



Blackwattle Bay Social Infrastructure Assessment Addendum

Addendum 2 – March 2024

1. Purpose and objectives

This Addendum to the Blackwattle Bay Social Sustainability Assessment (dated 4 March), that assesses demand for social infrastructure, has been prepared to reflect the revised land use mix for Blackwattle Bay.

Infrastructure NSW is seeking to amend the land use mix that applies to government-owned land within the precinct (Area 17 under the Sydney LEP 2012), to align with the NSW Government strategic need for more housing. The amendment to the planning controls will be made through a SEPP to amend the Sydney LEP 2012. It seeks to remove any statutory land use mix for Area 17, which currently restricts the proportion of residential floorspace to no more than 57%, enabling the amount of residential and non-residential floorspace to be determined by a future development partner with the final development mix to be outlined in future Development Applications.

Based on an indicative land use mix of 70% residential gross floor area (GFA) and 30% non-residential GFA, an additional 320 dwellings would be developed on the government-owned land at Blackwattle Bay. This would result in a total of 1,179 new homes on the government-owned land (Area 17) and a total of 1,523 new homes within the wider Blackwattle Bay Precinct.

2. In this Addendum

WSP has revisited key chapters of the Social Sustainability Assessment (dated 21 May 2021) and the Addendum to that report which was based on revision of the Precinct Master Plan in April 2022.

This current Addendum reflects the 2024 planning application to amend the land use mix.

This 2024 Addendum provides an update on:

- Blackwattle Bay Precinct Plan
- Population projections
- Social infrastructure demand
- Social infrastructure proposed provision.

Blackwattle Bay Precinct Plan

FIGURE 1: BLACKWATTLE BAY PRECINCT PLAN



The key features of the 2024 planning application for a change in land use mix include:

- **New homes, jobs and services** close to the CBD including:
 - Approximately 4,273 ongoing jobs
 - Approximately 2,796 residents
 - 1,523 dwellings in the Blackwattle Bay Precinct.

The following elements are contained within the approved rezoning:

- **34,000 sqm of public open space** across the Blackwattle Bay Precinct including:
 - Bank Street Park (1.1 hectares) including a multipurpose outdoor sports court, play space and outdoor fitness station
 - Miller Street Reserve
 - Sydney Fish Market Urban Park
 - A 30m wide waterfront promenade.
- **1,200 sqm of cultural and creative uses gross floor area (GFA)**, as required through the Blackwattle Bay Design Guidelines and Voluntary Planning Agreement currently being negotiated with the Department of Planning Housing and Infrastructure (DPHI)
- **400 sqm of community (GFA)**, as required through the Blackwattle Bay Design Guidelines.



The population projections developed as part of the current planning application for a change in land use mix indicate that the site's residential population will increase by approximately 782 people. The projections also indicate that the number of jobs on site will be less than proposed in approved rezoning. This Addendum considers the implications of these changes on demand for social infrastructure, and assesses the appropriateness of the planned social infrastructure included in the current planning application in accordance with contemporary standards.

TABLE 1: KEY FEATURES COMPARISON

	June 2022 Precinct Master Plan	Current Planning Application	Net change
Dwellings (2036)	1,203	1,523	+320
Residential population (2036)	2,014	2,796	+782
Ongoing jobs (2036)	5,645	4,273	-1,372
Public Open Space (ha)	3.4	3.4	Nil
Public Open Space (% of site area)	33%	33%	Nil
Community facility space (GFA sqm)	400	400	Nil
Cultural and creative space (GFA sqm)	1,200	1,200	Nil

Table 1 shows that:

- The number of dwellings has increased by 320 – resulting in an increased projected residential population of 782 people by 2036
- The number of jobs has reduced by 1,372
- The provision of community, cultural and creative space has remained the same as proposed in the 2022 Precinct Master Plan.

The key consideration for this comparison is to determine if demand generated by the additional 782 residents on the site will exceed the capacity of the proposed social infrastructure. Also to be considered is the likely reduction in demand for social infrastructure from the site's worker population (with 1,372 less jobs now proposed).

