



# Blackwattle Bay

## Guide To The State Significant Precinct Study

Prepared by Infrastructure NSW

JUNE 2021





#### ACKNOWLEDGEMENT OF COUNTRY

*In revitalising Blackwattle Bay, we pay our respect to the traditional custodians of the land and waters of Blackwattle Bay - the Wangal and the Gadigal people.*

*Their collective story is a strong one of water and how every part of their existence was connected to the broader landscape of Sydney Harbour within which Blackwattle Bay is located. These stories have and will continue to influence our approach to urban renewal.*

## Introduction

The NSW Government has been working closely with the community since 2013 to refine a plan for Blackwattle Bay and provide a stunning waterfront destination for Sydneysiders between the existing Sydney Fish Market and Glebe Island Bridge

#### Purpose of this document

State Significant Precincts (SSP) require a comprehensive assessment to determine the development potential of these areas, carefully considering environmental and social factors, and identifying the infrastructure needs of the future population. This is known as an SSP Study and details the planning controls being proposed in an Explanation of Intended Effects (EIE) and Design Code. The SSP Study, EIE, and supporting technical studies are now on public exhibition.

This Guide to the SSP Study has been developed to accompany the documents on public exhibition and to help inform the reader where to find the proposed planning controls and associated planning processes to submit feedback on.

It includes key information presented in the SSP Study and a road map to help navigate the technical documents.

#### How to have your say

All feedback you have provided so far has informed and shaped the proposed precinct plan and what is put forward in the SSP Study.

The community now has the opportunity to provide feedback on the planning framework and studies.

Submissions on what is presented in the SSP Study are encouraged to ensure the proposed changes to the planning controls will deliver on the outcomes and key public benefits desired by the community and key stakeholders.

The SSP Study documents are available on the Department of Planning, Industry and Environment (DPIE) website [planning.nsw.gov.au/blackwattlebay](http://planning.nsw.gov.au/blackwattlebay)

Submissions should be made through the DPIE website within the public exhibition timeframe.

Please note, submissions cannot be made on this document, and should only be made on the information provided within the SSP Study.

Visit our website for information on our webinar and community drop-in information events.  
[www.insw.com/blackwattlebay](http://www.insw.com/blackwattlebay)



*Note: The artist impression sketches presented in this document show an indicative layout for Blackwattle Bay based on the planning controls proposed in the SSP Study. Future residential and commercial developments will be subject to a separate planning process, as outlined in the SSP Study. Refer to the EIE and Design Code.*



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# Blackwattle Bay precinct

## Where is the Blackwattle Bay precinct?

The Blackwattle Bay State Significant Precinct is located along the western edge of Pyrmont; approximately one kilometre from the Sydney Central Business District (CBD).

The precinct area includes over 10 hectares of predominately government-owned land along the eastern waterfront of Blackwattle Bay.

## Why is Blackwattle Bay changing?

Blackwattle Bay is an inner-city precinct historically used for industrial purposes. It is in need of revitalising as it is under-utilised and no longer reflects the needs and desires of the community.

Feedback since 2013 has confirmed the community want:

- a vibrant and authentic place with a continuous waterfront promenade
- new public domain that showcases Blackwattle Bay's Indigenous culture and industrial stories
- a plan that strengthens the diversity, inclusiveness and community spirit of Pyrmont.

Sydney Metro's new station at Pyrmont will make the area one of the most connected inner-city places to live, work and visit with trains operating at high frequency between the Eastern Harbour City and the Central River City.

## The opportunity

Relocating the Sydney Fish Market to the head of the bay has unlocked the opportunity to transform the area into a new residential, business and tourism destination.

The site presents one of the largest opportunities for precinct urban renewal in the Pyrmont-Ultimo area and the Sydney CBD.

Revitalising Blackwattle Bay will:

- reconnect people to the harbour, its surrounding neighbourhoods and the city
- showcase Sydney's living culture and stories of Country
- build an inclusive and iconic waterfront destination that celebrates innovation, diversity and community
- deliver a mixed-use precinct that creates new jobs and delivers new housing to support the growing need for new homes in the Harbour CBD.
- add to the state and local economy including tourism to the new Sydney Fish Market.



# Creating extraordinary places

The overall design of the Blackwattle Bay Precinct Plan delivers a diverse, welcoming and inclusive place, and stays true to the essence of Pyrmont as an eclectic, vibrant and unique neighbourhood. It reflects the communities desire for a mixed-use precinct supported by new and improved active and public transport infrastructure.

