections are improved. It will be important for data associated with cultural wellbeing, cultural infrastructure needs and economic requirements of creative industries to be accurate and reliable. There is an opportunity for cultural infrastructure to be delivered through planning agreements, which could be assisted by identifying cultural infrastructure priorities and understanding the types of spaces needed.
  - > **Space development and provision** to accommodate the increase in the scale of urban growth and demand for space. State and local governments will be required to work together to open up avenues for development and think across their boundaries to identify existing buildings which can be repurposed for cultural infrastructure.

## 5 Community

To understand the Study Area's existing and potential future demographic characteristics, Infrastructure NSW has developed population profiles to determine age structure, cultural diversity, household size, household income, level of education and other features. The characteristics of the Study Area have been compared against the surrounding suburbs (Pyrmont, Ultimo and Glebe) and the City of Sydney LGA.

This chapter includes an overview of the existing community. Community views provided in consultation are also summarised in this chapter.

### 5.1 Existing community

The Study Area is surrounded by the suburbs of Glebe to the west, Pyrmont to the north-east and Ultimo to the south-east. Each of these areas is distinct, with communities of varying needs. In 2016, there were approximately 40,500 residents living in the Glebe/Forest Lodge, Pyrmont and Ultimo area.

Due to the presence of the University of Technology and the University of Sydney in nearby Ultimo and Chippendale, Ultimo has a significantly higher proportion of university students and a very young median age in comparison to the City of Sydney average. Both Glebe and Pyrmont have median ages slightly above that of the City of Sydney LGA, with Glebe traditionally being home to an ageing population. However, the proportion of young and school aged children is higher in Glebe than the LGA average, as is the rate of university attendance. Both Pyrmont and Ultimo have a low proportion of young children, school children and those aged 25-34.

In 2016, the number of Aboriginal people in Glebe remained above the LGA average (2.3 per cent in Glebe/Forest Lodge compared to 1.2 per cent in the City of Sydney LGA).

There is also a large non-English speaking community in Ultimo with 59 per cent of residents speaking a language other than English at home. This is partly due to the large international student population living in Ultimo.

People born in China make up the largest proportion of those born overseas in all three suburbs. In Ultimo, the Chinese community makes up over 30 per cent of the suburb's population. There are also smaller numbers of people born in Thailand, South Korea, Indonesia and India living in the area, with the most culturally diverse community being in Ultimo.

In 2011, Ultimo and Glebe had lower Socio-Economic Indexes for Areas (SEIFA), indicating higher relative disadvantage, than the Greater Sydney average. Unemployment in all three suburbs surrounding the Bays Market District was higher than the City of Sydney average in 2011, with Ultimo having significantly higher unemployment than Glebe and Pyrmont. A relatively high proportion of the Glebe community rents social housing, while many students across Glebe and Ultimo have likely low incomes, which is reflected in low median weekly household incomes in both suburbs.

Across the Study Area of Glebe, Pyrmont and Ultimo, employment areas can be found in commercial towers in Ultimo, technology, media and creative businesses in Pyrmont and retail businesses throughout the site. There are also existing light industrial uses in the Investigation Area.

Glebe, Ultimo and Pyrmont benefit from a large number of daily tourists and visitors as a result of their proximity to the CBD, the Sydney Fish Markets, and two internationally recognised universities.

The City of Sydney Community Satisfaction Survey Results<sup>4</sup> identified higher levels of awareness of Council programs and / or projects in Glebe than the rest of the LGA, indicating relatively high engagement with local governance. Glebe, Pyrmont and Ultimo residents also expressed relatively high satisfaction with the City of Sydney's efforts to maintain the character of local villages.

<sup>4</sup> 2011 Community Satisfaction Survey, Prepared for the City of Sydney by Woolcott Research

## 5.2 Visitors and workers

Prior to COVID-19, tourism and visitation data showed that the existing Sydney Fish Markets receives approximately 3 million visitors per year, which is 10% of visitation to Darling Harbour and more than the number of visitors to The Rocks<sup>5</sup>. It is estimated that of these visitors:

- » 1.5 million were Sydneysiders, some 22% inner city or local residents
- » 418,000 domestic overnight visitors
- » 417,000 international visitors (the second most visited attraction by Chinese visitors)
- » 402,000 domestic day visitors<sup>6</sup>.

Together, domestic overnight and international visitors account for a third of all visitors to the existing Sydney Fish Markets and day trippers made up 16% of visitors. About a quarter of visitors described themselves as cooking and food enthusiasts. Nearly 11,000 people attended the Sydney Seafood School in 2014-15<sup>7</sup>.

It is also estimated that the Study Area will include a worker population of up to 6,000 people.

## 5.3 Community interests and issues

The proposed redevelopment of Blackwattle Bay has attracted strong community interest given its scale and proximity to well-established local communities. The planning for Blackwattle Bay has occurred over a number of stages. This section of the SSA summaries key findings from consultation undertaken during 2017 as well as more recent engagement undertaken in 2020. These findings were one of multiple inputs used to inform the social sustainability initiatives identified in this report.

### 5.3.1 Previous Consultation (2017)

Consultation with local residents and businesses during 2017 identified the following community issues and interests:

- » Reinforce and strengthen **connections to existing and future transport**
- » Mandate **design excellence** in the public domain, landscaping and built form design
- » Improve **access to Blackwattle Bay**, the foreshore and water activities for all users
- » Pursue leading edge sustainability, climate change resilience and improved water outcomes
- » Encourage **active transport** by prioritising walking and cycling
- » Better **connect Wentworth Park** to the harbour.

Feedback obtained through meetings and briefings with the Community Reference Group, Business Reference Group and government agencies highlighted the importance of:

- » Improving **public access** to the Bays Market District and new Sydney Fish Market through **physical, social, active and public transport connections**
- » Ensuring the precinct provides a **range of public benefits**
- » Ensuring built form development within the Bays Market District is appropriate in scale, minimises overshadowing and **supports local amenity**

<sup>5</sup> Visitation Study undertaken by Elton Consulting and Calkin Associates for UrbanGrowth NSW in 2016

<sup>6</sup> Ibid.

<sup>7</sup> Ibid.

- » **Early delivery of social infrastructure** to accompany new development; **provision of affordable housing**; and protection of **dragon boating and other passive boating activities** in Blackwattle Bay
- » Fostering **public confidence in the planning and consultation processes** as part of the Bays Market District; for instance reflecting the outcomes of previous consultations including the community driven principles; and providing further detailed information and clearly identifying measures of success in phase 2
- » Ensuring the new Sydney Fish Market is authentic – a real, working fish market, that **reflects the history** of the area and is **open and affordable** to all
- » Creating **strong physical and visual connections** between Wentworth Park and the new Sydney Fish Market; and protecting Wentworth Park from overshadowing.

Feedback obtained through submissions highlighted the importance of:

- » Ensuring the precinct contributes to **healthy and active lifestyles** and **opportunities for employment**
- » Offering opportunities for **ongoing and meaningful community engagement**
- » Providing **public benefits** including early delivery of the **waterfront promenade and social infrastructure**
- » Built form development that **does not negatively impact** open space areas, trees and Blackwattle Bay
- » **Integrated planning of active and public transport** improvements / connections including bus, ferry and light rail
- » **Acknowledging and reflecting the heritage of the area** including its Aboriginal and European heritage
- » Incorporating **public art** and landscaping into the public domain.

As part of this Strategy development, consultation has also been undertaken with representatives from the City of Sydney Council, the Department of Education, the Sydney Local Health District and the Department of Family and Community Services and industry recognised experts and leading thinkers.

### 5.3.2 2020 Consultation

The 2020 consultation summary includes engagement undertaken directly by Infrastructure NSW as well as findings from engagement undertaken by DPIE as part of developing the *Pyrmont Peninsula Place Strategy*.

#### Blackwattle Bay

Infrastructure NSW conducted consultation on the Blackwattle Bay planning scenarios during May and June 2020. Activities included community survey, webinars, public submissions and an online panel survey. (Note that this engagement was conducted during COVID-19 pandemic and when the related restrictions on face to face interactions were in place).

The key themes (documented in the *Revitalising Blackwattle Bay: Community and Stakeholder Engagement: Outcomes Report*, Elton Consulting, August 2020) raised in feedback by people who participated in the consultation program were:

- » In particular, people supported the proposal to provide open space in the precinct, including continuing the waterfront promenade between Pyrmont and Glebe; the opportunity to provide sustainable growth close to the CBD; and the concept of providing a mix of uses including housing, retail, hospitality and office space to activate the area day and night.
- » However, there were key elements in the proposed scenarios that people did not support. These mainly related to the built form of the proposals and the likelihood of increasing traffic in what many acknowledged is already a congested area. Additional concerns included active and public transport, size and amenity of open space, and the need for increased social and affordable housing at the site.
- » Transport and traffic congestion were two key issues raised. Some suggested that the renewal should include multiple public transport modes, such as a metro station and a ferry service, to help solve – rather

than exacerbate – the existing congestion issues. Active transport (walking and cycling) was viewed as important to encourage through the renewal, as a way of improving health and wellbeing outcomes through recreation as well as to reduce vehicle congestion.

- » On water clubs expressed concern for the safety risks posed by an increased number of powered vessels and recommended incorporating kayak access and storage facilities into the design.
- » Community members, including residents, community groups and businesses, suggested buildings with lower heights to integrate better with the existing built form of Pyrmont and Glebe and encourage solar access; giving priority to public transport, including ferry, metro and light rail; increasing the affordable housing target; and prioritising open space and the waterfront promenade.
- » Social and affordable housing were raised as concerns, with many people suggesting the target should be above 5-10% affordable housing for the site, and that social housing should also be included in the redevelopment. Reasons for this included the perceived increase in need for subsidised accommodation due to a COVID-19 related recession.
- » People were positive towards the opportunity to celebrate Aboriginal cultural heritage. Suggestions included using local Aboriginal place names, providing a dedicated First Nations museum or cultural centre and providing dedicated housing for Aboriginal Peoples as part of the development.

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## Pyrmont Peninsula Place Strategy (2021)

The *Pyrmont Peninsula Place Strategy: Social Infrastructure Assessment* identified the following community engagement findings related to social infrastructure:

### Social infrastructure is at capacity with a need for more affordable spaces to support social and cultural programs

Social infrastructure which was identified as being at capacity includes open space and primary school facilities. The Pyrmont Community Centre was also identified, as there is no space for more programs to meet the increased demand in community programs. Other community members identified the need for more affordable spaces for creative and cultural uses, alongside improved accessibility to participation in arts and cultural activities.

### Strong desire to improve access to the foreshore and parklands through better pedestrian and cycling links

The community would like to see new and improved social infrastructure which offers greater access to the foreshore and parklands (e.g. through a continuous 'Harbour Walk'). Greater accessibility should also be delivered through improved pedestrian connections and cycleways.

### The role of the private sector in social infrastructure provision

The community believe the private sector should contribute to social infrastructure improvements that it uses or impacts upon, as well as any new social infrastructure delivered in the future.

### The value of village character

There is a desire to maintain the village nature, heritage and liveability of the area, even though innovation is supported. The community would like to remain 'close knit' with close community ties.

### Desire for a diverse range of activities from public spaces

The priority improvements identified by the community were for green spaces and open spaces. The community would like to see public spaces, parks and infrastructure design which responds to the interests of residents, visitors and young workers in the area. The public spaces should also allow for incidental conversations and community connection and interaction. The community are also interested in more play areas, outdoor gyms and spaces that are inviting for young people.

