

25 January 2024

Our Ref: R/2023/1/B
File No: 2024/038838
Your Ref: SSD-53386706

Anna Nowland
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Key Sites Assessments
Department of Planning, Housing and Infrastructure

By email: anna.nowland@dpie.nsw.gov.au

Dear Anna,

SSD-53386706 – Environmental Impact Statement – Bank Street Park

Thank you for your correspondence dated 13 December 2023 inviting the City of Sydney (the City) to comment on the abovementioned State Significant Development Application.

The development involves the creation of a public park within the Blackwattle Bay Precinct at 1-19A Bank Street, Pyrmont. The proposed works include:

- Site preparation works including tree removal, earthworks and remediation.
- Demolition (including part demolition) of three existing buildings.
- Construction of commercial and community facilities, including:
 - Construction of a single storey building accommodating a community room, cafe and marina facilities (commercial)
 - Adaptive reuse of an existing building for public amenities and storage
 - Construction of a boat storage facility with trafficable roof above
 - Construction of a boat launching ramp and pontoon
- Construction of public domain works, including:
 - Interpretive garden within the 'ruins' of an existing building
 - Split level foreshore promenade including overwater boardwalk
 - Land / water interface works including sea walls and sandstone terracing
 - Plaza and grassed open recreation spaces
 - Multi-purpose sports court
 - Tree planting and landscaping
 - Inclusive play spaces for ages 2-12
 - Fitness equipment
 - Park furniture, fixtures and structures
 - Wayfinding and interpretive signage
 - Public art
- Public domain works within Bank Street, including:
 - Bi-directional cycleway
 - Street tree planting

- Reinstatement of parallel parking and signposting of accessible parking spaces and loading zones.

The City supports the development of Bank Street Park, and the proposed public domain works within Bank Street. The work undertaken to date in consultation with the City which has been reflected in the submitted plans is also noted. The following particular comments are raised for your consideration:

Heritage

The assessment undertaken by GML Heritage identifies a group of existing buildings as having local heritage significance, notwithstanding any formal listing. This classification is supported. The proposed demolition of two of the buildings and adaptive reuse of two other buildings for the amenities and store building and interpretive ruins gardens supports the delivery of the park and its amenities whilst potentially having an acceptable impact on the heritage significance of the group of buildings. Further information is required to ensure that the proposed works adequately retain fabric of heritage significance. In particular, additional details should be provided regarding:

Building D

- Technical advice is to be sought to identify whether Building D's existing roof structure is viable and could be repaired and reused in lieu of its proposed replacement.
- Options to fully or partially retain the southern elevation of Building D should be explored at the detailed design stage in conjunction with a suitably qualified and experienced heritage consultant or architect.
- A schedule of conservation works, prepared by a suitably qualified and experienced heritage consultant should be prepared for Building D. Original timber sash windows and doors should be retained and repaired wherever possible and replacement with modern windows should be avoided. The brickwork on the street façade should be repaired and made good. The conservation works should be carried out under the supervision of the heritage consultant.

Interpretive Garden

- Further design development for the interpretative garden should be carried out in consultation with a heritage consultant and structural engineer. This should explore options to fully retain whole elements, such as doorways, walls and the steel framed windows, to allow for the meaningful interpretation of original built elements.

Additionally, conditions should be imposed regarding:

- The preliminary Heritage Interpretation Framework should be further developed to provide and implement a heritage interpretation plan.
- A heritage consultant or architect should be engaged to provide ongoing advice during the design development and construction phases.
- Historical archaeology – The impacts of the project on the archaeological significance should be managed and mitigated through a program of

archaeological investigation that responds to the extent of anticipated impacts as recommended in the Historical Archaeological Assessment prepared by GML Heritage dated December 2023. This should include archaeological testing, archaeological monitoring, and an unexpected heritage finds procedure.

- Aboriginal archaeology – Staged Aboriginal heritage management strategies should be followed for the Bank Street site, as per the recommendations in the Bank Street Park, Blackwattle Bay Precinct Aboriginal Cultural Heritage Assessment Report prepared by GML Heritage dated November 2023. It should involve impact avoidance where possible, archaeological monitoring in areas of potential impact to potential archaeological deposits (PAD), and further Aboriginal archaeological investigation in the instance of identification of unexpected finds or areas of PAD within the impact area.
- Maritime archaeology – The recommendations of Section 12 of the Maritime Archaeological Assessment by GML dated December 2023 should be implemented.
- A Salvage Schedule for significant heritage fabric should be prepared and implemented prior to demolition works being undertaken.
- An Archival Photographic Recording should be prepared in accordance with Heritage NSW publication '*Photographic Recording of Heritage Items using Film or Digital Capture*' (2006). The digital copy of the archival record must be provided to the City.