The Precinct Plan is connected to Country and to the special place qualities of the Pyrmont peninsula and Blackwattle Bay. It unites the natural forms of the harbour landscape with the grid structures of the streets and buildings.

Blackwattle Bay is uniquely positioned to deliver a balanced precinct of key city making elements, reflecting and expanding the image of Sydney.



FACTORS CONSIDERED IN DETERMINING THE PRECINCT PLAN

# Blackwattle Bay Precinct Plan features



## New open space and unlocking the harbours edge

Three hectares of public open space including a waterfront promenade and usable green space on a beautiful waterfront setting.

The final piece in the 15-kilometre harbour foreshore walk from Woolloomooloo to Rozelle Bay; a 'must do' attraction in Sydney, connecting attractions like Barangaroo, Darling Harbour, Opera House, and the Botanic Gardens.

Connect the precinct to the water for the first time in almost 200 years.



## Connecting new jobs and homes

Over 1,500 new homes, and over 5,500 new jobs (including the new Sydney Fish Market), with cafés, restaurants and retail, all within walking distance from Sydney CBD.

New accessible waterside precinct with pedestrian and cycling links to Sydney CBD encouraging active transport and a variety of transport connections with Greater Sydney including the new Sydney Metro, light rail and ferry service.

Encourage innovation and attract jobs of the future expanding the innovation corridor of co-working spaces, education and research institutions, large media and technology firms.



## Connecting community and history

Vibrant, authentic place that builds on Indigenous and industrial stories, celebrates the local character and leverages nearby infrastructure.

Space for mixed uses including cultural and entertainment attractions, local services, retail and residential as well as space or contributions for community facilities.



## Sustainability in design

Deliver socially and environmentally sustainable outcomes, targeting a Net Zero Carbon Precinct by 2050 and Green Star Communities rating.

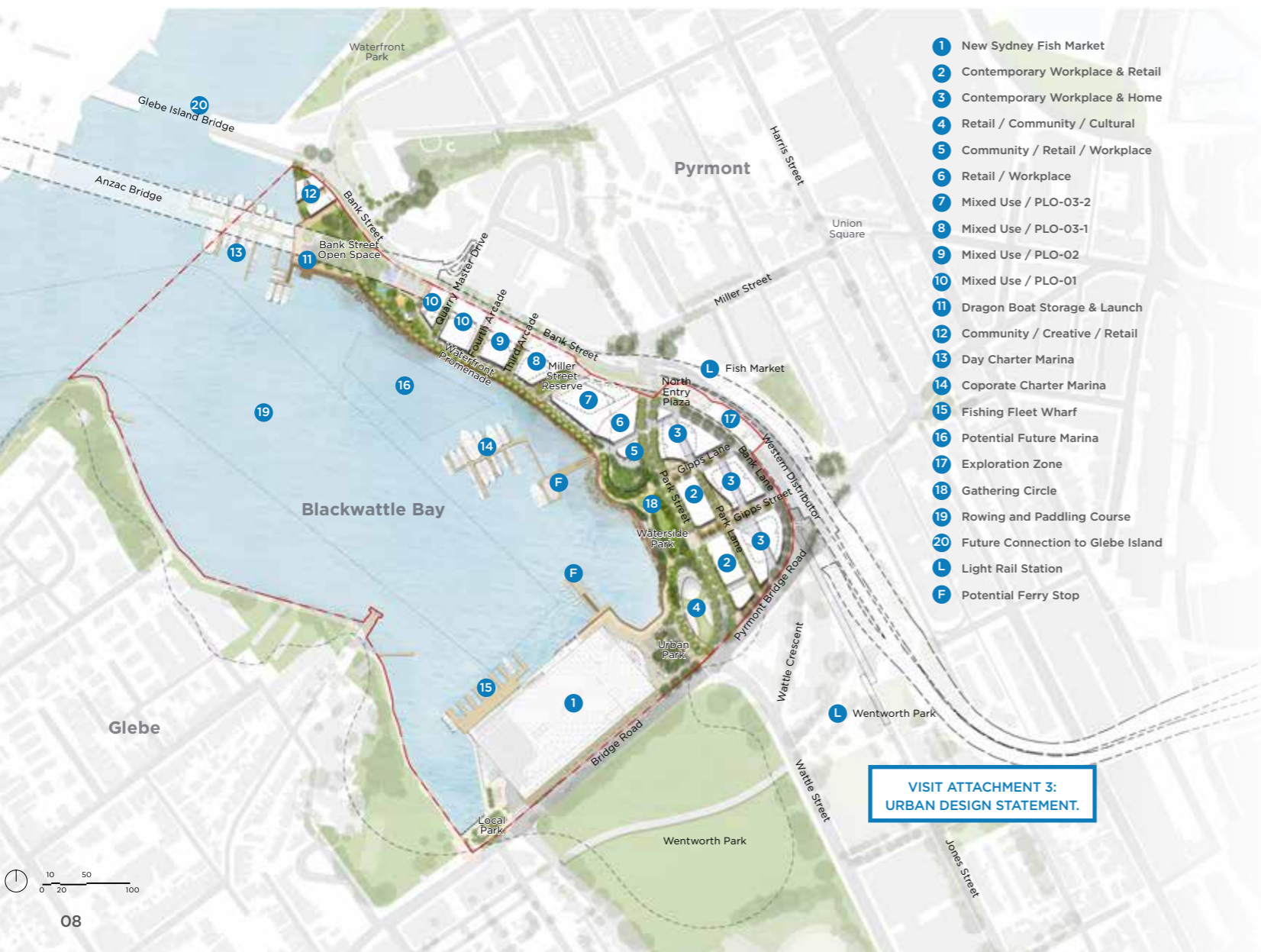
Support the delivery of world-class architecture through a design excellence process.



