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Blackwattle Bay Renewal

The Urban Taskforce thanks Infrastructure NSW for the opportunity to provide feedback on '*Revitalising Blackwattle Bay*', which outlines three scenarios (Homes, Balanced or Jobs) to provide more detail on what the future urban renewal of Blackwattle Bay could look like. Please find our comments below for your consideration.

All options are too conservative

All three scenarios proposed in the *Revitalising Blackwattle Bay* document are too conservative with regards to building height and density. The 45-storey height limit is not suitable given the proximity of this site to the CBD and to metro rail at Pyrmont. This is a significant under-utilisation of a highly accessible, strategically important harbour foreshore site.

More housing should be included to create a lively, upbeat vibe. Establishing a living population will enliven the precinct at night. Securing a strong and vital commercial core will keep high quality cafes, bars and restaurants full of customers during the day. The density and heights proposed are too low to work commercially and additional building height and more office podium floors are needed to deliver an outcome which is feasible to develop and results in a high-quality urban environment, particularly in a post-COVID economic environment.

Open Space

The three scenarios proposed all include 30,000 square metres of open space. This figure seems to have been chosen arbitrarily with little evidence to demonstrate the rationale and justification for this number. Some flexibility should be factored in. In addition to this, hard surface area (not just soft surface area) should be included as open space, particularly as waterfront areas often include hard surface walkways and promenades for visitors and residents.

'Mixed use' scenario ('balanced') will offer best outcome

With the above comments in mind, the 'mixed-use' or 'balanced' scenario will offer the best outcome given the proximity of the precinct to the CBD. The precinct is similar to other large master planned sites located close to the city, including Central Park, Darling Square and Barangaroo which have all benefited from a 'mixed use' approach to drive vibrancy and life in these highly desirable locations.

The Urban Taskforce is always willing to work closely with the Government to provide a development industry perspective on these issues.

Yours sincerely



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