## 6 The Blackwattle Bay Precinct Plan

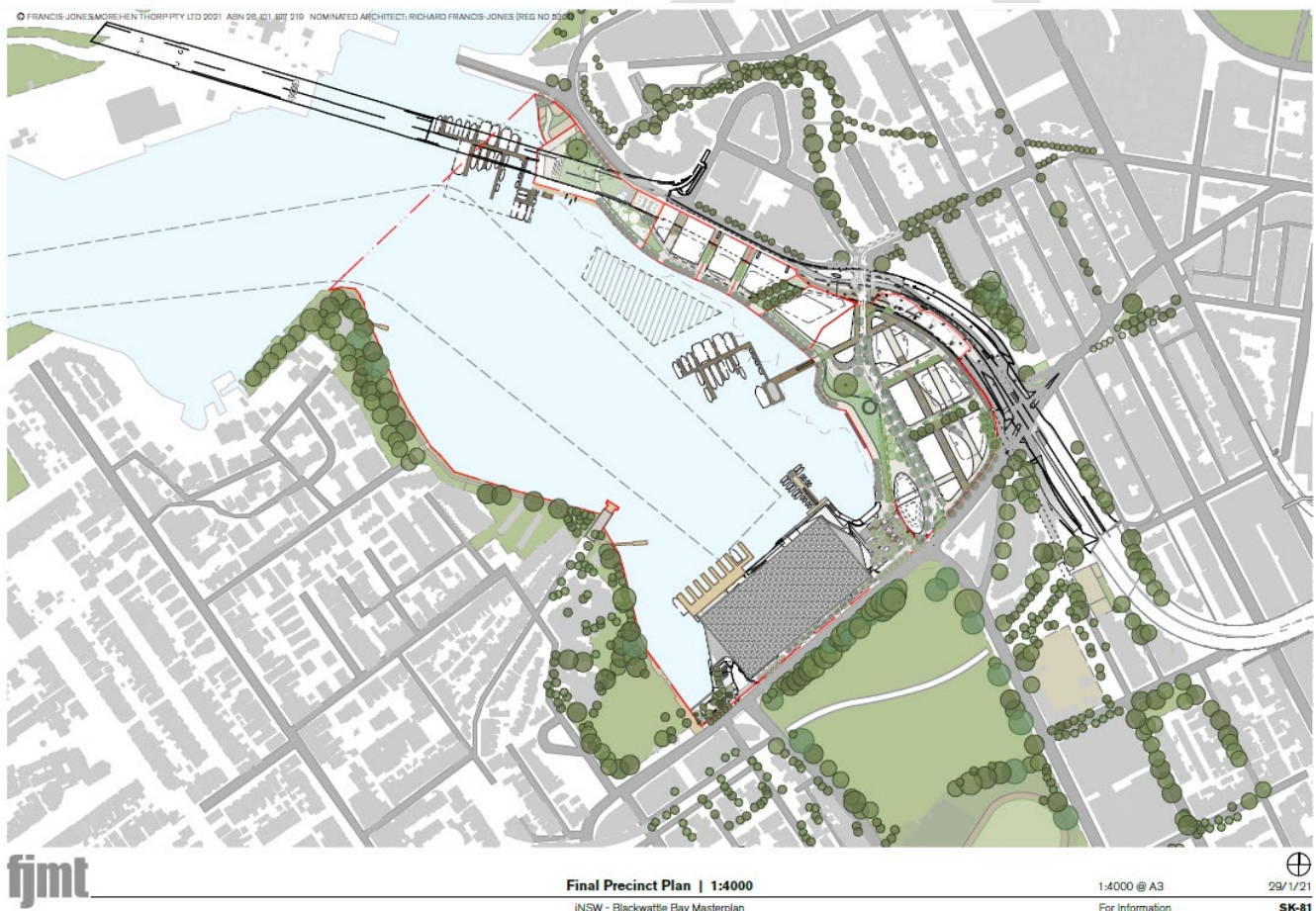
The SSP Study is proposing to rezone Blackwattle Bay with a new planning framework and planning controls to enable its future urban renewal.

The rezoning proposal is based on the Blackwattle Bay Precinct Plan ('Precinct Plan') which provides a conceptual layout to guide the development of planning controls for the precinct and has informed this report. The Precinct Plan is shown in Figure 4 below. The Precinct Plan provides overarching guidance about how the area should be developed based on community and stakeholder input, local character and place, current and future demographics, economic and social trends, cultural and environmental considerations, and urban renewal aspirations and needs regarding land use, community recreation, transportation, housing, and jobs.

### 6.1 Key elements of the Precinct Plan

The Precinct Plan for Blackwattle Bay prepared by fjmt for Infrastructure NSW is shown below.

**Figure 4: Precinct Plan**



Source: FJMT

Key features of the Precinct Plan include:

- » New homes, jobs and services close to the CBD including:
  - > approximately 5,713 ongoing jobs
  - > approximately 2,795 residents
  - > 1,546 dwellings.

- » A continuous waterfront promenade – the missing link in an otherwise 15km foreshore walk from Woolloomooloo to Rozelle
- » New active transport connections to bring the neighbourhood closer to the harbour through new and improved pedestrian and cycling links
- » Improved public transport options and minimised vehicle usage strategies including:
  - > Minimising car parking spaces with limited on-street parking.
  - > Ferry wharf
  - > Opportunity for buses to service through site link
  - > Connections to the existing light rail
  - > Access to a future Sydney Metro West Station in Pyrmont
- » New parks and green space with 30,000 m<sup>2</sup> of new open space
- » An authentic, and world class new SFM at the heart of Blackwattle Bay
- » An authentic place that builds on Indigenous and industrial stories and celebrating the local character.

Once the Study Area is rezoned and the new planning controls are in place, future development will need to seek development approval through the relevant approval pathway. This will include detailed development proposals and further associated environmental, social and economic assessments.

The rezoning proposal responds to the Study Requirements issued for Blackwattle Bay (formerly Bays Market District) by the Department of Planning and Environment in April 2017.

## 6.2 Future community

The Study Area will undergo substantial population growth by 2036. The Study Area, which currently has no permanent residents, is expected to be home to a community of around 2,795 residents in 2036. The community in Glebe/Forest Lodge is forecast to increase by 10 per cent to over 28,000 people to 2036, while the Pyrmont/Ultimo community is forecast to grow by 33 per cent to over 26,000 residents.

The largest forecast increases by age group are anticipated to be people aged 25-39. This will be attributed to people migrating to the Study Area in those age groups as well as the ageing of new residents who are in their 20s when they initially move into the Study Area. The largest household types in 2036 are forecast to be couples without children, who are likely to be attracted to good access to CBD-based employment and entertainment, as well as a range of new amenities and attractions on site or within a short walk. Lone person households are expected to be the second-largest household type by 2036, as residents age in place. This will be both reflected in, and reinforced by the proposed dwelling mix which includes a higher proportion of 1 and 2-bedroom apartments.

The separate *Population and Economic Analysis*<sup>8</sup> provides more detailed information.

### Population and household forecasts

- » Increase in Study Area population from 0 in 2016 to 2,795 in 2036. This forecast is based on an increase of 1,546 dwellings in net terms between 2024 and 2032.
- » Average household size is expected to decrease from at 1.99 in 2026 to 1.90 in 2036.
- » Expected to attract a range of markets including both younger adult age groups attracted by the inner city lifestyle and older working adults and retirees, attracted by waterfront property with close proximity to the new Sydney Fish Market and the range of transport options and waterfront trails.

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<sup>8</sup> Prepared by Profile.id (2020)

- » Age increases in the 25-39 age bracket by 2036 – result of people migrating to the Study Area in those age groups, and the ageing of people in their 20s. There are also significant increases in the 50 to 64 age group.

### **Employment forecasts**

- » By 2036 there could be approximately 5,713 ongoing jobs in Blackwattle Bay.
- » Employment opportunities will be largely focused on business services, especially Professional, Scientific and Technical Services and Information Media and Telecommunications, due to the increase in commercial office space planned for the existing Sydney Fish Market site
- » New Sydney Fish Market site will continue to support seafood related wholesale and retail and a likely rise in hospitality jobs.
- » Other opportunities in health and wellbeing or recreational services, community services, personal services, child care, and serviced apartments/short term accommodation.
- » Should the planning controls remain unchanged, it is forecast that job levels would remain relatively low within the existing SFM site and adjacent private lands. The new SFM would contain approximately 725 jobs.

### **Future Blackwattle Bay**

- » Most common resident profile will be highly educated young professional couples (with or without children) accessing jobs in the inner city.
- » Group and lone person households of students and young workers is forecast to be higher than the Greater Sydney average.
- » Most households will be middle income and renting or paying off a mortgage. However, there will be more high income households than the metro average due to the working resident profile.
- » Public transport will be the most common mechanism for getting to work.
- » Increased commercial office space planned for Blackwattle Bay will mean a large increase in business services, especially Professional, Scientific and Technical Services. It is projected that this sector will be the number one employer.
- » Redeveloped Sydney Fish Market will mean an increase in retail and accommodation and food services-based jobs.
- » Other opportunities in health and wellbeing, community services, personal services, child care, and serviced apartments/short term accommodation.

### **Staging**

The proposed staging for the development is shown by Figure 5 below. Works will start with the new SFM site, followed by the Bank Street open space. Development of the Private Land Owner sites in Zone 2 is expected to follow individual timeframes and is likely to be completed after Zone 3.

**Figure 5: Staging Plan**



**Table 5 Indicative Resident Profile**

	Forecast Blackwattle Bay Study Area (2036)	City of Sydney 2016	Greater Sydney 2016
<b>Age Structure (%)</b>			
0-19 years	10.5	10.7	24.6
20-39 years	42.1	56.3	30.5
40-64 years	36.4	24.7	30.9
65 years and over	11.1	8.2	13.9
<b>Income (%)</b>			
Low income households	15	25.8	30.7
High income households	25	17.4	7.9
<b>Household type (%)</b>			
Lone person households	28.3	32.5	20.4
Couples without children	32.8	25.9	22.4
Couples with children	13.6	9.5	35.3

Source: Profile Id (2020), Blackwattle Bay Population Demographics

The data in the table above highlights some key demographic distinctions between the potential future Blackwattle Bay population, the existing City of Sydney and Greater Sydney. These key features include:

- » Similar proportions of 0-19 year olds as the City of Sydney but significantly less than Greater Sydney
- » Less proportions of 20-39 year olds than the City of Sydney but greater than Greater Sydney
- » Greater proportions in the 40 years and over age groups than the City of Sydney particularly
- » A lesser proportion of low-income households than both the City of Sydney and Greater Sydney
- » A greater proportion of high-income households than both the City of Sydney and Greater Sydney
- » A lower proportion of lone person households than the City of Sydney but a greater proportion than Greater Sydney
- » Greater proportions of households that are either couples without children or couples with children than the City of Sydney.

## 6.3 Implications for this Strategy

Given the diversity between existing communities of Pyrmont, Glebe and Ultimo and the future Blackwattle Bay Precinct, community and social infrastructure will need to accommodate a wide variety of needs, including those of families, children and young people, young working adults, retirees and older people.

The Study Area's future population will be distinguished from that of surrounding suburbs in its age and household profile. This points to the importance of providing infrastructure and attractors that can help to bridge the gap and enhance social cohesion. Social infrastructure and community development initiatives can play an important role in encouraging links and connections between new and existing communities reducing the risk of polarisation and fragmentation.

Given the forecast demographics, a key challenge for the Study Area will be achieving a socially diverse and sustainable community, in terms of a balance of age, household type and income. The extent to which a reasonably diverse population may be achieved will depend largely upon housing diversity and affordability.

The separately prepared *Housing Diversity and Affordability Study*<sup>9</sup> (2021) discusses the importance of delivering housing diversity and affordability in the Study Area. The Study details key findings and implications for housing based on the demographics of the Study Area, including:

- » Retaining and/or improving housing choice is a challenge for lower income earners
- » There are increasing barriers to housing affordability and diversity, stimulated by the growing interest to living in the City of Sydney and increasing property prices
- » People on very low or low incomes cannot afford to rent a 1 or 2-bedroom apartment in the City of Sydney. People on a moderate income could afford a 1 bedroom but not a 2-bedroom apartment.
- » New residents are more likely to be more affluent and more likely to be in middle aged and higher income earning residents at the expense of a younger population
- » The lack of housing diversity in general, as well as social or affordable rental housing could skew the population of the City of Sydney where very low to low income households are denied entry to living in the area. This has the potential effect of creating an area that may lack social diversity, aspects of a healthy community and access to key workers. There will be broader implications for businesses and the wider community, including:
  - > Additional costs for local business with impacts on competitiveness
  - > Workers facing additional costs in the form of housing and transport
  - > Net migration out of the area of young people
  - > Workers may change their employment location to be closer to home.

Infrastructure NSW has committed to the provision of affordable housing in line with City of Sydney's Affordable Housing Policy for Ultimo Pyrmont. This will require the payment of a cash contribution through the relevant City of Sydney affordable housing scheme. From a social sustainability perspective, the inclusion of a range of sizes of apartments and provision of social and affordable housing at Blackwattle Bay will be important in ensuring both social diversity and inclusion in the Study Area and/or surrounding areas.

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<sup>9</sup> Prepared by Hill PDA (March 2021)

## 7 Social Infrastructure Trends

Leading practice social infrastructure planning follows a number of key trends and directions. These include an emphasis on larger, multipurpose and flexible spaces and places that support a wide range of both formal, structured and informal, unstructured uses. Directions also highlight the importance of places and spaces that are designed to facilitate safe and inclusive interaction where many different groups of people feel welcome and are able to engage in community life. The *Pyrmont Peninsula Place Strategy: Social infrastructure assessment* (DPIE, 2021) identifies a number of social infrastructure trends that follow these broad directions:

### Community spaces as a 'third place'

Social infrastructure is becoming a 'third place' – a destination for after home or work. The community, particularly those living high density apartments, need space away from home to connect with community, learn, study or co-work. Community spaces should also be multipurpose, with spaces for specific target groups such as young people. Lounges and cafes are also important for community spaces.

### Spaces that support formal and informal recreation and support walking

As the nature of sport and recreation is changing, the desire for a spectrum of recreation uses within the space sporting space. This trend means open spaces need to be multipurpose to include fields and courts but also place spaces, walking loops, fitness equipment and spaces for informal sport and large outdoor social gatherings.

### Co-located and multi-functional facilities

Interconnected community facilities that are multifunctional and co-located with other services are needed to meet the diverse needs of communities. Community hubs are considered best practice as they may combine a traditional community hall, library or recreation activities. Spaces should also be flexible and able to adapt to changing community needs.

### Inclusive, safe and welcoming

Participation in sport is also changing, with increasing number of women joining organised sport. It is important that amenities and facilities are inclusive, with private changing areas, safe and welcoming for all users.

### Opportunistic, temporary and adaptive reuse

In areas undergoing change, there are opportunities for temporary pop up social infrastructure in underutilised commercial spaces or spaces planned for renewal and redevelopment. Adaptable and moveable community kiosks are another trend for temporary social infrastructure, and for community assets not meeting their original purpose to be repurposed into cultural program spaces.