Landscaping and Tree Planting

The proposed tree planting includes species that are not listed on the City's Tree Species List. These include:

- *Diospyros australis* (Black Plum)
- *Doryphora sassafras* (Sassafras)
- *Eucalyptus luehmanniana* (YellowTop Ash)
- *Schizomeria ovata* (White Cherry)

It is recommended that the above species be reviewed by the project arborist to confirm the species tolerance (under the changing climate) for the microclimate of the sites they are nominated to be planted. Otherwise, the species should be substituted with others from the City's list. The species selection should meet the tree species diversity requirements as outlined in the *Greening Sydney Strategy and Urban Forest Strategy* 2023. A range of both native (where possible) and exotic species should be considered and selected from the City's list to ensure that species are climate ready and would thrive under changing climatic conditions.

Opportunities are identified to incorporate in-road planting within Bank Street, on both sides of the road, given the width of the road reserve. This would further increase canopy cover within the area, noting the potential canopy coverage on the site is partly limited by the overshadowing cause by Anzac bridge above and does not strictly meet the 50% targets for public spaces. The recommended species for in-road planting is *Corymbia exima* (Yellow Bloodwood).

The Landscape Design Report prepared by Oculus and Collins + Turner dated November 2023 indicates the soil allowances within the bio-retention pit areas. These

requirements should be reflected on the landscape plans by detailing the proposed soil types and volumes within tree planting pits along the promenade.

The Landscape Plans prepared by Oculus dated October 2023 are generally supported, however, additional information and details are required to clarify and resolve various issues, particularly surrounding the coordination between plans sets. A marked up set of the Landscape Plans have been provide (refer to Appendix B) to identify various coordination issues.

In summary:

1. Stormwater lines encroaching bioretention tree pits and tree rootballs near the proposed stairs and north-south pathway should be realigned.
2. Two tree locations conflict with the proposed shelter, walls and pavement in this location.
3. Update the legend to specify the hatching shown on the plans.
4. There is conflict with stormwater lines through tree pits. The path may require realignment.
5. The stormwater quality treatment pit (QTP) device and QTP pipe connection to the seawall encroaches the tree protection zone (TPZ) of various trees. Confirmation should be provided from the project arborist that the stormwater QTP does not impact any existing trees to be retained or new trees proposed to be planted. If necessary, relocate the stormwater QTP and connection pipe clear of trees.
6. Confirm allowance for subsoil drainage in nature play and garden beds near multipurpose court.
7. Coordinate linework and hatching for existing trees to be retained and trees to be removed on the civil plans.
8. Coordinate the layout and relocate this tree clear of these structures to allow the tree to grow to maturity.

More detailed landscape plans are required to ensure a coordinated and complete design is provided which reflects the unique site circumstances. Additional details are requested, including:

- Grading and levels should be shown on all landscape plans.
- Confirmation regarding the extent of the fencing surrounding the multipurpose court and the design of area not proposed to be fenced.
- Confirmation that new trees have sufficient space to grow free of footings and services.
- Plans, including a referenced schedule including the design and specification of play equipment and park furniture and fixings. Suggestions have also previously been made to include water play to cool off on a hot day and to connect with the parks foreshore location.
- Details for the proposed green roof over the community building.
- Confirmation regarding the likely interface with the future development to the south.
- Location and design of footings, specification of pavements, including permeable or rigid bases, and edge types.
- Specification for all concrete pavements, including whether the design reduces the use of Portland cement or uses a low embodied energy concrete mix.
- Edge type details including the stepping stone edge to Blackwattle Bay, the waterfront promenade and wall that separates the north-south shared path and the waterfront promenade. The design details should include cross sections with levels.

- Clarification regarding the proposed planting schedule for understorey planting including pot sizes for nominated plant species (clarify whether tubestock or pots).