## Economic boost to state and local economy

Boost of \$730 million to the state economy per year (once completed) and an estimated \$3 billion of public and private capital investment.

\$30 million per annum boost to the tourism sector with around \$11 million directly benefiting local businesses.



- 1 New Sydney Fish Market
- 2 Contemporary Workplace & Retail
- 3 Contemporary Workplace & Home
- 4 Retail / Community / Cultural
- 5 Community / Retail / Workplace
- 6 Retail / Workplace
- 7 Mixed Use / PLO-03-2
- 8 Mixed Use / PLO-03-1
- 9 Mixed Use / PLO-02
- 10 Mixed Use / PLO-01
- 11 Dragon Boat Storage & Launch
- 12 Community / Creative / Retail
- 13 Day Charter Marina
- 14 Coporate Charter Marina
- 15 Fishing Fleet Wharf
- 16 Potential Future Marina
- 17 Exploration Zone
- 18 Gathering Circle
- 19 Rowing and Paddling Course
- 20 Future Connection to Glebe Island
- L Light Rail Station
- F Potential Ferry Stop

VISIT ATTACHMENT 3:  
URBAN DESIGN STATEMENT.

# Our community

The surrounding communities of Pyrmont, Ultimo and Glebe have been actively engaged with the Bays Precinct for quiet some time. This involvement has been captured in The Bays Precinct Transformation Plan, Blackwattle Bay design principles, and feedback on the three master plan scenarios; all of which has informed the preparation of the Precinct Plan and SSP Study. Feedback from the community and stakeholders on the SSP Study is essential to ensure local voices help shape the planning controls that will facilitate the urban renewal of the precinct.

