

Blackwattle Bay State Significant Precinct

Response to Submissions Overview

July 2022

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Acknowledgement of Country

We acknowledge 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.



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The renewal of Blackwattle Bay

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.

Blackwattle Bay is an inner-city precinct historically used for industrial purposes.

Moving the Sydney Fish Market to the head of the bay unlocks approximately 10.4 hectares of harbourside land, making the site one of the largest opportunities for urban renewal in the Eastern Harbour City.

It presents a rare opportunity for urban renewal with new housing, employment and harbourfront community spaces located 1km from the Sydney CBD.

Blackwattle Bay will be transformed from an industrial district to an active, vibrant and sustainable urban village.

The renewed precinct will offer new parks, homes, commercial spaces, cafes, restaurants and retail, all within walking distance from the Sydney CBD and future Pyrmont Metro station.

Our ambition is for the precinct to deliver an iconic waterfront destination with over 1,200 new homes, more than 5,600 new jobs, 30,000 sqm of public open space and new cultural and recreation spaces for everybody to enjoy.



Blackwattle Bay is an industrial district with very limited community access to the waterfront. Photo taken before work on the new Sydney Fish Market had begun.



Artist impression of the renewed precinct with community spaces along the waterfront

The planning process

Artist impression of a revitalised Blackwattle Bay



To unlock the precinct for urban renewal, Infrastructure NSW has followed a State Significant Precinct planning process.

The State Significant Precinct Plan is essentially a rezoning application and when determined, will set out land-uses and planning controls for future development.

Local voices have influenced plans for the precinct since planning began. The surrounding communities of Pyrmont, Ultimo and Glebe have been actively engaged with the Bays Precinct for over seven years.

Infrastructure NSW has also worked closely for over five years with the Project Working Group which is made up of the Department of Planning and Environment, the City of Sydney, Transport for NSW and the NSW Government Architect.

This close collaboration between state government, local government and the community has helped balance technical considerations with community views to create a plan that delivers a successful urban renewal and ensures key transport, social, cultural and urban infrastructure is delivered for communities now and into the future.



Artist impression of the waterfront promenade and board

State Significant Precinct planning process





Key matters raised during the public exhibition

In July 2021, the State Significant Precinct Study was placed on public exhibition, providing a formal opportunity for the community and stakeholders to provide feedback on the precinct plan and proposed planning framework.


The top 10 issues raised in the 855 community submissions:

Bulk and density	59%
Height	58%
Solar access to the public domain	38%
Amount of open space	36%
Traffic and roads	29%
Infrastructure contributions	28%
Potential benefit from public land	27%
Foreshore and promenade	25%
Social and affordable housing	22%
Place character	21%

Changes to the Precinct Plan

Infrastructure NSW has been reviewing submissions since late 2021 and has revised the Precinct Plan in response to the feedback. Below is a summary of the changes made in response to submissions.

To read the full Response to Submissions Report visit insw.com/blackwattlebay

What we heard	What we've changed
Land use, built form and density 	
Buildings are too high	Most building heights have been reduced by between 4m and 21.5m. Buildings now range from 6 storeys to 35 storeys. 70% of buildings will be lower than the absolute height of buildings at Distillery Hill.
There's too much density for the area and buildings are too bulky	Density of the precinct has been reduced through less Gross Floor Area (GFA). The total GFA has been reduced by 15 per cent, or 34,500sqm. Building footprints have been adjusted as a result.
Change the land-use mix to prioritise commercial space	The GFA land-use mix is now 57 per cent non-residential and 43 per cent residential. This will result in a new population breakdown of 76 per cent workers and 24 per cent residents.
Prioritise solar access to the new Sydney Fish Market, Blackwattle Bay and new public realm.	Through a reduction in GFA and building heights, the building footprints and envelopes have been reduced which will improve sunlight access and wind performance of the public domain.
There is not enough affordable housing provision	Increased the proposed affordable housing contribution from 5% of residential floor space, to 7.5% of total floor space. Meaning there will be over 14,900 sqm of affordable housing floorspace.

What we heard

What we've changed

Public space



Increase the amount of public domain and open space

The amount of public domain (that is, any area accessible to the public such as parks, footpaths, plazas and streets) has been increased to 57,505sqm, or 55.5 per cent of the site.

The amount of open space (that is open space used for recreation purposes) has been increased to 33,765sqm, or 32.5 per cent of the site.

The foreshore promenade should be wider

Doubled the width of the foreshore promenade Now widened to ensure it ranges from 20m to 30m

The foreshore promenade will be incomplete if the private landowners do not redevelop their land.

The 10m wide, over-water boardwalk in front of private landowners, has been converted to a permanent boardwalk.

Future development standards and frameworks



Sustainability targets should better align to those set out in the Pyrmont Peninsula Place Strategy

Strengthened our sustainability targets bringing forward the net zero target from 2050 to 2041, in line with the Pyrmont Peninsula Place Strategy, the planning controls have been updated to ensure this can be achieved, some including mandated future buildings to achieve a minimum 5 Star Green Star rating, more green and active streets and a higher tree canopy cover percentage target of 40% across the precinct.

More needs to be done for recognising and celebrating First Nations peoples and culture

Strengthened our commitment to recognising and celebrating Aboriginal culture and designing with Country.

Embedded more initiatives into the Design Code to ensure all future developments in the precinct apply this commitment in a consistent manner.

Design Excellence processes should follow the City of Sydney's Design Excellence process

Changed the Design Excellence requirements including the establishment of a Blackwattle Bay Design Excellence Panel to ensure design excellence is achieved consistently across the precinct.

More information is needed on how supporting infrastructure will be funded

More information has been provided on the proposed infrastructure and new contributions framework. There will be sufficient infrastructure to service the existing and future communities in Pyrmont.