The final set of landscape plans should include:

- Cover Page, Drawing register and Site plan,
- Legends
- Tree retention and removal plans
- Site preparation and demolition plans
- Services coordination plans
- Setout plans
- Levels and grading plans (with contours, falls, existing and proposed levels, existing levels at the base of retained trees)
- General Arrangement plans
- Schedules – Materials, play equipment, softworks etc
- Surface finish plans
- Plant schedule
- Planting plans
- Irrigation plans
- Site sections – including remediation protocols
- Landscape details
- Hardworks
- Softworks
- Details including bioretention zones, trees in remediated land, bio-solar green roofs, water features/play
- Details including walls, edges, stairs, decks, fences, balustrades, promenade, interfaces, water edges
- Details for Shelters / feature pavements
- Details for playground, furniture, fixtures, fixings, signage
- Landscape technical specification
- Landscape maintenance plan including the bio-solar green roof
- Staging Plan

Public Domain

Civil Design

The submitted civil plans were reviewed and the following issues should be addressed:

- DAC01.41/2 – A long section X-X through the centreline should be provided for each access to the site. The section should include the existing and proposed levels and must indicate the property boundary.
- DAC01.41/2 – A new kerb ramp shall be located across the road from the proposed ramp along the new blister.
- DAC01.41/2 – All existing vehicular crossings are to be included in the plans. It appears that the driveway to Building D (13 Bank Street) has not been included.
- DAC05.01/2 – The proposed levels at the northern corner of the proposed amenities building may require revision to ensure the footpath slopes towards the kerb.

- DAC05.02/2 – The existing drainage line, located adjacent to 21-29 Bank Street, is part of the City's stormwater system. A future drainage easement area must be included in the application. The size of the pipeline determines the width of the required drainage easement. Therefore, the location and the diameter shall be surveyed to ensure that the proposed structures, including footings, are located outside the zone of influence. Refer to the City's Sydney Streets Technical Specifications A4 STORMWATER DRAINAGE DESIGN Table 6:
<https://www.cityofsydney.nsw.gov.au/design-codes-technical-specifications/sydney-streets>
- DAC05.02/2 – Any new internal drainage shall be located outside of the City's drainage easement area. Adjusted location of the proposed internal private drainage must be indicated in the plans.
- Flooding – Long section and cross sections at suitable intervals for the overland flow path should be provided to identify the affected area. An assessment of the flooding impacts of the proposed raised pedestrian crossing is required to ensure the adequacy of the proposed grated trench drain for all events up to 1% AEP.
- Stormwater Drainage – The proposed drainage should not affect the structural stability of existing City drainage infrastructure or interfere with the operation, maintenance or renewal of City's assets in the future (refer to notes on the marked up plans attached to this submission– Appendix A). A CCTV inspection of the City stormwater pipes should be provided with the application to assess its condition and serviceability ratings (suitable conditions should be imposed to require a condition assessment pre and post construction to assess the impact of construction on the City's stormwater drainage infrastructure).
- Stormwater Quality – The MUSIC modelling should be amended to use the correct soil type for this area. According to City's information and the provided Geotechnical report it appears to be clay. Also, the City has reviewed the proposed Stormfilter chambers and is of an opinion that a GPT placed on the existing 900 mm diameter pipeline (near property boundary to Bank Street) would provide greater water quality treatment at a low maintenance cost for the owner, instead of several Stormfilter cartridge chambers.

Public Domain Design

The following comments are also provided regarding the design of the proposed public domain works:

- Footway and Kerbing – Stone / trachyte should be retained onsite and protected. Infill kerbs must be Bluestone, in keeping with the surrounding public domain. The footway must be asphalt, pedestrian crossings, if provided (refer to comments below), should be concrete, as per the City's current technical standards. The crossfall for all new footways must be between 1% and 2.5%.
- Wayfinding Strategy – The proposed wayfinding strategy is supported, however, focuses on the immediate site only. Signage should enable connections to and from adjacent areas and points of interest to the community. Signage within the park should provide information on how to get to surrounding areas, including pedestrian links that are not easily identifiable by visitors. Connectivity for different modes of travel should also be considered, as well as connections to future development within the Precinct. This should include some interpretive signage as to what is proposed or underway within the Precinct, in the interim.

In addition, should the signage be illuminated, the illumination should be consistent with the provisions of Section 3.16.4 of the Sydney Development Control Plan 2012 (SDCP 2012).