VISIT CHAPTER D: COMMUNITY ENGAGEMENT AND GOVERNANCE IN THE SSP STUDY

## Whole of Government Collaboration

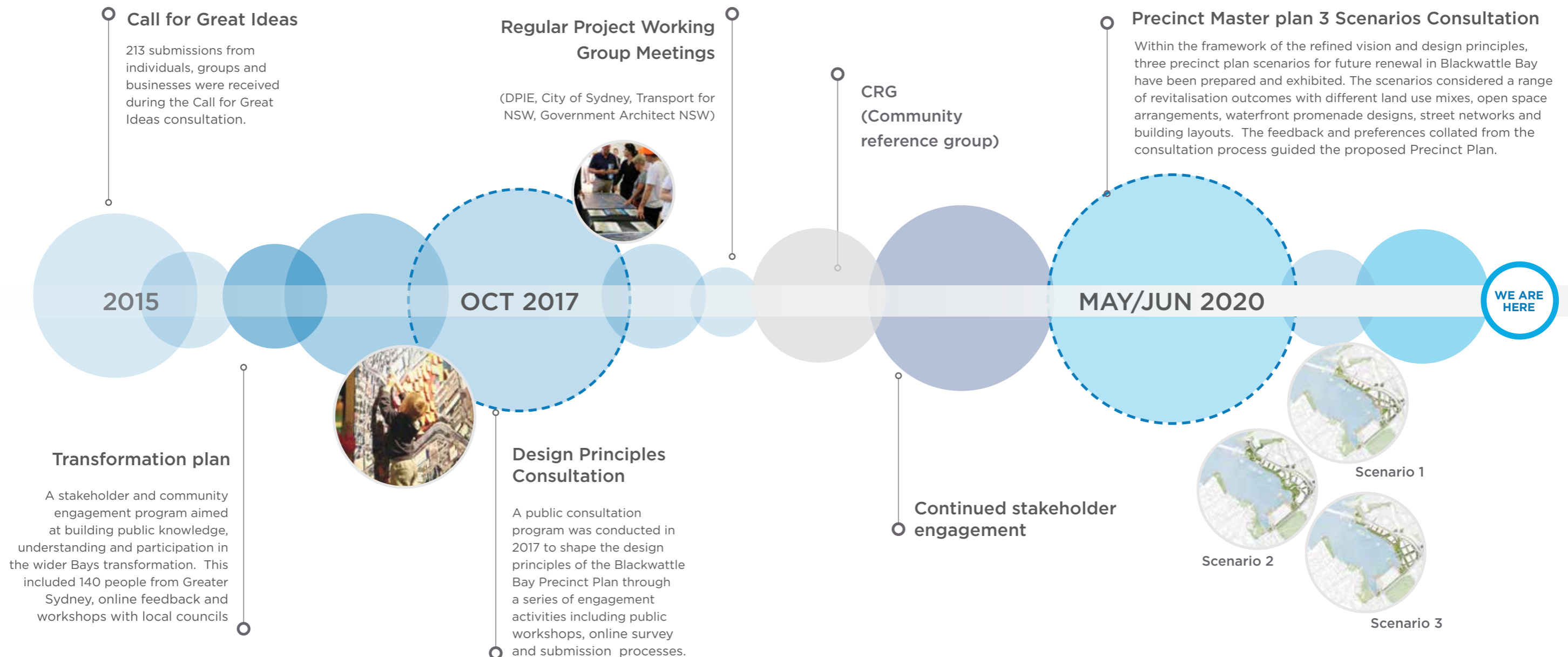
The renewal of Blackwattle Bay involves a whole of Government approach, with Infrastructure NSW working collaboratively with DPIE, the City of Sydney, Transport for NSW, Government Architect NSW, Sydney Metro and relevant agencies to build upon existing knowledge to develop a precinct plan for Blackwattle Bay.

Some key NSW Government initiatives that surround the precinct include:

**Pyrmont Peninsula Place Strategy** – Recently released, it provides a 20-year vision for the future of the peninsula, including the Blackwattle Bay area. The SSP Study is consistent with this strategy.

**Metro West** – A new underground railway connecting Greater Parramatta and the Sydney CBD. A station in Pyrmont, located a short walk from Blackwattle Bay was recently announced.

**Bays West** – The Department of Planning Industry and Environment (DPIE) is preparing a strategic Place Strategy for Rozelle Bay, White Bay and Glebe Island. It does not include the study area of Blackwattle Bay.



## Alignment with other strategies and plans

The NSW Government has designated Blackwattle Bay (formerly Bays Market District) as a State Significant Precinct (SSP) because it is an area of State importance and can achieve key government policy objectives, particularly those relating to tourism and delivery of homes and jobs.

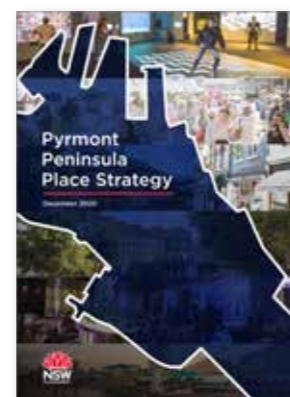
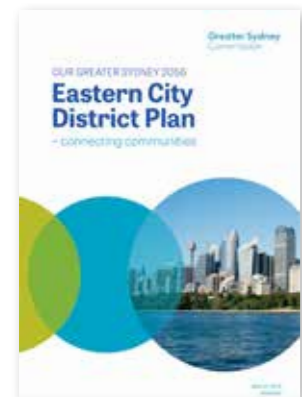
Future renewal of Blackwattle Bay and the Precinct Plan on public exhibition is underpinned by and incorporates key NSW Government planning policies including:

- Greater Sydney Commission Eastern City District Plan
- Pyrmont Peninsula Place Strategy
- Better Placed
- Greener Places
- Connecting with Country
- Movement and Place

### Eastern City District Plan

Blackwattle Bay lies in the Eastern City of the Greater Sydney Commission's District Plans, a plan outlining a target of 157,500 new dwellings by 2036. The plan includes an Innovation Corridor, extending through the Pyrmont peninsula from Australian Technology Park and the universities to potential innovation hubs on Glebe Island and at White Bay Power Station.

The renewal of Blackwattle Bay will make a significant contribution to employment and dwelling needs in the Eastern City and, like Central Park near UTS, can offer a new mixed use community that is enjoyed by local communities and visitors to the new urban quarter.



VISIT CHAPTER B5 STATE AND LOCAL PLANNING STRATEGIES AND POLICIES IN THE SSP STUDY

### The Transformation Plan

The Transformation Plan is the NSW Government's 20 to 30 - year blueprint for the renewal of The Bays.

Blackwattle Bay is one of eight destinations identified for renewal in the 2015 The Bays Precinct Transformation Plan and is one of the first to move toward the Precinct Proposal phase under the State Significant Precinct process.

### The Pyrmont Peninsula Place Strategy

The Pyrmont Peninsula Place Strategy (PPPS) provides a 20-year vision for the future of the peninsula, adopting a place-based approach to its planning and development. PPPS identifies Blackwattle Bay as a sub-precinct and describes it as '... a place of transformation and renewal.'

Updates to the City of Sydney Development Contributions Plan are being investigated to support the Pyrmont Peninsula Place Strategy (of which Blackwattle Bay is a part). This will ensure that contributions are made towards appropriate community facilities and other local infrastructure in the Pyrmont Peninsula through the development process.

The Blackwattle Bay Precinct Plan is aligned with the PPPS 10 Directions and can deliver on each of the 5 Big Moves for Pyrmont.

## The planning process

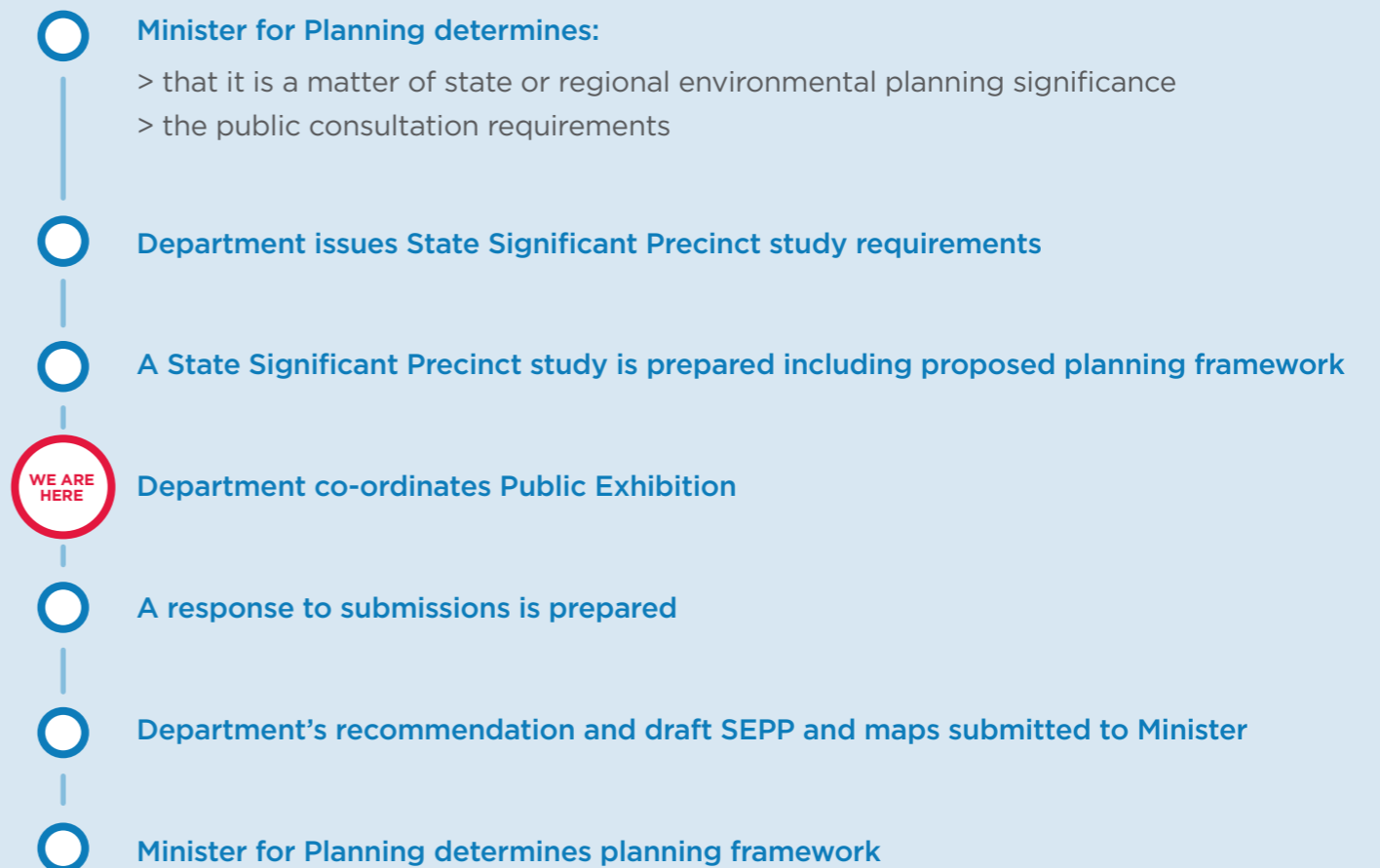
The Study Requirements for Blackwattle Bay were prepared in 2017 by the then Department of Planning with the City of Sydney, in consultation with State agencies, and endorsed by the Project Review Panel for Bays Market District (now Blackwattle Bay).