### Indoor recreation

Indoor sports and recreation facilities are growing in popularity as the climate changes and for different cultural preferences. There is particular appeal for airconditioned facilities, where features such as solar panels and water harvesting can be used to off-set the carbon footprint of these facilities.

### Park space working harder

Parks of all sizes, including regional and district parks, will need to take on various roles to service different needs. Even passive parks are becoming more active spaces and are being used for informal sports.



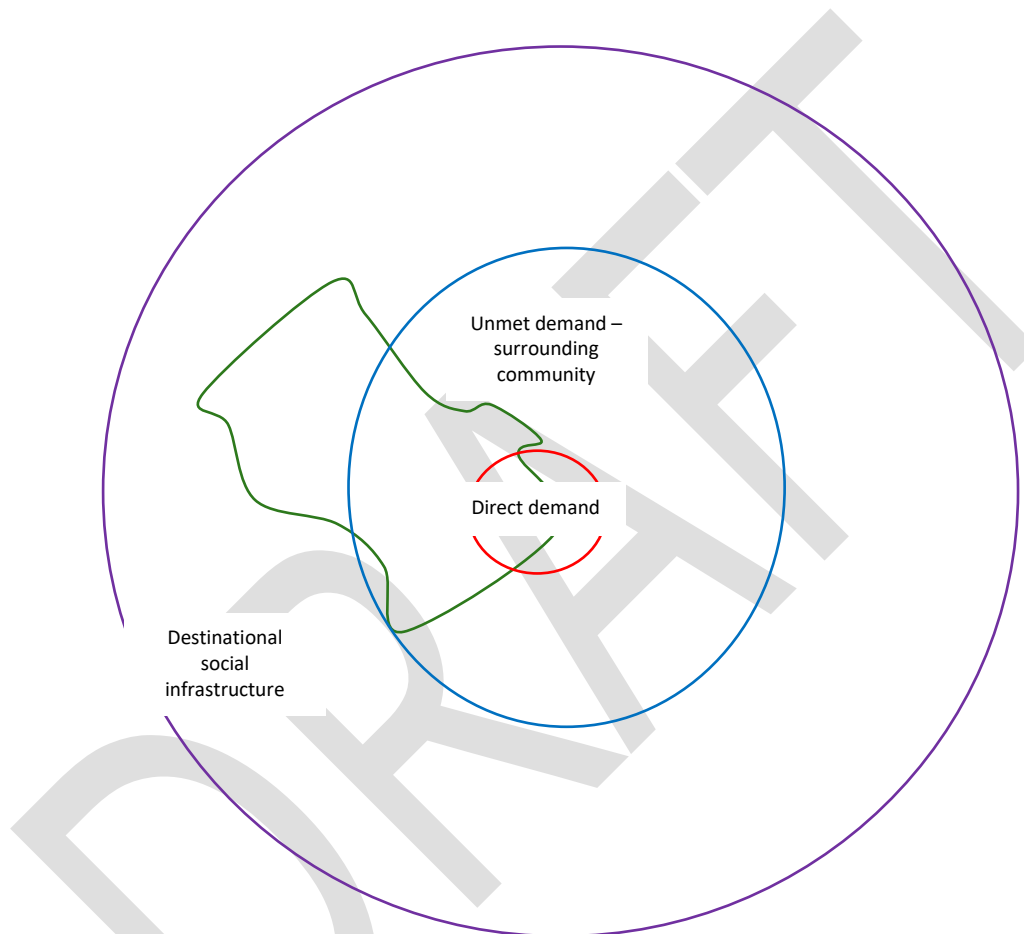


Barangaroo Headland Park and The Goods Line, Photos: Elton Consulting

## 8 Social Infrastructure Provision

This report examines social infrastructure provision at Blackwattle Bay at three levels:

- » Social infrastructure demand directly created by the development of the Study Area
- » Existing unmet social infrastructure needs in the surrounding community which includes the surrounding suburbs of Glebe, Pyrmont and Ultimo
- » Place activation or destinational social infrastructure that could contribute to the success of the Study Area but would rely more on regional level demand.



### 8.1 Direct demand created by the development

Social infrastructure demands directly attributable to the development of the Study Area may be considered as a baseline for social infrastructure provision. While there are various ways to calculate demand and equally various modes of provision, the principle that infrastructure should be provided to meet any additional demands created by a new community is an expected minimum standard. Particularly in the urban renewal context this would also consider any form of previously used social infrastructure that may be removed due to the development.

As seen from the previous review of the Precinct Plan, the development of the Study Area is anticipated to bring 2,795 new residents and up to 5,713 new workers into the Precinct.

## Required social infrastructure for direct demand

The following Table 5 summarises the assessment of social infrastructure requirements to meet the direct demand created by the proposed residential and worker population of the Blackwattle Bay Precinct. This table includes the source of the relevant standard or benchmark that has been used to quantify future demand.

**Table 6 Required social infrastructure for direct demand**

Type	Description	Standard	Source	Demand
Community centre	A community gathering and activity space used for a wide range of community activities and events the delivery of community programs and services.	80 sqm/ 1,000 people plus 10% for worker use	Recognised standard in social infrastructure planning. Also used in <i>Pyrmont Peninsula Place Strategy Social Infrastructure Assessment (2021)</i>	246 square metres
Library	The contemporary library is a modern meeting place that while still having a focus on books provides a variety of meeting and activity spaces for formal training and learning, informal study, and both group and individual learning.	57.5 sqm/1000 people for populations less than 20,000	NSW State Library, <i>People Places</i> , Public Library Standards	161 square metres
Early education and care	Includes long day care and out of school hours care	One long day care place for every 48 residents outside the CBD  Plus one place for every 75 workers	City of Sydney, <i>Child Care Needs Study</i>	134 long day care places
Education	Include primary and high school education	1 primary school per up to 1,000 students and 1 high school per up to 2,000 students	Department of Education, <i>School Site Selection and Development (2020)</i>	Consultation with the Department of Education conducted by INSW has identified that the development will not trigger demands for new schools.
Health	Includes both community health centres and services and the provision of GP/medical services	One GP per 800 people	Existing provision based on Central Eastern Sydney Primary Health Networks	Approximately 3 GPs  Consultation with NSW

Type	Description	Standard	Source	Demand
				Health conducted by INSW has confirmed that the development will not trigger demands for a new community health centre
Arts and creative spaces	Includes space for performance, rehearsal, exhibition, studio space	One major performance space per 100-150,000 people.  One Creative Arts Centre for every 20,000-30,000 people	City of Sydney.  <i>Also used in Pyrmont Peninsula Place Strategy Social Infrastructure Assessment (2021)</i>	Insufficient local demand in Blackwattle Bay
Open space	Land that is publicly owned and used for recreation, leisure and outdoor entertainment purposes. Includes recreation spaces (parks and play spaces), community and civic spaces (urban public space, public domain, plazas), sports grounds, linkage parks (such as recreation trails) and natural areas.	15% of site area for government urban renewal projects	City of Sydney, <i>Local Strategic Planning Statement (2020)</i> and <i>Open Space and Recreation Strategy (2016)</i>	15% of site area equates to 1.56 hectares
Sports field	Full sized playing fields configured for formal, active recreation including soccer, football, and possibly cricket/AFL	One sportsfield for every 5,600 residents; One field for every 120,000 workers	City of Sydney, <i>Baseline Infrastructure Study</i>  <i>Also used in Pyrmont Peninsula Place Strategy Social Infrastructure Assessment (2021)</i>	0.5 sports fields
Outdoor sports courts	Full sized multipurpose recreational courts that can be used for basketball, futsal and other sports	One outdoor sports court for every 2,179 people plus 10% for workers	City of Sydney, <i>Open Space and Recreation Strategy (2016)</i>	1.3 outdoor sports courts
Play space	Spaces that provide a diverse range of play opportunities for different age groups, abilities, and interests	One play space for every 2,000 people	Parks and Leisure Australia (2012).  <i>Also used in Pyrmont Peninsula Place Strategy</i>	1.4 play spaces

Type	Description	Standard	Source	Demand
			<i>Social Infrastructure Assessment (2021)</i>	
Outdoor fitness	The provision of free to access outdoor gym equipment to promote fitness and exercise. Provided as both static (fixed) or dynamic (moving parts) equipment.	One outdoor fitness station for every 15,000 people	Parks and Leisure Australia (2012). Also used in <i>Pymont Peninsula Place Strategy Social Infrastructure Assessment (2021)</i>	Insufficient local demand in Blackwattle Bay

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False Creek Vancouver and East Sydney Community and Arts Centre, Photos: Elton Consulting

## Bluescape

The nature of Blackwattle Bay means that the water or 'bluescape' is a key element of the place experience for the Study Area. Views of, and interaction with water (visually, audibly, and physically) is likely to be a defining feature of the experience for people visiting, working and residing in Blackwattle Bay. In the urban renewal context, public open space is a premium and performs a critical role. The Precinct Plan for Blackwattle Bay provides for significant land-based open space but will also capitalise on views, and access, to water to create a more expansive open space feel and potentially provide greater community benefit.

Beyond visual access, the Precinct Plan for Blackwattle Bay provides direct recreational use opportunities of the water. The plan enables access to the water as a resource for residents and visitors to Blackwattle Bay. This is the case for boating and fishing. Recreational boating including dragon boating and kayaking are important existing activities that are currently popular in Blackwattle Bay. The provision of facilities and amenities to enable water-based recreation in the area is a key feature of the Precinct Plan and is consistent with the leading practice objective of urban renewal to minimise displacement of existing users. Future planning will need to ensure not only access and amenities for recreational water craft users but also safe water passage and separation from larger vessels.

The need for spaces in higher density environments that provide some respite from the surrounding activity of the city is recognised as important. These spaces, and their potential to act as quiet, contemplative spaces, can be enhanced by a close visual and physical relationship to water with its calming qualities. The landscape elements of the Precinct Master Plan enable interaction with water and the provision of quieter spaces, as you move west along Bank Street.



Bluescape as a play resource. Photo: Elton Consulting

## 8.2 Unmet demand in surrounding community

Leading practice urban renewal ensures that the benefits of the redevelopment are shared among both new and existing communities. From a social infrastructure perspective, this could mean providing as part of the redevelopment, or helping to fund nearby, social infrastructure that may contribute to addressing the needs of the surrounding, established community as well as new, incoming residents. Social infrastructure and other amenity can and should be planned and designed to consider the existing community's needs as well as that of the new, incoming community.

Blackwattle Bay, although not required to provide social infrastructure for the surrounding community, provides an opportunity, consistent with leading practice, to address existing shortfalls where possible and where resources allow.

### 8.2.1 Identification of existing community needs - the local area

Based on a combination of the consultation undertaken for this project and an analysis of the Social Infrastructure Assessment prepared as part of the *Pyrmont Peninsula Place Strategy* (DPIE, 2021), the key existing gaps in provision of social infrastructure in the established communities surrounding the study area include:

- » Increased community meeting and activity space including an increased demand for space for community programs
- » Space for creative arts including studio space with an emphasis on affordable arts and creative spaces
- » Locally accessible green space that respond to needs of residents, visitors and workers
- » Increased play opportunities
- » Recreational walking linkages
- » Multipurpose courts
- » Outdoor gyms
- » Space for young people including for basketball and skating
- » Public boating facilities and associated storage.



## Opportunities for Blackwattle Bay

The Blackwattle Bay Precinct Plan presents a number of key opportunities to address the requirements for social infrastructure as well as many of the aspirations of the surrounding, existing community. The key elements include:

- » A continuous publicly accessible waterfront promenade throughout the entirety of the precinct that provides a critical missing piece in the regional pedestrian and cycling network. The promenade, as planned, is a minimum of 10 metres wide, expanding at certain locations and nodes to 30 metres.
- » Bank Street Open Space will be a critical public open space that is focussed on local, community needs rather than on visitors and events. Bank Street should include green space, sports courts for basketball and other courts sports, fitness equipment, a skate facility and play space. It should be a multi-generational and inclusive space that provides a balance between active and passive recreation.
- » The Precinct Plan includes both a boat house/club house facility with boat storage located under the Bank Street Open Space and directly off the Waterfront Promenade. While this facility is intended to serve the needs of the existing dragon boat and kayak communities, it is also intended to be shared, multipurpose facility that is available for wider community activities and programs
- » The existing buildings at 1-3 Bank Street are seen as a great opportunity for a combination of both community and cultural uses. The Precinct Plan envisages a range of arts and creative uses to be accommodated in this space including studios, maker space, gallery and exhibition space and performance and event space.

## Proposed Social Infrastructure

The following table shows required (according to accepted standards) and proposed social infrastructure to be incorporated in the rezoning proposal for Blackwattle Bay.

**Table 7 Proposed Social Infrastructure**

Type	Required	Proposed	Comment/ Description
Community centre	246sqm	400sqm	Community centre (meeting and activity space) will be provided in different forms in Blackwattle Bay. One is the provision of a boat house/club house to accommodate the existing dragon boat and kayak users. This facility will include boat storage space. It is important that any meeting or activity space provided in this facility is available for general community use and is not restricted to boat users only.
Early education and care	134 spaces	134 spaces	Provision will be made in the land use planning for Blackwattle Bay to ensure that child care is a permitted use in appropriate locations. Work-based child care will also be encouraged. It is assumed that child care provision will be based on market demand and any facility will be required to address the City's requirements.
Health	3 GPs	3 GPs	Office space will be available that would be suitable for GP use should there be interest. Community health services will be provided through existing facilities in surrounding areas. Community centre space may also be used for the provision of community and allied health service provision on an outreach basis.

