

26 August 2022

The Hon. Anthony Roberts MP
Minister for Planning
GPO Box 5341
Sydney NSW 2001

Dear Minister

Blackwattle Bay Masterplan Revisions and Proposed Planning Controls

Blackwattle Bay provides significant opportunity to create a world-class precinct that returns the harbour to the public, connects it with Pyrmont, helps grow the region's employment capacity and contributes to the region's social vibrancy and diversity. While I welcome improvements on the original proposal, the revised masterplan and proposed planning controls would fail to create the dynamic and vibrant urban renewal project that this iconic site deserves.

The City of Sydney's Blackwattle Bay State Significant Precinct Design achieved far better outcomes on the site by making significant design improvements to Infrastructure NSW's proposal and I write to again endorse the City of Sydney's design review. I highlight the key concerns I continue to hold.

Harbourside Park

The harbourside park needs to be improved and receive at least four hours sunlight at mid-winter to ensure soft landscaping will grow and thrive with use.

Foreshore Promenade

The foreshore promenade should be wider and on land, not 10 metres over water as proposed. The foreshore promenade needs to receive at least two hours of continuous sunlight during mid-winter.

Future Residents

There are still no protections for future residents from the air and noise pollution from the Western Distributor and Hymix concrete batching facility.

Existing Residents

Existing residents in apartments to the south continue to be overshadowed. The building envelopes should be amended to comply with the Australian Design Guidelines.

Affordable Housing

Affordable housing targets are still too low and should be increased. Ten percent affordable housing is the bare minimum and 10 percent of that should be for Aboriginal and Torres Strait Islander housing.

Commercial Mix

Commercial uses should be quantified and located to attract and sustain future tenants.

Climate Change

Sustainability should be embedded in the plan and conditions of consent to ensure buildings are energy and water efficient to the highest standard.



Transport

Any increase in development in the Pyrmont Peninsula must correspond with an increase in public transport services given existing services have reached capacity under current population densities.

The proposed development represents a poor outcome for our harbour and Pyrmont, and I ask you to require further work in collaboration with the City of Sydney to achieve a world-class development.

I ask that you provide a copy of this letter to the department as a submission to the masterplan revisions and proposed planning controls.

Yours sincerely

A handwritten signature in black ink, appearing to be 'AG', written in a cursive style.

Alex Greenwich
Member for Sydney