A SSP Study is required to determine appropriate land use and development controls for the precinct. To facilitate the redevelopment of Blackwattle Bay, investigations have been carried out in line with the Study Requirements, in order to revise the planning framework for redevelopment.

The outcome of this planning process, once determined by the Minister for Planning, will set out the planning controls for future development in Blackwattle Bay.

The SSP process is shown below, as detailed by the DPIE State Significant Precincts Guidelines 2016.

### State Significant Precinct planning process



# Overview of proposed Planning Framework

## The Blackwattle Bay SSP Study seeks approval for new planning controls to facilitate the urban renewal of Blackwattle Bay.

The SSP Study is a comprehensive planning report that addresses the Study Requirements with more than 30 supporting technical studies. It also details the extensive community and stakeholder engagement that has informed the proposed outcomes.

The Technical Studies support the proposed new planning controls which are outlined in the Explanation of Intended Effect (EIE) and draft Design Code.

VISIT ATTACHMENT 10: EXPLANATION OF INTENDED EFFECT

### Explanation of Intended Effect

The EIE describes these provisions, which include:

- Rezoning land to B4 Mixed Use, RE1 Public Recreation and SP1 Special Activities (Sydney Fish Market).
- The B4 zone allows for a mix of land uses including residential, commercial office, retail and other non-residential uses. The SP1 Special Activities zone for the new approved Sydney Fish Market reflects the unique character and use of this part of the precinct.
- Gross Floor Area (GFA) controls, ranging between 3,800 to 51,500 square metres for individual sites.
- Maximum Height of Buildings controls that steps up from RL 75.5m (equivalent to 22 floors) in the north (adjacent to the Anzac Bridge) to RL 156m (equivalent to 45 floors) in the south, set back from the water's edge and next to the Western Distributor.
- A provision specifying the minimum non-residential component for particular sites within the precinct. This provision is designed to ensure commercial floor space for knowledge-based jobs is prioritised, in line with the priorities set out in the Pymont Peninsula Place Strategy. It will also complement the proposed active frontages controls.
- Reference to a Design Code to inform future development of the precinct. The Design Code will set out the design excellence process for the precinct.
- A requirement for a 5 percent contribution to affordable housing
- Requiring the concurrence of the Planning Secretary before development can proceed to ensure satisfactory arrangements are in place for the adequate provision of State infrastructure.
- Changes to SEPPs and SREPs amending the consent authority, major event precinct, and public authority precinct.