Type	Required	Proposed	Comment/ Description
Arts and creative spaces	None	Approximately 1,200 square metres	Spaces at 1-3 Bank Street are recommended to be transformed into community, creative and cultural space. There is an opportunity to examine the potential for a Blackwattle Bay Studio type facility similar to what existed on the other side of the bay prior to redevelopment of that area. See fjmt images below – Figure 5
Public open space	15% (1.26ha)	3 hectares of total study area of 10.4 hectares equates to approximately 29% of study area	The key elements of the public open space provided in the Precinct Master Plan include the Waterfront Promenade (minimum 10 metre width), Bank Street Open Space, Miller Street Reserve, Entry Plaza, Waterside Park, Urban Park (east of New Sydney Fish Market), Local Park (west of New Sydney Fish Market). These spaces are shown on the fjmt plan following this table – Figure 6
Outdoor sports courts	1.5	2	Two outdoor multipurpose courts are recommended to be provided in the Bank Street Open Space area. This area is envisaged as mixed-use space that addresses both active and passive recreational needs for both the new residential community and the existing residents of Pyrmont.
Play space	1	1	High quality play space included in Bank Street Open Space. Finalisation of inclusions and design should be based on community engagement with local community.
Outdoor fitness	None	1	High quality outdoor fitness area suggested for Bank Street Open Space. Finalisation of inclusions/type should be based on community and stakeholder engagement. It is noted that while Sydney includes a number of small and moderately fitted out outdoor fitness areas there is an opportunity to create a unique, high quality area based on leading practice models from Europe and other international examples.

The following facility types are recommended to be addressed in accordance with the draft findings of the Social Infrastructure Assessment conducted as part of the *Pyrmont Peninsula Place Strategy* (DPIE, 2021):

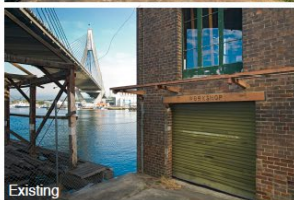
- » Library access – Library floor space demand of less than 200 metres is generated directly by the new residential population projected for Blackwattle Bay. This is considered to be insufficient to support the provision of a stand-alone library. A number of opportunities exist for library access at Blackwattle Bay:
  - > Inclusion of small library kiosk or outreach space in the planned community and cultural space at 1-3 Bank Street. This may include book drop off and pick up facilities and possibly the provision of outreach library services like occasional story time or classes
  - > Inclusion of library space as part of the Elliptical Building (to be addressed in the next section on 'destinational social infrastructure')
  - > The *Pyrmont Peninsula Place Strategy* (Social Infrastructure Assessment) identified a number of possibilities for increased library space in the area including increased floor space at the existing libraries in the sub-precinct, improving pedestrian connectivity to existing libraries, increased outreach, partnering with the knowledge sector.
- » Sportsfields – Demand for sportsfields created by the development of Blackwattle Bay is insufficient to support the provision of a sportsfield on site. Practical constraints with land availability and community preferences for other forms of public open space are also key considerations. The Social Infrastructure Assessment conducted as part of the *Pyrmont Peninsula Place Strategy* recommended the enhancement of sportsfields at nearby Wentworth Park and investigation of synthetic fields to increase capacity.

**Figure 6: Creative Space Opportunities at 1-3 Bank Street**

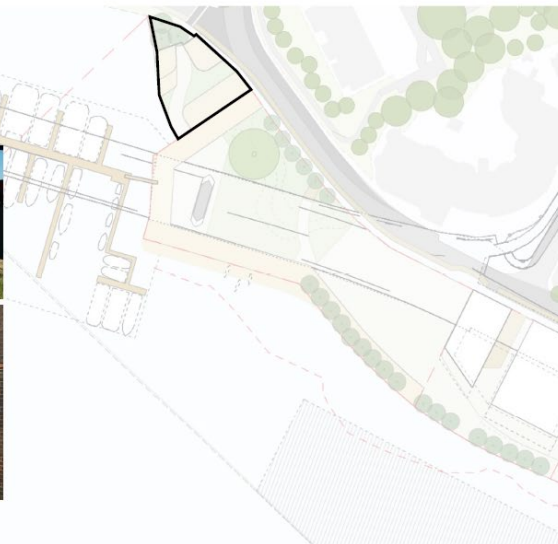
INSW - BLACKWATTLE BAY

**/creative & studio uses**

/ Total Area: 1,620m2



fjmtstudio



Source: FJMT Studios

**Figure 7: Open space network\***

Source: FJMT Studios

\*Note that in the above some of the spaces shown are proposed to be delivered as part of the New Sydney Fish Markets project. Also Wentworth Park is an existing public open space.

## 8.3 Destinal Social Infrastructure

Given Blackwattle Bay's purpose and function as a key tourist and visitor location, there is an opportunity to consider an additional level of social infrastructure that is focused on City-wide or regional level facilities or spaces. These are facilities, amenities and spaces that may contribute to the destination and activation focused objectives of the Precinct but are based on demand and funding mechanisms beyond the development of Blackwattle Bay.

Examples of destinal social infrastructure include cultural centres, performing arts, libraries, galleries, and museums. Infrastructure NSW is working with Create NSW to explore opportunities for a unique regional or destinal focussed cultural space to be included at Blackwattle Bay. Although yet to be confirmed, there is interest in pursuing a form of indigenous cultural space at Blackwattle Bay. The provision of this space is dependent on the provision of funding external to the Blackwattle Bay project.

The proposed location for this type of facility is what is known as the Elliptical Building. This building, located between the New Sydney Fish Market and the urban renewal area, as shown by Figure 7, is of a total area of approximately 1,800 square metres with the ultimate configuration likely to include a combination of retail, commercial and possibly community and cultural uses.

**Figure 8: Community and cultural uses**



Source: FJMT Studios

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## 9 Social Sustainability Initiatives

While social infrastructure is a key element of the planning process and the development of a master plan, there are a number of other issues and factors that contribute to social sustainability. Some of these are more difficult to quantify and understand as they may not have a physical state that can be included in a plan. Nonetheless, these process, engagement, community and cultural development issues are seen as critical to social sustainability and an important contributor to the ongoing sustainability, vibrancy and resilience of place and community.

Another important social sustainability consideration in urban renewal is the concept of 'sharing benefits'. The nature of urban renewal involves developing adjacent to and among existing, established communities. Sharing benefits has multiple dimensions when applied to the Study Area and again has both physical and non-physical dimensions. Physical active transport connections between the existing communities of Pyrmont, Ultimo and Glebe that are safe and attractive will be important to ensuring that local communities can access the amenity and facilities. Affordable housing that provides variety, choice and opportunity in an increasingly expensive location is another potential means of sharing benefits. The creation of a range of local employment opportunities through the planning, construction and delivery stages will be a key focus, as there is an opportunity to further extend the benefits to the wider local community. Furthermore, the social infrastructure and other amenity can and should be planned and designed to consider the existing community's needs as well as that of the new, incoming community.

One of the challenges will be how to integrate the new residents, workers and visitors to the Study Area, with the major tourism and retail focus of the Sydney Fish Market and the existing surrounding communities. Authenticity in relation to the new relocated Sydney Fish Market and the broader Blackwattle Bay precinct needs to be worked through carefully. What makes an authentic community are the actions of people - the relationships they form, the sense of identity and ownership they develop, the ways in which they interact with each other, how they come together to celebrate their place, and the opportunities they have to cooperate with others to influence what happens around them. People do have a natural tendency to congregate and, as consultations to date have shown, have an appetite for community.

The structure of this section reflects the four key themes within City of Sydney's *Social Sustainability Policy & Action Plan 2018-2028* (2019) (replacing the Social Sustainability Policy and Discussion Paper "A City for All: Towards a Socially Just and Resilient Sydney" mentioned in the Study Requirements):

- » An inclusive city: social justice and opportunity, with residents sharing the same opportunities and benefits.
- » A connected city: diverse, cohesive communities that are socially connected and have a sense of belonging.
- » A liveable city: quality places and spaces, that are designed for people of all ages and abilities and connected to the natural environment.
- » An engaged city: good governance and active participation, with opportunities to get involved.

This section considers social sustainability initiatives in relation to these four themes, and identifies a range of initiatives that can be developed to reinforce the liveability and authenticity of the Study Area through positive social outcomes, to engage the full range of stakeholders and to foster the relationships and networks that appear to be critical to the process of authentic urban renewal.

As explained further in Section 10, this SSA is being prepared to inform a rezoning proposal. Given this, most emphasis is placed on the social sustainability issues and initiatives that need to be addressed at that stage of planning. There are, however, also a number of other important elements of social sustainability that complement and support the more physically or spatially focussed recommendations required for the rezoning stage. These additional initiatives will be documented here but will need to be refined and become more detailed in the planning stages to come.

## 9.1 Inclusive community

### Housing affordability

Affordable housing is defined as “housing that is appropriate for the needs of a range of very low to moderate income households and priced so that these households are also able to meet other basic living costs such as food, clothing, transport, medical care and education. As a rule of thumb, housing is usually considered affordable if it costs less than 30% of gross household income<sup>10</sup>”.

Affordable housing is identified as a key issue in NSW Government strategic policy documents and those prepared by the City of Sydney Council, including *Sustainable Sydney 2030* (2017) which identifies a target of 7.5% of housing in 2030 to be social housing, and another 7.5% to be affordable rental housing. Leading practice in urban renewal (AHURI) and healthy built environments (Centre for Population Health) also emphasise the importance of creating diverse and balanced communities through increased housing mix.

As advised by Hill PDA in their *Housing Diversity and Affordability Study (2020)*, “the median property price has doubled in the last decade and the median rent increased by 30% before levelling off due to the completion of some major high density developments”, with Covid-19 further weakening the market in 2020.

Hill PDA’s study further identifies:

- » Barriers to housing diversity and affordability in the City of Sydney and Study Area, with housing choice a challenge particularly for lower income earners, including those on very low and low incomes but also moderate incomes for larger dwelling types
- » Very low and low income earners are locked out of the City due to a shortage of affordable rental housing, including younger people.

The delivery of different housing tenures, sizes and price points can contribute to addressing this challenge. In order to minimise the creation of concentrated pockets of disadvantage, Hill PDA further describe several approaches to integrate affordable housing within a development, which reflect different tenure mix options put forward by UNSW<sup>11</sup> and AHURI<sup>12</sup> in different pieces of research:

- » Unit by unit mix of tenures disperses affordable and privately owned dwellings throughout a single building
- » Floor by floor approach to tenure mix allows groupings of tenures within a building
- » Building by building approach allows grouping of tenures in different buildings to achieve a mix across a site, although each building may contain a single tenure group. This is described as the most acceptable on-site option for the Study Area with preferable outcomes for tenants and community housing providers, and lower maintenance and management costs.

All approaches should aim to result in a reduction of potential stigmatisation felt by different tenure mix, usually social housing residents. Ensuring that there is no visible distinction between tenure types is an important consideration for more detailed planning stages. In addition, it will be important to explore opportunities to support training, education and employment for more vulnerable population groups, and ensure a shared and equal public environment for all. This is further explored in the next sections.

Community engagement undertaken in 2020 also identified that:

- » There should be a mix of public and private housing that is integrated to create a mixed community. In doing so, there was a desire for any new residential development to include social and affordable housing

<sup>10</sup> NSW Department of Communities and Justice: <https://www.facs.nsw.gov.au/providers/housing/affordable/about>

<sup>11</sup> UNSW City Futures Research Centre Report for Shelter NSW, Shelter Brief 61, Equitable Density: The place for lower income and disadvantaged households in a dense City. Report 2: The neighbourhood Scale, p6 [cityfutures.be.unsw.edu.au/research/projects/equitable-density-place-lower-income-and-disadvantage-households-dense-city/](http://cityfutures.be.unsw.edu.au/research/projects/equitable-density-place-lower-income-and-disadvantage-households-dense-city/)

<sup>12</sup> AHURI Public housing renewal and social mix policy brief: <https://www.ahuri.edu.au/housing/policy-analysis/public-housing-renewal-and-social-mix>

- » Dedicated social and affordable housing for First Nations Peoples should be considered to help ensure their ongoing presence in the area.

**Proposal:** Future development of the site will be subject to the City of Sydney's Affordable Housing Policy for Ultimo Pyrmont. This will require either in kind contribution of affordable housing or the payment of a cash contribution.

Hill PDA describe that the proposal will:

- » Provide a range of housing sizes including smaller dwellings
- » Support affordable housing provision via contributions
- » Support social housing provision, pending formalisation of a contribution scheme
- » Contribute to the diversity of housing types and tenures.

#### **Additional initiatives:**

1. Implement recommendations from the *Housing Diversity and Affordability Study (2020)*.
2. Continue to support the development of affordable and social housing in Blackwattle Bay and surrounding areas, in collaboration with City of Sydney, City West Housing Pty Ltd, LAHC and community housing providers.
3. Consider the findings from the engagement process, including findings from the *Aboriginal Cultural Advice* report, in relation to needs for affordable and/or social housing.

## **Housing diversity**

Hill PDA identify a growing need in the City for dwellings "suited to young couples and single person households", and "adaptable and universal dwellings [...that...] are able [to] meet the changing needs of occupants over time".