3. New community

The age profile of a population can have a strong influence on demand for social infrastructure. For example, participation in recreation activities clearly shows higher levels of participation in organised sports among children and teenagers, with a steady decline in participation from age 20 onwards. Requirements for childcare providers are another example of the association between a community's age profile and social infrastructure needs.



Table 2 provides an overview of the age profile of the projected population, as per the 2024 planning application.

TABLE 2: AGE GROUP BREAKDOWN – CURRENT PLANNING APPLICATION 2024

Years	Number of people (2036)	% of 2036 projected population
0-14	193	12.2
15-24	379	13.5
25-34	752	29.1
35-44	384	13.7
45-54	386	13.8
55-64	409	14.6
65 and over	231	8.3

Table 2 shows that:

- Close to one third (29%) of the projected population of the precinct will be aged between 25 and 34 years
- When combined, the 25-44 age group is projected to make up almost 43% of the total population
- Children and young people aged 14 and below will make up approximately 12% of the projected population.

4. Social infrastructure provision

The social infrastructure proposed as part of the current planning application is the same as that identified in the June 2022 Precinct Master Plan. This includes:

- **34,000 sqm of public open space** across the Blackwattle Bay Precinct including:
 - Bank Street Park (1.1 hectares) including a multipurpose outdoor sports court, play space and outdoor fitness station
 - Miller Street Reserve
 - Sydney Fish Market Urban Park
 - A 30m wide waterfront promenade.
- **1,200 sqm of cultural and creative uses gross floor area (GFA)**, as required through the Blackwattle Bay Design Guidelines and Voluntary Planning Agreement currently being negotiated with DPHI
- **400 sqm of community (GFA)**, as required through the Blackwattle Bay Design Guidelines.



Table 4 uses contemporary standards and approaches for social infrastructure to determine the adequacy of the proposed provision. Unless otherwise noted, these are the same standards used in the 2021 Social Infrastructure Assessment. Changes have only been made where a new standard or policy has come into effect.

TABLE 4: SOCIAL INFRASTRUCTURE PROVISION AND ADEQUACY

Type	Description	Standard	Source	Original demand (2022)	Demand (based on 2024 planning application projections)	Net change in demand	Proposed Provision 2024
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 used by multiple councils in Metropolitan Sydney; also used in Pyrmont Peninsula Place Strategy Social Infrastructure Assessment (2021)	246 sqm	250 sqm	4 sqm	400 sqm (In accordance with Blackwattle Bay Design Guidelines)
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, People Places, Public Library Standards	161	166 sqm	5 sqm	Not provided on site. The City of Sydney has previously indicated that it does not support provision of a public library in the Blackwattle Bay Precinct. A library was not required to be provided as part of the rezoning.
Early education and care	Includes long day care and out of school hours care	One long day care place for every 48 residents	City of Sydney, Child Care Needs Study	134	115 places	-19 places	Child care centres will be enabled through planning framework/



Type	Description	Standard	Source	Original demand (2022)	Demand (based on 2024 planning application projections)	Net change in demand	Proposed Provision 2024
		outside the CBD Plus one place for every 75 workers					development controls
Education	Includes primary and high school	One primary school per up to 1,000 students and one high school per up to 2,000 students	Reference is from Department of Education, School Site Selection and Development (2020) but it is noted that Schools Infrastructure NSW do not use these standards when planning public schools.	Insufficient demand based on age group population projections	Insufficient demand based on age group population projections	None	Previous consultation with the Department of Education conducted by INSW identified that the development will not trigger demands for new schools. It is noted that Ultimo Public School was subject to a major upgrade in 2021 to incorporate flexible learning spaces and strong connections between indoor and outdoor space.
Health	Includes both community health centres and services and the provision of GP/medical services	One General Practice doctor per 800 people	Existing provision based on Central Eastern Sydney Primary Health Networks	3.0 General Practitioners Insufficient demand for a Community Health Centre	3.5 General Practitioners Insufficient demand for a Community Health Centre	0.5 General Practitioners	GP practices will be enabled through the planning framework/ development controls. Previous consultation with Health conducted by INSW confirmed that the development will not trigger demands for a new community health centre.