### Design Code

The Design Code (similar to a Development Control Plan) has been prepared to provide more detailed design guidance and sets out a suite of built form and urban design provisions to ensure new development in the precinct achieves high quality outcomes. Any future development in the precinct will need to demonstrate consistency with the Design Code which, as drafted, address matters such as:

- Public domain and connectivity
- Design excellence
- Building separation and setback requirements
- Site layout, built form and design
- Building use
- Active frontages
- Heritage
- Views and vistas
- Vehicular access and parking
- Solar access, wind and stormwater management
- Sustainability
- Public Art.

VISIT ATTACHMENT 14: DESIGN DRAFT CODE



Photomontage of the proposed view towards the Blackwattle Bay SSP

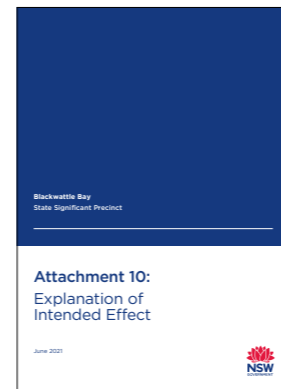
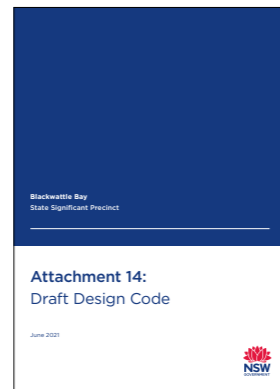
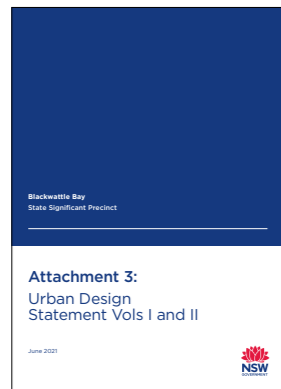
# A road map to navigating what's on exhibition

Provides the urban renewal vision, design principles and draft precinct plan that has been informed by community and stakeholder feedback

Provides detailed design guidelines to support the planning controls

Outlines the proposed changes to the statutory planning controls, informed by the precinct plan

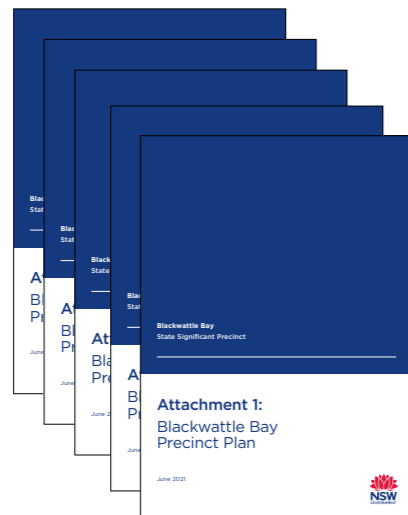
WHAT TO READ FIRST IF YOU HAVE LIMITED TIME



Provides an assessment of the State and regional planning significance, suitability of the precinct considering environmental, social and economic factors, and implications of the rezoning proposal.

Responds to the DPIE Study Requirements issued in 2017.

Technical Studies provide a detailed analysis of anticipated implications of the draft precinct plan in line with and addressing the Study Requirements.



WHAT TO READ IF YOU NEED MORE DETAIL AND HAVE MORE TIME

# Technical studies

The State Significant Precinct Study includes the following technical studies:



## AERONAUTICAL

Attachment 40 | Aeronautical Impact Assessment



## AIR QUALITY

Attachment 17 | Air Quality Assessment



## COMMUNITY

Attachment 11 | Revitalising Blackwattle Bay Community and Stakeholder Engagement: Outcomes Report  
Attachment 13 | Masterplanning the Bays Market District: Draft Masterplan Principles Consultation



## DESIGN

Attachment 1 | Blackwattle Bay Precinct Plan  
Attachment 3 | Urban Design Statement Vols I and II  
Attachment 34 | Environmental Site Assessment  
Attachment 35 | Site Wide Remedial Concept Plan



## ECOLOGY

Attachment 21 | Urban and Marine Ecology Constraints and Opportunities Report



## ECONOMIC

Attachment 6 | Economic Development, Local Retail and Services Study  
Attachment 22 | Infrastructure and Contributions Review