The NSW Government's *Apartment Design Guide (2015)* encourages a broader range of dwellings, with different sizes to meet the need of a broader range of households, including single person households, young couples. The NSW Government's *Apartment Design Guide* recommends that developments achieve a benchmark of 20% of the total apartments, incorporating Livable Housing Australia's *Livable Housing Design Guidelines (2017)* silver level universal design features.

Hill PDA recommends:

- » The following housing mix, as per the Bays Market Precinct Housing Affordability and Diversity Study (2020), unless otherwise determined in consultation with City of Sydney:
  - > Studio dwellings – 10% of total dwellings
  - > 1-bedroom dwellings – 40% of total dwellings
  - > 2-bedroom dwellings – 40% of total dwellings
  - > 3-bedroom dwellings or larger - 10% of total dwellings
- » A minimum of 20 per cent of the total apartments to incorporate the Liveable Housing Guideline's silver level universal design features as per the NSW Government's Guideline
- » Alternative car parking options (i.e. reduced or no car park, or shared arrangements) to reduce housing costs, as well as bike sharing opportunities, to increase the viability of providing affordable housing.

Community engagement undertaken in 2020 also identified that:

- » There should be housing for people of diverse backgrounds and socioeconomic standing.
- » The housing demand and density projections should be reviewed in light of Covid-19.
- » There was a desire for low rise homes with a mix of public housing, affordable housing and private housing which reflects the 'current rich diversity in the inner west'.



**Proposal:** At this stage of the planning process the dwelling mix is yet to be determined. This is to be detailed at the next planning stage, and should address recommendations from the *Housing Diversity and Affordability Study (2020)*.

**Additional initiatives:**

1. Implement recommendations from the *Housing Diversity and Affordability Study (2020)* in relation to the proposed housing mix, including liveable housing and car/bike parking/sharing options, unless otherwise determined in consultation with City of Sydney.

## Employment and inclusive growth

Inclusive growth is a fundamental principle of social sustainability. The Organisation for Economic Cooperation and Development (OECD) highlights the importance of inclusive economic growth in the development of cohesive and resilient communities<sup>13</sup>. Inclusive growth can be supported through affordable and government housing, as previously discussed. Leading practice also recognises the role urban renewal projects play in providing local employment and training opportunities and helping to stimulate local economies to help ensure the benefits of urban renewal are shared with the community<sup>14</sup>.

One of the risks in or around renewal areas, as identified in City of Sydney's *LSPS (2020)*, might be that increasing land and floor space value may displace existing employment places. This is less an issue at Blackwattle Bay due to the more limited existing employment. However, looking through a broader social sustainability lens suggests that supporting affordable employment floorspace should form part of future employment strategies. In support of this, 2020 consultation indicated an interest in accessible and affordable office space. There was an interest in job creation with some community members expressing a desire for the revitalisation of Blackwattle Bay to be primarily jobs focused. Others sought a more balanced approach, incorporating a mix of residential and commercial uses.

Concerns were also raised during community consultation about:

- » The risk of turning the waterfront promenade into a shopping precinct with private restaurants and businesses, at the expense of public access
- » Increased retail at the New Sydney Fish Market Site impacting existing shops and restaurants on Glebe Point Road.

In response to these concerns, the Precinct Plan reinforces public access and the provision of a continuous, publicly accessible waterfront on public land fronting the shoreline. Competition between retail has not been addressed in this report but considerations in future work could include the likely catchments for retail plus the different retail offers and experiences provided in Blackwattle Bay compared to established main street locations such as Glebe Point Road.

Engagement undertaken as part of the *Aboriginal Cultural Advice (2020)* report also identified that there could be an opportunity to include an Indigenous Food Business as part of the new Fish Markets, to support Indigenous owned businesses. This should involve NSW Government's Indigenous Procurement Policies in relation to supply and value chains and development.

More broadly, there could also be opportunities to support employment and training for other more vulnerable groups, and for all community members in general in the local area, noting earlier comments regarding higher levels of relative disadvantage and unemployment and a large non-English speaking community in Ultimo and/or Glebe.

The City of Sydney also identifies in their *Social Sustainability Policy and Action Plan 2018-2028 (2019)* that inclusive growth can be supported by:

- » Providing access to education and training (and jobs)

<sup>13</sup> <https://www.oecd.org/inclusive-growth/All-on-Board-Making-Inclusive-Growth-Happen.pdf>

<sup>14</sup> Centre for Population Health, Healthy Built Environment Checklist, 2020.

- » Providing access to programs and events, therefore requiring adequate spaces to host these. This also creates volunteering opportunities among local community members
- » Creating an environment where businesses can deliver positive local social impacts
- » Creating environments that adapt to climate change.

**Proposal:** The rezoning aims to create a mixed use environment that provides housing, employment and other uses. By enabling a total of 21,918 sqm of retail space and 100,414 sqm of office space (including the new Sydney Fish Market), approximately 51% of the proposed floor space will be non-residential. This will support the creation of 5,713 jobs. Possible permissible uses could include hotel and serviced apartments which could create additional employment opportunities within the Study Area, further contributing to opportunities for residents of the Study Area, the broader City of Sydney area and beyond. Improved public transport connections will further integrate the precinct and future jobs within the Sydney area and support day and night time movements and activity.

This proposed mixed-use environment will support City of Sydney's aim to support and increase the economic role of the Innovation Corridor.

In addition, and noting the above City of Sydney's considerations in relation to inclusive growth:

- » Residents will have access to several public and non-government primary schools and Sydney Secondary College Blackwattle Bay Campus.
- » Proposed open spaces that are accessible to all, will support social connections, events and activities contributing to an inclusive environment.
- » The proposed urban forest strategy will ensure a green environment with extensive tree canopy, contributing to a cooler environment.

#### **Additional initiatives:**

1. Explore opportunities to include affordable employment floorspace, to support a range of industries including the creative, entertainment and research sectors, as well as emerging small businesses and start-ups.
2. Consider the findings of the *Aboriginal Cultural Advice Report* (Murawin Consulting, 2020) in relation to an Indigenous Food Business and consider opportunities to further support and integrate Aboriginal businesses and the Aboriginal community through commercial and learning opportunities.
3. Integrate the use of NSW Indigenous and Social Enterprise procurement opportunities.
4. Explore other opportunities to support local employment and training opportunities particularly for other vulnerable groups in the local area.
5. Consistent with City of Sydney policy framework, provide spaces and places that attract knowledge-based industries and highly skilled workers.
6. Create an environment that supports mixed uses, day and night, to create a vibrant environment that contributes to the economy, which requires physical and technological connectivity, and the provision of safe, legible and welcoming public spaces between commercial, retail, office and residential areas.
7. Incorporate local training, apprenticeship and employment opportunities as part of future development and construction stages, as well as future operations of non-residential floorspace. This can be achieved by partnering with non-government or registered training organisations, for example.
8. Include employment, training, programs and volunteering indicators as part of a regular survey to measure community satisfaction and wellbeing (to be undertaken by future property managers in collaboration with City of Sydney).

### SPARK program (Ginninderry)

The Ginninderry development is creating a community of ultimately 30,000 residents on both sides of the ACT – NSW border. The development is being undertaken as a joint venture by the ACT Government and Riverview Developments. To demonstrate its commitment to social inclusion, the joint venture has established SPARK, a training and employment initiatives that seeks to generate economic opportunities for the local community, through infrastructure works and commercial land sales.

This involves, for example, inserting social clauses into procurement contracts to ensure work experience and employment opportunities for local people; partnering with training organisations to deliver programs; using the development site to provide on-site training.

### Early stage activation

Early stage activation initiatives provide opportunities for local art and community groups to take advantage of underutilised urban areas. It can provide temporary, affordable spaces to organisations and groups that may not otherwise have access. Temporary tenants can help activate the site early on as well as helping to create a sense of place through local representation.

As discussed in the following section, early activation also reduces the risk of social isolation for those who move in the first stages of development.

**Proposal:** The staging plan shown in Figure 5 (Section 6.2) indicates that the first stages of the project will focus on the new SFM site (Stage 1) and the provision of open spaces and recreation opportunities (Stages 2 and 3).

#### Additional initiatives:

1. Ensure that, in addition to open spaces, public spaces and facilities, adequate services and retail and active transport connections are also provided early in development staging.

## 9.2 Connected community

### Social isolation

Research has shown social isolation is a growing epidemic and is increasingly recognised as having dire physical effects along with serious mental health implications<sup>15</sup>. This has increased due to Covid-19 throughout 2020<sup>16</sup>.

UNSW's City Futures Research department highlights the important role the built environment plays in fostering a sense of community through enabling day to day interaction with people. They point to the importance of designing public spaces that are safe, accessible to all, responsive to local cultural context, as well as aesthetically pleasing<sup>17</sup>. The proposed development should be designed in a way that positively impacts on the environment and opportunities for formal and casual social connections, by providing accessible and safe places.

Research has also found that the early stage delivery of social infrastructure in new developments, such as community facilities and open space, can reduce social isolation for some residents by providing valuable meeting

<sup>15</sup> Holt-Lunstad J, Smith T.B, Baker M, Harris T, Stephenson D, Loneliness and Social Isolation as Risk Factors for Mortality: A Meta-Analytic Review, *Perspectives on Psychological Science*, Vol 10, Issue 2, pp. 227 – 237, March 2015

<sup>16</sup> Usher K, Bhullar N, Life in the pandemic: Social isolation and mental health, *Journal of Clinical Nursing*, Vol 29, Issue 15-16, pp 2756-2757, April 2020

<sup>17</sup> Healthy Built Environments: A review of the literature, City Futures Research Centre UNSW Built Environment < <https://cityfutures.be.unsw.edu.au/research/city-wellbeing/city-wellbeing-resources/literature-review/>>

places to connect to others in the community<sup>18</sup>. It will be important to consider delivering a certain amount of social infrastructure during the early stages of development to provide these important community meeting places. In addition to early delivery, activation through community building activities and events is needed to encourage community use and ownership of these places and spaces<sup>19</sup>.

**Proposal:** A key principle that supports the redevelopment of Blackwattle Bay is the provision of socially inclusive and affordable places.

Several community facility spaces will be provided in the redevelopment, supported by an open space network including the Waterfront Promenade, that will all represent opportunities for social interaction. The proposed active network will further maximise the chances of informal and casual interaction.

Beyond the public domain, social isolation is an important consideration that should be explored as part of future development applications, for example through the development of communal facilities and spaces in both residential and non-residential buildings.

#### **Additional initiatives:**

1. Ensure that public places and facilities are provided early in the development and construction process.
2. Enable the preparation and early implementation of a public space activation program, with activities and events to bring existing and future communities together, through a collaborative process between Infrastructure NSW, City of Sydney and/or future responsible authority for the management of public spaces.
3. Address social isolation in future planning and design stages and separate development applications.
4. Monitor social isolation through regular community surveys, in collaboration with City of Sydney.

#### **City of Casey Strengthening New Communities Program**

In Victoria, the City of Casey developed this program in response to the rapid residential housing estate and population growth in the Council area, to create a sense of community, welcome new residents, and create bonds and networks between existing and new residents. The Strengthening New Communities Program is a series of pop-up activities for residents living in emerging communities. It moves between new estates, usually while they are in the early stages of development and before the community facilities are built.

Activities include pop-up informal bbqs and breakfasts in local parks, surveys, discussion groups, community building activities such as community gardens and the installation of a "Wall of Global Friendships" that celebrates the diversity of the City.

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<sup>18</sup> Build in good services from day one for healthier communities: Lessons from Selandra Rise, The Conversation, <<https://theconversation.com/build-in-good-services-from-day-one-for-healthier-communities-lessons-from-selandra-rise-58790>>

<sup>19</sup> Project for Public Spaces. Programming for Inclusion: Enhancing Equity through Public Space Activation, July 2019

## Accessible and connected

In 2017 the community expressed a desire for improved access to Blackwattle Bay, the Sydney Fish Market and better connections with Wentworth Park. There was also strong support for the strengthening of connections to existing and future transport.

Comments focused on:

- » The desire for a new ferry stop and service to Blackwattle Bay.
- » Greater, safer and faster public transport connections such as improved bus and light rail connections.
- » Improved linkages to surrounding areas and the Sydney CBD through active transport links and providing opportunities for walking and cycling along the harbour foreshore.
- » Improving access to the water for active recreation pursuits like kayaking and dragon boat racing as well as more passive recreation activities.
- » Ensuring disability access.

The community engagement conducted in 2020 shared a similar sentiment with particular interest in accessing the foreshore and active transport and pedestrian access. There was a desire to prioritise pedestrian and cycle access over vehicular access, with a suggestion for the Glebe Island Bridge to be opened to increase access and connectivity. There was also general support to continue the foreshore walkway between Barangaroo and Blackwattle Bay.

Improved and integrated public transport options were discussed to support movement to, from and around the Study Area. Accessibility for all people and incomes was also raised with suggestions for free parking, a ferry service to other sites such as Luna Park, public transport links to the city and to the outer suburbs.

The Project for Public Spaces article *10 Qualities of a Great Waterfront Destination (2009)* states that "You can dramatically enhance the character and experience of a waterfront when it is easily reached in ways other than driving. Access by foot and bike are a crucial element of the transportation mix (...) people feel more at ease when not overwhelmed by traffic and parking lots, creating a climate that fosters a full breadth of waterfront activity"<sup>20</sup>.

