



FRIENDS OF ULTIMO  
[friendsofucc@gmail.com](mailto:friendsofucc@gmail.com)

To  
NSW Planning Portal  
<https://www.planningportal.nsw.gov.au/blackwattlebay>

24 August, 2022

**SUBMISSION**  
**Blackwattle Bay**  
**State Significant Precinct Study**

Friends of Ultimo (FoU) is a community action group, founded 11 years ago, which aims to address local Ultimo issues. We communicate with our 300 members through regular emails. Our Facebook page has over 150 followers.

The Blackwattle Bay State Significant Precinct Study was placed on exhibition in July 2021 and attracted 2400 submissions. A significant majority **OBJECTED** to aspects of this proposed over-development.

A year later the NSW Government produced a “response to submissions” with an amended project which offers certain improvements including

- A wider Foreshore Promenade and greater public space
- A substantial increase of the Affordable Housing ratio and a reduction of the Residential Floor Area.
- Some reductions in building heights

However the project remains a massive over-development and we still **OBJECT** to it for the following reasons:

-a- The buildings are still too dense and too high (up to 37m) and would overshadow the foreshore promenade and block the views of the Bay from existing Pyrmont/Jackson Landing residential buildings.

*This is inconsistent with the following PPS provisions:*

- Direction 2 (page 25): that “Development (should) **complement or enhance** that area.”
- Blackwattle Bay sub-precinct priority 6 (page 67): to “Establish controls to **ensure development protects sunlight to existing and future open space**”

-b- The buildings are clustered along the Western Distributor exposing future residents to traffic noise and fumes.

*This is inconsistent with PPS Direction 9 (page 33): “Great homes that can suit the needs of more people.”*

-c- There are still no provisions for essential amenities such as schools, child-care and health care facilities to cater for the needs of the new residents and office space users.

Specifically, the proposal does not include any new school, even though the Ultimo Public School and the Blackwattle Bay Secondary College are rapidly reaching capacity.

- Public space remains inadequate for the anticipated population and badly located. Specifically the proposed Bank Street Park is located under the Anzac Bridge.

*This is inconsistent with PPPS:*

- *Direction 5 (page 29) "A tapestry of greener public spaces and experiences"*
- *Big Move 5 (page 40): "More, better and activated public space"*

We note that Infrastructure NSW is currently consulting members of the public on the Bank Street Park. We believe that is premature.

Two handwritten signatures in blue ink. The first signature on the left is 'Paj' and the second signature on the right is 'Jean-Pierre Alexandre'.

Patricia JOHNSON & Jean-Pierre ALEXANDRE

*Friends of Ultimo*



[FriendsofUltimo@ultimofriends](mailto:FriendsofUltimo@ultimofriends)