Key features of a renewed precinct



Spaces including more than 30,000 square metres of green space on the harbour front



A harbourfront promenade, which will become the final piece in the 15-kilometre harbour foreshore walk from Rozelle to Woolloomooloo Bay



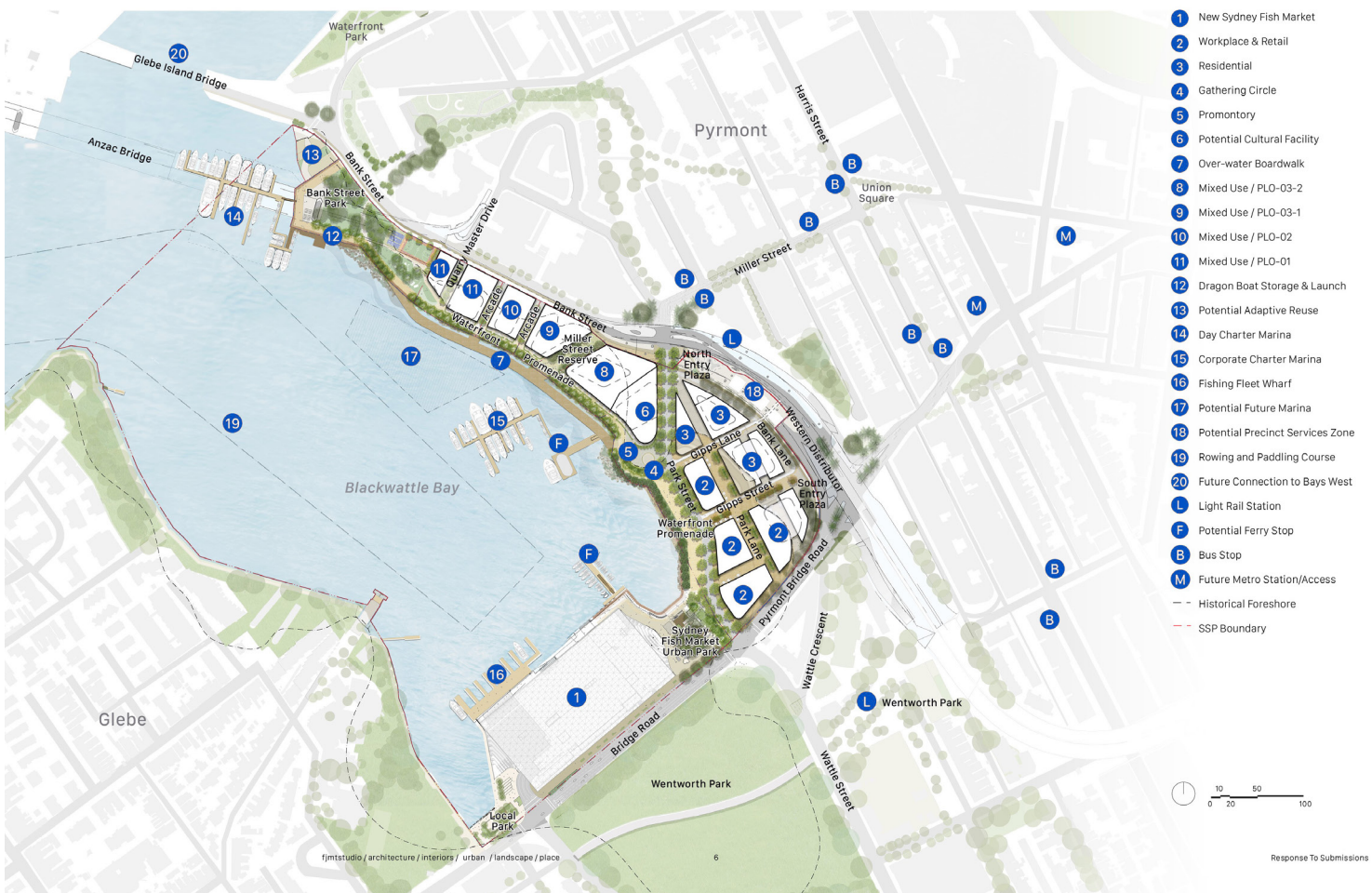
New pedestrian and cycleway connections and infrastructure



New homes, jobs and services close to the CBD



An authentic place, building on Aboriginal and industrial stories and celebrating the local character



Precinct plan proposed in the Response to Submissions Report

What happens next?

The Response to Submissions Report, along with all other planning documents, will be assessed by the Department of Planning and Environment. They will make a recommendation to the Minister for Planning who is the consent authority.

To read the full Response to Submissions Report visit insw.com/blackwattlebay

Artist impression of a new park at Bank Street



Determination of the State Significant Precinct Plan is only the first step in the renewal process, which is expected to take over a decade.

Delivery of the new Sydney Fish Market at the head of the bay is the catalyst for renewal of the Government owned land in the southern end of the precinct and is well underway and on track for completion in late 2024.

Urban renewal of Blackwattle Bay is expected to occur over the 8 to 10 years, with all new buildings to go through a Development Application process.

Over the next 12 to 18 months, the NSW Government will seek to partner with the private sector to deliver the revitalisation of the precinct.

Bank Street Open Space

The NSW Government is prioritising delivery of community benefits early in the renewal including a new 11,000sqm park at Bank Street.

The land for the park at Bank Street is already zoned for recreational use so work on its design, in consultation with the community can begin ahead of the State Significant Precinct Plan being determined.

This new park will be co-created with the community to add a unique and accessible place to spend time, with possible activities ranging from play courts, community boat storage and community art space. This consultation will begin next month.

Contact the team

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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