The Precinct Plan should consider wayfinding and walking/cycling movements throughout the site, as well as the community priorities for access and connections described above.

As mentioned above, multigenerational and all-abilities access supports social inclusion and use of spaces by everyone. This is increasingly recognised across NSW Government and City of Sydney policies and reflects the overarching principle of ensuring that public space belongs to everyone<sup>21</sup>. Beyond public spaces, multigenerational and all-abilities access should also be incorporated in the design of all buildings, including residential and non-residential buildings.

### Proposal:

A key feature of the Precinct Plan is the provision of a continuous public promenade which will provide opportunities for all users, pedestrians and cyclists alike, to move around the site. Improved access to the waterfront will also further increase the destination appeal of the foreshore and likely grow the number of visitors to the area. The proposed active transport network will support walking and cycling throughout the site.

Additional public transport infrastructure will include a ferry stop, connecting to the Sydney CBD and outer areas. A new Metro Station at Pyrmont has also been announced.

The proposal includes a series of open spaces including community-focused areas that will provide access to a range of spaces for people to spend time in, meet and connect. Public areas will be accessible to all abilities.

<sup>20</sup> Project for Public Spaces, *10 Qualities of a Great Waterfront Destination*  
[https://www.pps.org/reference/10\\_qualities\\_of\\_a\\_great\\_waterfront/](https://www.pps.org/reference/10_qualities_of_a_great_waterfront/)

<sup>21</sup> DPIE. Draft NSW Public Spaces Charter, 2020

**Additional initiatives:**

1. At the DA stage, movements and linkages throughout the site should be considered and wayfinding studies completed as necessary.
2. Incorporate all-abilities access and universal design in the design of public spaces and private developments.
3. Create a low-speed environment to encourage walking and cycling.

**Integration of surrounding communities**

The existing community has an established set of values, aspirations, motivations, lifestyle and view of itself as a community and gentrification, displacement and change of character can often be real concerns for people whose neighbourhoods have become the focus of urban renewal.

Planning for the development should encourage opportunities to enhance social cohesion with features such as walkable and connected neighbourhoods, appealing destinations and activity centres, and places where people can meet and gather formally or informally. It will be important to also consider how facilities and services can be integrated so that they address the needs of and attract both new and existing residents.

As mentioned above, connecting the development with existing adjacent areas will improve integration of the development, through walking and cycling connections as well as new public transport infrastructure.

Existing businesses that operate within and surrounding the area should continue to be engaged with and supported, as the construction period may impact on their activities, as well as future growth in land/floorspace value, as previously discussed.

**Proposal:** A key principle that supports the redevelopment of Blackwattle Bay is to improve access to the area, the foreshore and ensure water activities for all users, as well as linking the precinct to the City, Glebe, Pyrmont and Ultimo and other key places and attractors.

In addition, and in relation to social infrastructure, an important consideration described in the previous section is to ensure that the redevelopment of Blackwattle Bay does not only address future demands created by the development, but also addresses, where possible, existing needs for community facilities and spaces in the local area.

A new ferry stop and Metro Station will create a new intermodal destination that will connect the development to the CBD and broader Sydney area.

**Additional initiatives:**

1. Continue consultation with existing communities including businesses to identify challenges and opportunities.

**Sense of place**

Sense of place is typically understood as the way a location's prevailing atmosphere, created through the interaction of physical and cultural elements, fosters local identity, human connections and feelings of belonging. Sense of place is what makes one location feel different from another, but it also contributes to people's identity and can be what makes physical surroundings worth caring about.

Understanding and maximising the Study Area's 'sense of place' can help contribute to the creation of a vibrant precinct that encourages visitation as well reflecting and nourishing the local community's identity, giving them a reason to care about where they live. As recognised in the *Blackwattle Bay Arts and Culture Strategy* and *Landscape Character and Visual Impact Assessment (2019)*, Blackwattle Bay has a unique character built by a specific history and landscape, with a maritime past as a working harbour and by the foreshore representing a unique feature and relationship with water.

This is also discussed in City Plan's *European Heritage Assessment (2018)*, which describes how this combination of nature and people, past and present, and places and values can be referred to as 'cultural landscapes'. The natural history of the area (the Blackwattle Swamp was reclaimed), Aboriginal uses of the area prior to settlement, and industrial uses since settlement could be interpreted in the area. Water and green spaces and

vegetation, views of the Bridge, the railway viaduct, as well as recreational uses including Wentworth Park are also important parts of the cultural landscape of the local area, with some of these assessed as features of “exceptional” significance.

Community consultation for the Blackwattle Bay in 2017 indicated community support for an “authentic” market that references the local area, its history and local communities.

The community engagement conducted in 2020 raised that connection to culture and place should celebrate First Nations culture and heritage. There were suggestions for direct engagement with the local Aboriginal community to inform design considerations.

There were also comments about building heights and their impacts on the sense of place. There were concerns that tall buildings would minimise the cultural significance of the area. Others suggested incorporating a broad acknowledgement of the cultural history of the area that included both Indigenous heritage as well as immigrant history associated with the Fish Market. Other suggestions focused on incorporating natural materials and landscapes, using only Australian building materials, tree planting, celebrating the industrial history of the area, avoiding over development and incorporating community and cultural elements.

The community also commented on the unique qualities of the Blackwattle Bay area and the importance of retaining a strong sense of place in planning for the future of the precinct. This included retaining strong connections to the harbour and foreshore areas, to nearby Wentworth Park, and the natural environment more broadly. Reflecting the site’s working harbour heritage and incorporating public art also received strong support.

Tourism research also indicates the strong desire by visitors to engage with genuine and not manufactured activities, events and places<sup>22</sup>. Within the precinct itself, the Sydney Fish Market has a strong cultural destination appeal which will continue in the future, and a major hub for commerce.

**Proposal:** The development will contribute to strengthening sense of place through the design of the public domain, built form, public art, events and other creative and cultural opportunities. By upgrading the proposed Sydney Fish Market, the proposal will reinforce the existing destination nature of the area, retain the authentic working fish market feel, and provide opportunities to ‘re-ignite’ the traditionally strong links between Aboriginal communities and marine and aquatic environments, as described in the *Aboriginal Cultural Advice (2020)* report.

Future planning and development stages will further investigate and detail a public domain approach which should combine public art, heritage influences, creative and cultural opportunities, and existing significant features of the area.

#### **Additional initiatives:**

1. The *Blackwattle Bay Arts and Culture Strategy (2020)* contains a series of recommendations on arts and cultural programs and collaborations with artists that should be considered in the future of the development, in coordination with the findings and recommendations of the *Aboriginal Cultural Advice (2020)* report.
2. Proposed public spaces should be provided with sufficient base-level infrastructure to support various levels of events (as recommended by the *Blackwattle Bay Arts and Culture Strategy 2020*), and there should be opportunities for day and night activation.
3. With Aboriginal heritage an important part of the broader cultural landscape, recommendations from the *Aboriginal Cultural Heritage Assessment Report* and *Aboriginal Cultural Advice (2020)* report should be implemented in relation to conservation management and heritage interpretation, particularly in relation to landscape items and views of exceptional and high significance.
4. Visual management principles and recommendations of the *Landscape Character and Visual Impact Assessment (2019)*, should be considered, noting that existing and future open spaces will play an important role in managing and potentially opening up views.
5. Implement findings from the *Maritime Archaeological Report Stage 1 (2017)* and *European Heritage Assessment (2018)*, noting that there are areas and buildings of heritage significance in this area that are

<sup>22</sup> Sustainable Tourism Cooperative Research Centre (STCRC): Sustainable Tourism Precincts in Rural and Regional Areas. Case Studies in Australia and New Zealand, 2008

showing some scope for adaptive re-use, and/or that some elements could be reused in the public domain as art work.

## 9.3 Liveable community

### Public space

The NSW Government's architecture and design policy *Better Placed* (2017) emphasises the potential for every new development to transform people's quality of life, stimulate the economy and enhance the environment through the design of the built environment. It points to findings from The *Value of Urban Design* report (2001)<sup>23</sup> that indicates 'poor design' or 'business as usual', can have significant adverse environmental, social and even economic effects.

Community consultation indicated a high level of support for design excellence in the public domain and built form design. Participants expressed a desire for well-designed public spaces that provide high levels of amenity. They expressed a desire for high quality architectural design for the new Sydney Fish Market and residential buildings. Respondents called for built form that is 'purpose built' for the site and its harbourside context, and that is 'future-proofed' to ensure it can effectively respond to climate change impacts and changing social needs.

Higher density living means that residents rely on public open space in a different way than in less dense settings – activities that might be undertaken in backyards in suburban settings are often carried out in public space in higher density environments.

The provision of high quality and diverse open space in urban renewal areas is key to creating liveable higher density environments. Research by the Sydney Urban Parks Education Research (SUPER) group suggests that there is a strong link between good parks and open space systems, and a healthy and vibrant society, identifying benefits such as:

- » Promote physical exercise
- » Promote mental health
- » Foster social connectedness
- » Provide places to celebrate a city's sense of place, culture and heritage<sup>24</sup>.

As recognised in the Draft NSW *Public Spaces Charter (2020)* and NSW *Great Public Spaces Toolkit*, quality of open spaces relies both on the physical attributes of these spaces and the way the space is activated and meaningful to people. This includes parks and play spaces but also urban public spaces, such as plazas, streets and overall public domain, including waterfronts. The provision of high-quality public spaces that include destination places to attract regional visitation and to host key events will be key to achieve the vision for Blackwattle Bay to "reconnect the harbour, its surrounding neighbourhoods and the city; to showcase Sydney's living culture and stories of Country; to build an inclusive and iconic waterfront destination that celebrates innovation, diversity and community".

The *Aboriginal Cultural Advice* (2020) report also identifies that it would be appropriate to provide spaces for "Aboriginal people for cultural purposes". There are also other heritage elements that could be used or re-used as part of public domain design, as per the findings of the *Maritime Archaeological Report Stage 1* (2017) and *Aboriginal Cultural Advice* (2020) report.

While providing places that are sheltered from natural elements, including sun, is important, good solar access is also an important feature of good public spaces and an important consideration when creating a new community such as Blackwattle Bay.

<sup>23</sup> *The Value of Urban Design*, Bartlett School of Planning for CABE and DETR UK, 2001

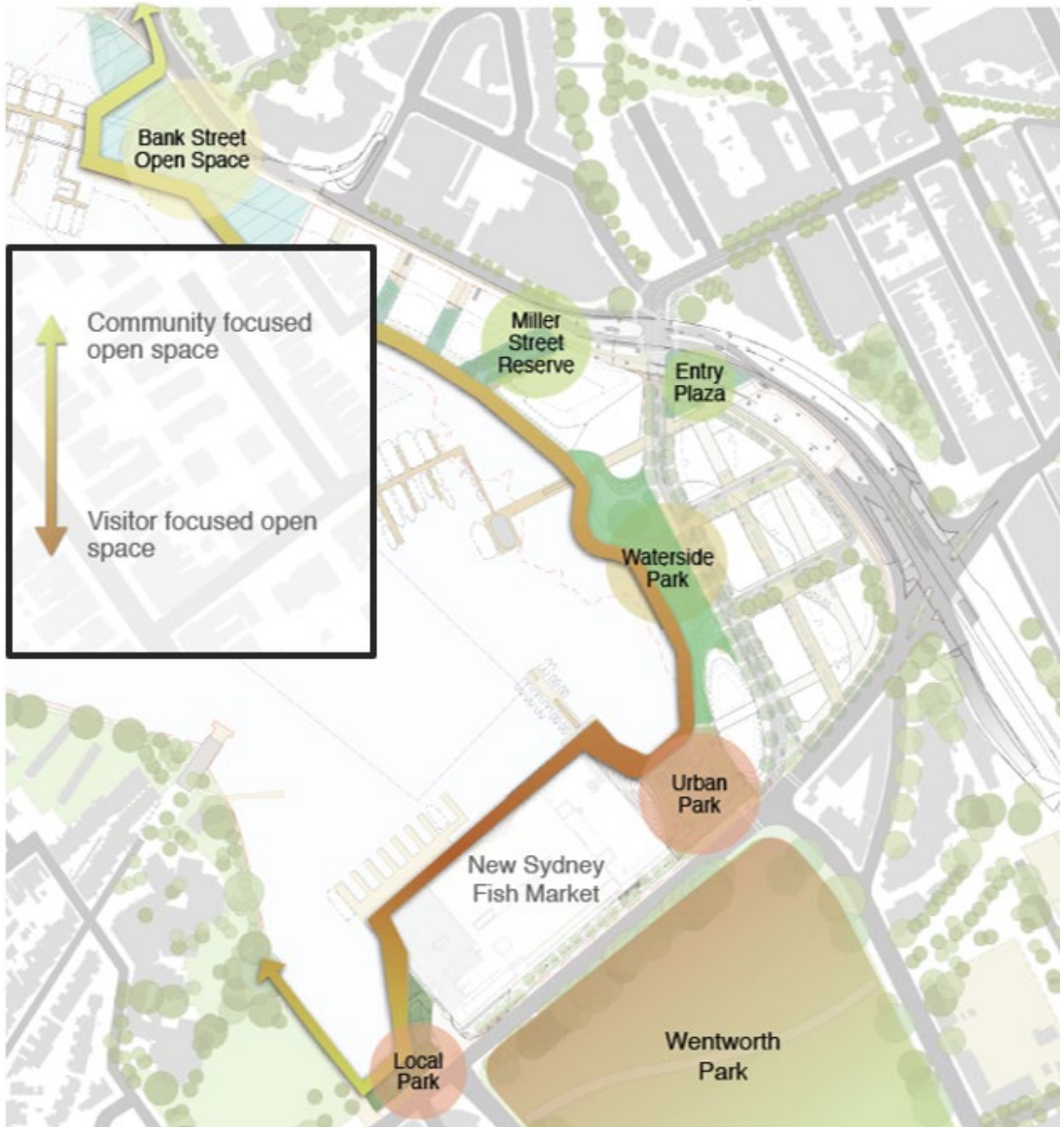
<sup>24</sup> Sydney Urban Parks Education and Research Group 2003, *Healthy Parks Healthy People*, Sydney Urban Parks Education and Research Group, Sydney, NSW



**Proposal:** Some of the key principles that support the vision for Blackwattle Bay include the provision of new public spaces that people can enjoy all year round. Approximately one third of the total site will be in the form of open space or public domain.