Type	Description	Standard	Source	Original demand (2022)	Demand (based on 2024 planning application projections)	Net change in demand	Proposed Provision 2024
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. Also used in Pyrmont Peninsula Place Strategy Social Infrastructure Assessment (2021)	Insufficient local demand based on projected precinct population	Insufficient local demand based on project precinct population	None	1,200 sqm in accordance with the Blackwattle Bay Design Guidelines)
Public 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, Local Strategic Planning Statement (2020) and Open Space and Recreation Strategy (2016)	15% of site area or 1.56 hectares	15% of site area or 1.56 hectares	None	Approximately 33% of site or 3.4 hectares



Type	Description	Standard	Source	Original demand (2022)	Demand (based on 2024 planning application projections)	Net change in demand	Proposed Provision 2024
Sports fields	Full sized playing fields configured for formal, active recreation including soccer, football, and possibly cricket/AFL	One sports field for every 5,600 residents; One field for every 120,000 workers	City of Sydney, Baseline Infrastructure Study Also used in Pymont Peninsula Place Strategy Social Infrastructure Assessment (2021)	0.5 sports fields	0.5 sports fields	None	Demand for sports fields created by the development of Blackwattle Bay is insufficient to support the provision of a sports field 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 Pymont Peninsula Place Strategy recommended the enhancement of sports fields at nearby Wentworth Park and investigation of synthetic fields to increase capacity.
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 One outdoor court for every 3,000-4,000 people	City of Sydney, Open Space and Recreation Strategy (2016) Parks and Leisure Western Australia (2020), Guidelines for Community Infrastructure	1.3 outdoor sports courts	1.4 outdoor courts 0.8 outdoor courts	0.1 outdoor courts	One multipurpose court is provided at Bank Street Park, as agreed through the rezoning and draft Voluntary Planning Agreement. The additional demand generated is negligible and



Type	Description	Standard	Source	Original demand (2022)	Demand (based on 2024 planning application projections)	Net change in demand	Proposed Provision 2024
							the outdoor court provision exceeds the requirement based on the identified standard
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	Pymont Peninsula Place Strategy (2021)	1.4 play spaces	1.4 play spaces	None	Multipurpose playground area provided at Bank Street Park – includes dry, wet and youth play areas
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	Pymont Peninsula Place Strategy (2021)	Insufficient local demand in Blackwattle Bay Precinct	Insufficient local demand in Blackwattle Bay Precinct	None	One outdoor fitness area provided at Bank Street Park

The social infrastructure types highlighted / shaded in the table above are those which are most relevant for this Addendum. The table shows that the proposed change in land use mix has little impact on demand for social infrastructure. As many social infrastructure standards consider demand from both residential and worker populations (particularly those standards from the City of Sydney), the increase in residential population and the decrease in worker population has a balancing effect on demand for social infrastructure.

As an additional summary, those social infrastructure types and their proposed provision compared to standard-based requirements are:

- The provision of 400 square metres of **community centre space** *exceeds* the required standard of 250 square metres of gross floor area
- The provision of 1,200 square metres of **cultural and creative space** *exceeds* the standards used by the City of Sydney including the standard of one creative arts centre for every 20,000-30,000 people



- The provision of 3.4 hectares of **public open space** or approximately 33% of the site area *exceeds* the City of Sydney standard for 15% of land for public open space in urban renewal areas
- The provision of a single **outdoor multipurpose court** *is between two relevant standards*: the standard provision of 0.8 courts recommended by the Parks and Leisure 2020 Community Infrastructure Guidelines and 1.4 courts recommended by the City of Sydney 2016 Open Space and Recreation Strategy
- The provision of a **play space** at Bank Street is *below the standard* required of 1.4 play spaces, based on the Pyrmont Place Strategy. While below the numerical standard it is important to note that the Bank Street play space includes *three forms of play* to support a diversity of experiences: dry, wet and youth space. The boardwalk and promenade experience also provide a range of informal play spaces for children incorporated within the landscape.
- The provision of an **outdoor fitness area** *exceeds* the required standard.

5. Conclusion

Overall, this Addendum finds that planned provision of social infrastructure is generally expected to meet demand for the incoming residential and worker populations.

This Addendum was prepared by Steve Rossiter and Lucy Greig based on information provided by Infrastructure NSW in February 2024.