## HEALTH IMPACTS

Attachment 19 | Human Health Risk Assessment  
Attachment 41 | Health Impact Assessment



## HERITAGE & CULTURE

Attachment 24 | European Heritage Assessment and Impact Statement  
Attachment 25 | Heritage Interpretation Strategy/Plan  
Attachment 26 | Maritime Archaeological Assessment  
Attachment 27 | Aboriginal Cultural Heritage Assessment Report  
Attachment 28 | Connecting with Country Framework for Tjerruung Blackwattle Bay  
Attachment 29 | Aboriginal Cultural Advice and Community Engagement Findings  
Attachment 30 | Arts and Cultural Strategy



## HOUSING AFFORDABILITY

Attachment 20 | Housing Diversity and Affordability Report



## NOISE & VIBRATION

Attachment 18 | Noise and Vibration Assessment



## PLANNING

Attachment 36 | Site Audit Report  
Attachment 7 | Assessment against State planning documents  
Attachment 8 | Assessment against City of Sydney planning documents assessment  
Attachment 9 | Assessment against Eastern City District Plan actions



## SOCIAL SUSTAINABILITY

Attachment 16 | Social Sustainability Assessment  
Attachment 5 | Population Demographics and Workforce Profile



## SUSTAINABILITY

Attachment 32 | Ecologically Sustainable Development Report  
Attachment 33 | Climate Change Adaptation Report



## TRANSPORT

Attachment 4 | Transport Management and Accessibility Plan



## URBAN FOREST

Attachment 31 | Urban Forestry Strategy



## UTILITIES & SERVICES

Attachment 23 | Utilities and Infrastructure Servicing



## VISUAL IMPACT

Attachment 15 | Visual Impact Assessment  
Attachment 37 | Lighting Strategy



## WATER

Attachment 12 | Water Quality, Flooding and Stormwater Study



## WIND


Attachment 38 | Pedestrian Wind Environment Study Stage 1  
Attachment 39 | Pedestrian Wind Environment Study Stage 2




## How to make a submission

The Blackwattle Bay SSP Study is now on public exhibition for you to provide feedback on the proposed planning control changes presented in the EIE and Design Code.

The SSP Study can be viewed on the DPIE website at [www.planning.nsw.gov.au/blackwattlebay](http://www.planning.nsw.gov.au/blackwattlebay)  
Submissions must be made in writing and can be lodged by:

 [www.planning.nsw.gov.au/blackwattlebay](http://www.planning.nsw.gov.au/blackwattlebay)



 Department of Planning, Industry and Environment  
Blackwattle Bay Submission  
Locked Bag 5022 - Parramatta NSW 2124

Your submission needs to include:

1. Your name and address, at the top of the letter only
2. The name of the project - Blackwattle Bay
3. A statement on whether you support or object the proposal
4. The reasons why you support or object the proposal
5. A declaration of any reportable political donations made in the previous two years.

## Next steps after submissions close

At the end of the exhibition period, DPIE will provide Infrastructure NSW with a copy of all public and government submissions and a summary of issues raised. Infrastructure NSW will respond to issues raised in a Response to Submissions Report. The report will be made publicly available for stakeholders and the community to view. The report will be submitted to DPIE and will inform the Minister for Planning's decision on the plans.




If the plans are approved by the Minister for Planning, a State Environmental Planning Policy will be enacted, and subsequently amend the relevant local environmental plan and associated development controls with those presented in the SSP Study. Redevelopment of Blackwattle Bay will follow these development controls, such as a Development Application planning process for new buildings.

### Privacy

Before making your submission, please read the DPIE Privacy Statement at [planning.nsw.gov.au/privacy](http://planning.nsw.gov.au/privacy) or phone 1300 305 695 for a copy. DPIE will publish your submission on its website in accordance with their Privacy Statement. If you are lodging your submission by post and do not want your name published, please state this clearly at the top of your submission. If you are lodging your submission online, follow the prompts on the planning portal to indicate you do not want your name published.

## Contact the team

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-  [www.insw.com/blackwattlebay](http://www.insw.com/blackwattlebay)
-  [blackwattle.bay@infrastructure.nsw.gov.au](mailto:blackwattle.bay@infrastructure.nsw.gov.au)
-  1800 931 109



*If you need help understanding this information, please contact the Translating and Interpreting Service on 131 450 and ask them to call us on 1800 931 109*

131 450