As previously mentioned, the proposed open space network will offer a range of opportunities that will reflect the dual role of the future Blackwattle Bay, as an iconic destination to visit and as a place to live and work. As such, the proposed network will include highly visitor focused spaces, either side of the new Fish Market, to provide a range of experiences and spaces able to support high levels of visitation. The proposed promenade will lead to more mixed use than residential areas along the eastern edge of the Bay, and open spaces will gradually evolve into more community focused spaces along the way. This is shown by Figure 8 below.

**Figure 9: Community and visitor focused spaces\***



Source: FJMT Studios. \* It is noted that Wentworth Park is an existing public open space outside of the study area

The proposed orientation and siting of public spaces allows ample solar exposure. This is a good outcome, however should be managed by providing equally ample opportunities for shade, including natural tree canopy and shade sails or structures where required. The proposed urban forest strategy will ensure extensive canopy coverage of future open spaces, promenade and streets.

**Additional initiatives:**

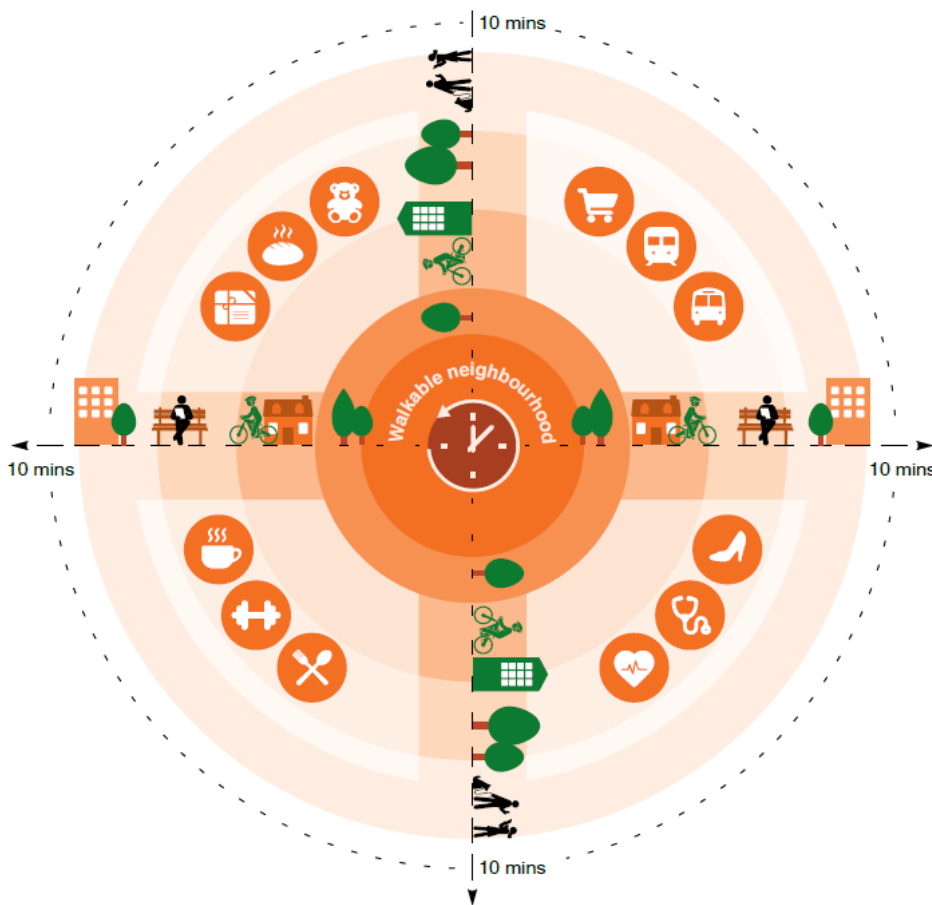
- 1. As per the *Aboriginal Cultural Advice (2020)* report, allow for the provision of spaces for “Aboriginal people for cultural purposes”, in collaboration with relevant stakeholders.
- 2. Ensure that future public spaces, in their physical attributes and program activation, address the principles of the Draft *NSW Public Spaces Charter (2020)* and integrate tools from the *NSW Great Public Spaces Toolkit*.
- 3. Consider the recommendations of the *Maritime Archaeological Report Stage 1 (2017)* and *Aboriginal Cultural Advice (2020)* report in relation to contributions to art work.

**Community, recreation and cultural facilities**

Community facilities are a key element of a socially connected and active city and a crucial aspect of social sustainability. Along with access to retail, fresh foods, businesses and services, community facilities are central to the concept of a 10-minute walkable neighbourhood, as described by City of Sydney’s *LSPS (2020)*, or of a 400-800m neighbourhood as supported by the Heart Foundation in Healthy Active by Design principles.

During community consultation undertaken in 2020, there was a desire for adequate supporting infrastructure like education and health. Community and local groups who participated in engagement identified a perceived shortage of existing social infrastructure, particularly schools and healthcare, and considered existing facilities to be near and/or at capacity.

**Figure 10: Walkable neighbourhoods**



Source: City of Sydney LSPS

**Proposal:** The previous section describes how social infrastructure should be provided in a manner that meets any additional demands created by a new community, and addresses at least some of the existing unmet demands in the area. In the case of Blackwattle Bay, these existing and future demands include:

- » Community centre and library space, as well as arts and creative spaces: spaces at 1-3 Bank Street are recommended to be transformed into community, creative and cultural space. The elliptical building may also include library space, noting existing library facilities in Darling Quarter and Ultimo.
- » Child care places: it is assumed that child care provision will be based on market demand within commercial floorspace.
- » Space for GPs to operate: it is assumed that this will be provided within commercial floorspace, or community centre space. Previous consultation with Health NSW identified that the development did not trigger needs for a community health centre or other type of public health facility.
- » Open space and recreation facilities, including play spaces and fitness stations: the overall open space network, Waterfront Promenade, as well as open space facilities at Bank Street will provide a range of opportunities focussed on local community needs.
- » Public boating facilities and associated storage: as previously mentioned the Precinct Plan includes a boat house/club house facility which is also intended to serve local community needs.

In addition, the proposed Elliptical Building in the southern portion of the Study Area, will reflect Blackwattle Bay's purpose and function as a key destination, by incorporating a mix of community, retail and commercial floor space in a new iconic building.

The *Blackwattle Bay Arts and Culture Strategy (2020)* also recommends the provision of a multipurpose 'making space' and dedicated Aboriginal arts space, as part of community facility floorspace. The proposed plans include 1,620sqm of creative and studio floorspace within a multipurpose community facility which may include studio or gallery space. The Elliptical Building may also be used as a form of indigenous cultural space.

By creating a mixed use environment combining businesses, community facilities, public spaces and housing, the Precinct Plan will respond to City of Sydney's concept of a 10 minute neighbourhood.

In relation to schools, previous consultation with School Infrastructure undertaken by INSW identified that the development would not trigger sufficient demands for a new school within the site. It is assumed that future children residing within the site will be able to access existing schools in the local area. The Study Area is within the following school catchments:

- » Primary schools: Ultimo Public School and Glebe Public School. Ultimo is closest to the site (approximately 500m south of the Study Area) and has capacity based on publicly available data.
- » Secondary school: Sydney Secondary College, Blackwattle Bay, which adjoins the Study Area to the west.

#### **Additional initiatives:**

1. Ensure that meeting or activity space within the boat house/club house is available for general community use and is not restricted to boat users only.
2. Continue to engage with the community and relevant organisations around the best use of proposed community floorspace at 1-3 Bank Street and within the Elliptical Building.
3. Engage with City of Sydney in relation to library floorspace and best delivery option.
4. Ensure that child care and GP practice uses are included in planning controls.
5. As per the *Aboriginal Cultural Advice (2020)* report and findings of Section 8 of this report, consider opportunities to provide spaces to learn about Aboriginal culture, such as a cultural centre, museum or gallery.
6. Support the enhancement of sportsfields at nearby Wentworth Park and investigation of synthetic fields to increase capacity.

## Community safety

Safety is a fundamental aspect of a liveable community. The development provides the opportunity to apply Crime Prevention Through Environmental Design (CPTED) principles to the site, making the area safer and more appealing to all members of the community.

Community consultation in 2017 showed there was support for increased safety of the new Sydney Fish Market and its surrounds, including a desire to see improved pedestrian safety through lighting and improved separation from fish market machinery and trucks. The community shared similar comments during subsequent consultation in 2020. For example, diverting non-essential traffic from the precinct was identified as an opportunity to enhance people's safety and enjoyment of the local area. Community feedback also highlighted the need to consider the impacts of increasing vehicle access for visitors on existing and future residents. Concerns involved safety, noise and pollution.

Community consultation in 2017 also highlighted a concern for the safety of non-motorised boaters including dragon boaters and rowers, due to an increase in motorised craft such as ferries, boat charter activity, and commercial vessels accessing Blackwattle Bay including Sydney Fish Market. Similarly, community engagement conducted in 2020 echoed these concerns, raising that the proposed new wharves may have safety implications for the rowers using the Bay.

**Proposal:** A *Health Impact Assessment* (Elton Consulting, 2021), *Air Quality Assessment* (SLR, 2021) *Noise and Vibration Assessment* (SLR, 2021) and *Health Risk Assessment* (SLR, 2021) have been prepared to inform the planning proposal, as well as land contamination studies. Once the Study Area is rezoned and the new planning controls are in place, future development will need to seek development approval through the relevant approval pathway. This will include detailed development proposals and further associated assessments, including traffic, noise, pollution and contamination.

### Additional initiatives:

1. Consider the findings and implement the recommendations of the *Health Impact Assessment (2021)* and *Health Risk Assessment (2021)* as well as noise pollution and contamination studies, and prepare more detailed studies as planning stages progress.
2. Detailed designs of future developments are to incorporate CPTED principles.
3. Prepare adequate construction management plans for every relevant planning and development stage that respond to human health and safety requirements.

## Healthy active living

It is widely recognised that the built environment has a key role in supporting our physical and mental health. Incorporating healthy active living elements into the design of Blackwattle Bay is in line with both NSW Government and City of Sydney policies and strategies. The NSW Government's *Healthy Eating and Active Living Strategy 2013-2018* (2013) emphasises the importance of designing places in a way that makes it easy for people to be active every day, and able to easily access fresh and nutritious food.

A number of NSW Government strategies, guidelines and checklists have been produced to assist and direct development to support active living, health and wellbeing including the *Healthy Urban Development Checklist* (2009) developed by NSW Health, with 11 themes, and the Heart Foundation's Healthy Active by Design principles.

In relation to access to healthy foods, the *Healthy Food and Drink in NSW Health Facilities For Staff and Visitors Framework* (2017) describes how healthy food and drink provision can be included by property management services when issuing tenders, contractors and leases. For example retail lease agreements or council tenders relating to public facilities.

**Proposal:** The proposal will contribute to healthy active living by:

- » Encouraging housing diversity including affordable housing, as explored in Section 9.1.
- » Providing local employment opportunities, as explored in Section 9.1.

- » Promoting a sense of identity and place by creating places for people to spend time and build social cohesion, as explored in Section 9.2.
- » Creating an active transport network that connects to City of Sydney's existing and future routes, further encouraging physical activity and reducing car dependency, as explored in Section 9.2. Pedestrian routes are shown by Figure 9 below.
- » As explored in Section 9.3, the proposed open spaces and waterfront promenade will be key features that will improve recreation opportunities in the area, by providing a range of new open spaces suitable for passive and active recreation uses, and also by increasing the range of opportunities for water activities and the number of fishing areas. This will support active movements, physical activity and exercise, as well as social interaction and exposure to natural environments.
- » As explored in Section 9.3, the proposed urban forest strategy will ensure good tree canopy cover and greenery across a majority of the site.
- » Providing a range of local and destinational community facilities and spaces, including open spaces and recreation opportunities, as explored in Section 9.3.

**Figure 11: Key pedestrian routes**



Source: FJMT Studios

Future planning stages will be able to consider environmental sustainability, as well as crime prevention and the provision of safe environments through the application of CPTED principles, in detailed development applications.

**Additional initiatives:**

1. Continue to use the *Healthy Urban Development Checklist* (NSW Health) (2009) in future planning and development stages, and monitor progress.
2. Implement the recommendations of the *Health Impact Assessment (2021)* in relation to healthy and active living.
3. Future development stages should further investigate healthy food and drink opportunities, as part of contracts, tenders and leases relating to construction in the area, or operations of future non-residential floorspace.

## 9.4 Engaged community

### Partnerships with community networks

If a success indicator of urban renewal is how well the new place is integrated within the surrounding community, then social and physical connections are critical. Blackwattle Bay will exist adjacent to vibrant and active existing communities. The exchange and interaction between the new and existing communities is critical to the authenticity of a place and the ultimate success of the urban renewal process.

The communities of Ultimo, Pyrmont and Glebe include a series of well-established and highly functioning community groups, organisations and networks. It will be important to tap into these existing networks to build on and utilise knowledge of the local community, maintain good relationships with the community and to develop a shared sense of ownership of the project.

Several actions have been proposed in previous sections in relation to engaging with existing communities surrounding the Study Area or engaging with organisations that can support training and employment programs. This will support the sustainability of local economies, delivering social and economic benefits for future resilient communities, consistent with the goals of Sustainable Sydney 2030.

**Proposal:** Community and stakeholder engagement was undertaken to inform this planning proposal. There will be additional engagement as part of future planning stages, including statutory public exhibition periods.

**Additional initiatives:**

1. Continue to engage with existing community networks through future planning and development stages, construction and delivery and operations of the Study Area.

### Ongoing and meaningful engagement

Proactive, meaningful, and ongoing community engagement is a recognised success factor of leading practice urban renewal projects.

The experience of engagement to date in the planning of Blackwattle Bay has demonstrated the strong interest, sophistication and expectations of the existing, surrounding communities. Established community groups in Pyrmont, Ultimo and Glebe are sophisticated observers of city planning and have high expectations of the type and timing of information they require as well as the level of input that they feel is appropriate.

Recent community and stakeholder consultation for Blackwattle Bay also indicated that opportunities for ongoing and meaningful community engagement was an area that required more specificity either as part of existing draft planning principles or that required additional principles.

Previous engagement with the Pyrmont and Ultimo communities has demonstrated their strong interest in social sustainability issues and their desire to contribute to the planning for Blackwattle Bay as all facets of masterplanning progresses, including social sustainability initiatives.

Importantly, and as described in the *Aboriginal Cultural Advice* (2020) report, this project is an opportunity to establish a powerful dialogue with Aboriginal communities to “embed Indigenous design principles into the Blackwattle Bay redevelopment”.

**Proposal:** Community and stakeholder engagement was undertaken to inform this planning proposal. There will be additional engagement as part of future planning stages, including statutory public exhibition periods.

**Additional initiatives:**

1. Continue to engage with all relevant groups and stakeholders through future planning and development stages, construction and delivery and operations of the Study Area.

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# 10 Social Sustainability Plan

This section summarises the proposed actions from sections 8 and 9 of this report, into a Social Sustainability Plan.

It is important to note that the proposed recommendations are grouped into stages related to the planning and delivery process. These stages are:

- » Rezoning (the current stage)
- » Detailed design and development application
- » Project delivery and operations.

As this SSA forms part of the State Significant Precinct Study to inform the proposed rezoning of the Blackwattle Bay Precinct, most emphasis has been placed on those proposed actions and initiatives that need to be addressed at this stage of the planning process. Due to the land use planning and approval focus of the rezoning process, the SSA, at this point, has a great emphasis on those social sustainability elements that have a physical or land use dimension. These are largely the social infrastructure components of social sustainability including the land and space required for various forms of community facilities, cultural space and public open space.

The later stages of recommended actions will focus on more detailed design elements that can be addressed through the detailed design and development approvals processes and the many, and important, non-physical elements of social sustainability that require an array of community engagement, community and cultural development and place activation and management mechanisms to take effect.

## 10.1 Rezoning Stage

### 10.1.1 Proposed Social Infrastructure

Area of Focus No.	Recommendations	Primary Responsibility
<b>Proposed Social Infrastructure</b>	R1 Provide for a community centre space of a minimum of 400 square metres (GFA) in a location that enables its use as a boat house/club house. The facility should accommodate existing dragon boat, kayak and canoe paddlers as well as be available for use as general multipurpose community meeting and activity space to members of the Blackwattle Bay and surrounding communities.	Infrastructure NSW in collaboration with City of Sydney
	R2 For boat storage to be made available as part of, or immediately adjacent to, the proposed community centre (boat house/club house) facility.	Infrastructure NSW in collaboration with City of Sydney
	R3 Ensure the rezoning enables the provision of child care both work-based and general community with space required for approximately 138 long day care places.	Infrastructure NSW in collaboration with City of Sydney
	R4 Ensure the rezoning accommodates sufficient office space to enable the provision of GP and other medical services.	Infrastructure NSW in collaboration with City of Sydney



Area of Focus No.	Recommendations	Primary Responsibility
R5	Consider the incorporation of outreach space for community health services to be included in the proposed community centre (R1).	Infrastructure NSW in collaboration with City of Sydney
R6	Allow for the inclusion of approximately 1,200 square metres (GFA) of space for arts and creative uses at 1-3 Bank Street.	Infrastructure NSW in collaboration with City of Sydney and Create NSW
R7	<p>Ensure that the rezoning includes 3 hectares of public open space (approximately 29% of the study area) in accordance with the public domain and landscape plans prepared by fjmt. Key elements of the public open space should include:</p> <ul style="list-style-type: none"> <li>» The Waterfront Promenade</li> <li>» Bank Street Open Space</li> <li>» Miller Street Reserve</li> <li>» Entry Plaza</li> <li>» Waterside Park.</li> </ul>	Infrastructure NSW in collaboration with City of Sydney
R8	Provide for two outdoor multipurpose courts in the Bank Street Open Space area	Infrastructure NSW in collaboration with City of Sydney
R9	Provide for a high quality play space in the Bank Street Open Space area.	Infrastructure NSW in collaboration with City of Sydney
R10	Provide for a high quality outdoor fitness area in the Bank Street Open Space area.	Infrastructure NSW in collaboration with City of Sydney
R11	Continue to investigate opportunities for a district or regional level community or cultural use in either the Elliptical Building or other appropriate area of the precinct.	Infrastructure NSW and range of potential partners including Create NSW

## 10.1.2 Additional Social Sustainability Actions

Actions in this section are linked to the broader understanding of social sustainability outlined in the City of Sydney Social Sustainability Policy. Accordingly, these actions are grouped according to the key themes outlined in the policy: Inclusive City, Connected City, Liveable City and Engaged City.

### Inclusive City

Area of Focus	No.	Recommendations	Primary Responsibility
Inclusive City	R12	Implement key affordability and diversity recommendations from the <i>Housing Diversity and Affordability Study</i> (HillPDA, 2021)	Infrastructure NSW in collaboration with City of Sydney and DPIE
	R13	Continue to support the development of affordable and social housing in Blackwattle Bay and surrounding areas, in collaboration with City of Sydney, City West Housing Pty Ltd, LAHC and community housing providers.	Infrastructure NSW in collaboration with City of Sydney, LAHC and community housing providers
	R14	Consider the findings from the community engagement process and the <i>Aboriginal Cultural Advice Report</i> (Murawin, 2020), in relation to affordable and/or social housing.	Infrastructure NSW
	R15	Explore opportunities to include affordable employment floorspace to support a range of industries including creative, entertainment and research sectors, as well as emerging small businesses and start-ups.	Infrastructure NSW in collaboration with City of Sydney and DPIE
	R16	Enable the provision of spaces and places that attract knowledge-based industries and highly skilled workers.	Infrastructure NSW in collaboration with City of Sydney and DPIE
	R17	Create an environment that supports mixed uses, day and night, to create a vibrant environment that contributes to the economy, which requires physical and technological connectivity, and the provision of safe, legible and welcoming public space.	Infrastructure NSW in collaboration with City of Sydney and DPIE

### Connected Community

Area of Focus	No.	Recommendations	Primary Responsibility
Connected City	R18	Create a low speed and safe environment to encourage walking and cycling.	Infrastructure NSW in collaboration with City of Sydney

Area of Focus	No.	Recommendations	Primary Responsibility
	R19	Ensure that principles and recommendations of the <i>Landscape Character and Visual Impact Assessment</i> are considered in the rezoning in relation to the location of buildings and open spaces	Infrastructure NSW

## Liveable Community

Area of Focus	No.	Recommendations	Primary Responsibility
Liveable City	R20	Consider the findings of the <i>Aboriginal Cultural Advice Report</i> to allow for the provision of spaces for 'Aboriginal people for cultural purposes'.	Infrastructure NSW in collaboration with Create NSW and indigenous stakeholders
	R21	Ensure that future public spaces address the principles of the <i>NSW Public Spaces Charter</i> and the <i>NSW Great Public Spaces Toolkit</i> (DPIE, 2020).	Infrastructure NSW
	R22	Consider opportunities to provide spaces to learn about Aboriginal culture, such as a cultural centre, museum or gallery	Infrastructure NSW in collaboration with Create NSW and indigenous stakeholders
	R23	Consider the findings of the <i>Health Impact Assessment</i> .	Infrastructure NSW
	R24	Continue to use the <i>Healthy Urban Development Checklist</i> (NSW Health) in future planning and development stages.	Infrastructure NSW
	R25	Implement the recommendations of the <i>Health Impact Assessment</i> in relation to healthy and active living.	Infrastructure NSW

## Engaged Community

Area of Focus	No.	Recommendations	Primary Responsibility
Engaged City	R26	Continue to engage with all relevant groups and stakeholders through the rezoning and all future planning and development stages.	Infrastructure NSW

## 10.2 Detailed design and development application

As noted earlier, the following recommendations for both detailed design and development application and project delivery and operation stages are less detailed at this time as they will not form part of the rezoning proposal. As such, Infrastructure NSW will continue to work on these recommendations post-rezoning and will provide more detail on how they will be addressed and actioned.

### Inclusive Community

**DD1:** Ensure that public spaces and facilities, adequate services, retail and active transport connections are provided early in development staging.

### Connected Community

**DD2:** Address social isolation in future planning and design stages and separate development applications.

**DD3:** Ensure that movements and connections throughout the site are considered and wayfinding studies required where necessary.

**DD4:** Require the provision of all-abilities access and universal design in the design of both public spaces and private developments.

**DD5:** Proposed public spaces should be provided with sufficient base-level infrastructure to support various levels of events (as recommended by the *Blackwattle Bay Arts and Culture Strategy 2020*), and there should be opportunities for day and night activation.

**DD6:** With Aboriginal heritage an important part of the broader cultural landscape, recommendations from the *Aboriginal Cultural Heritage Assessment Report (2020)* and *Aboriginal Cultural Advice (2020)* report should be implemented in relation to conservation management and heritage interpretation, particularly in relation to landscape items and views of exceptional and high significance.

**DD7:** Implement findings from the *Maritime Archaeological Report Stage 1 (2017)* and *European Heritage Assessment (2018)*, noting that there are areas and buildings of heritage significance in this area that are showing some scope for adaptive re-use, and/or that some elements could be reused in the public domain as art work.

### Liveable Community

**DD8:** Consider the recommendations of the *Maritime Archaeological Report (2017)* and *Aboriginal Cultural Advice Report (2020)* in relation to contributions to public art.

**DD9:** Continue to engage with the community and relevant organisations around the best use of proposed community floorspace at 1-3 Bank Street and within the Elliptical Building.

**DD10:** Ensure that child care and GP practice uses are included in planning controls.

**DD11:** Support the enhancement of sportsfields at nearby Wentworth Park and investigation of synthetic fields to increase capacity.

**DD12:** Ensure CPTED principles are addressed in future development applications.

### Engaged Community

**DD13:** Continue to engage with all relevant community and stakeholder groups through future planning and development stages.

## 10.3 Project delivery and operations

### Inclusive Community

**PD1:** Consider the findings of the *Aboriginal Cultural Advice Report* (Murawin Consulting, 2020) in relation to an Indigenous Food Business and consider opportunities to further support and integrate Aboriginal businesses and the Aboriginal community through commercial and learning opportunities.

**PD2:** Incorporate NSW Indigenous and Social Enterprise procurement opportunities.

**PD3:** Explore other opportunities to support local employment and training opportunities particularly for other vulnerable groups in the local area.

**PD4:** Include employment, training, programs and volunteering indicators as part of a regular survey to measure community satisfaction and wellbeing (to be undertaken by future property managers in collaboration with City of Sydney).

### Connected Community

**PD5:** Enable the preparation and early implementation of a public space activation program, with activities and events to bring existing and future communities together, through a collaborative process between Infrastructure NSW, City of Sydney and/or future responsible authority for the management of public spaces.

**PD6:** Monitor social isolation through regular community surveys, in collaboration with City of Sydney.

**PD7:** The *Blackwattle Bay Arts and Culture Strategy (2020)* contains a series of recommendations on arts and cultural programs and collaborations with artists that should be considered in the future of the development, in coordination with the findings and recommendations of the *Aboriginal Cultural Advice (2020)* report.

### Liveable Community

**PD8:** Ensure that meeting or activity space within the boat house/club house community facility is available for general community use and is not restricted to new residents or boat users only.

**PD9:** Prepare and deliver adequate construction management plans for each relevant planning and development stage and/or application to respond to human health and safety requirements.

**PD10:** Encourage healthy food and drink opportunities through procurement and leasing policies.

### Engaged Community

**PD11:** Continue to engage with all relevant community and stakeholder groups through future development and delivery stages.