- **Cycleway** – The proposed bi-directional cycleway will be the first section of the dedicated cycleway to be provided within the Precinct. The design of the cycleway should consider its future extension along Bank Street to the south as part of the future redevelopment of the Precinct.

At its southern end, the interim cycleway terminates near Quarry Master Drive and requires cyclists to cross Bank Street to travel towards the east or cross Anzac Bridge which raises a safety concern. The proposed parking and loading zones create potential conflict between users and require control and separation. Consideration should be given to ensure parked cars do not obscure sightlines.

At its northern end, a future connection across Glebe Island Bridge should be accommodated. It is suggested that the path is directed onto the footway to a shared zone to cross the bridge.

- **Pedestrian Crossing** – The proposed ramps are not aligned with the direction of travel, posing an accessibility conflict. A raised threshold across the road would reinforce pedestrian priority and create a widened footway area, allowing better management of the loading zone, disabled parking, and cyclist and pedestrian movement away from Bank Street.
- **Barriers and Balustrading** – The proposed boardwalk and ramps do not have balustrading or barriers. Consideration should be given to the associated risk, particularly where young people may be unsupervised near the water.
- **Local Pedestrian, Cycling and Traffic Calming Committee (LPCTCC) Approval** – All changes that affect traffic and parking require endorsement from the LPCTCC. A condition should be imposed requiring the final plans to be referred to the City's Traffic Operations team. The applicant should consult with the City to prepare suitable documentation for submission.

Finishes and Materials

The proposed materials and finishes are supported in principle, however, should samples including manufacturers products should be obtained and reviewed materials prior to implementation.

Public Art

The City's Public Art Advisory Panel's recommendations from May 2023 have largely been incorporated, which is commended. It is however noted that a budget has not been specified for the public art. The Public Art Plan should be revised to include a budget for public art that is in line with the nature and scale of the park and the aspirations captured in the Public Art Plan. A minimum of 1% cost of development is considered best practice.

As previously recommended, the preparation of a precinct wide Public Art and Cultural Plan for the Blackwattle Bay Precinct should be considered.

Contamination

The Detailed Site Investigation prepared by JBS&G dated 26 October 2023 and Hazardous Building Materials Survey prepared by Prensa dated April 2022 identified contamination including the presence of asbestos and heavy metals including lead, copper and zinc, and hydrocarbons in levels that exceed the health and investigation levels for public open spaces and parks.

Should the application be approved, suitable conditions should be imposed to implement the submitted Remediation Action Plan prepared by JBS&G dated 26 October 2023. The RAP requires the preparation and implementation of a Long Term Environmental Management Plan (LTEMP) given the residual contamination identified on site and proposed remediation strategy involves containment. The LTEMP should be approved by the Site Auditor. The associated risks given the proposed use as a public park, within a marine environment, requires stringent measures to be implemented.

In addition to the remediation and management of the site, all construction material including organic matter brought to site should be free of contaminants and appropriate safeguards put in place to validate the origin and cleanliness of material to ensure contaminants are not brought to site.

Ecology

The environmental measures proposed to protect existing wildlife and improve the quality of the environment are supported. The requirements outlined in the mitigation report (Appendix C) should be reinforced to ensure that these recommendations are implemented.

There is an opportunity to increase the diversity of plantings throughout the park. Increasing the diversity of the groundcover in PM04 Woodland and PM05 Meadow could be explored as these ecosystems tend to have a lot of diversity in the ground layer. The addition of grasses like *Microlaena stipoides* and *Cymbopogon refractus*, which are common meadow plants and important ecologically could be explored.

The proposal to consider installing a 'living' sea wall such as those installed at Barangaroo and Milsons Point is also supported.

Amenities

A Changing Places toilet should be considered on this site. They are larger than standard accessible toilets which provide people with disability and high support needs access to suitable, safe, and private bathroom facilities.

Public Submissions

The City also notes that Pyrmont Action, a resident group, has made a Public Submission. The City asks that this submission be carefully considered and that amendments are made to the proposed development or conditions imposed to address the concerns raised where appropriate, including a more culturally significant name for the park, and confirmation that the commercial marina will be relocated to free up space for community uses.

In summary, the City supports the development of Bank Street Park, and the proposed public domain works within Bank Street. The above comments are provided for consideration and seek to assist in the assessment and further design development of

the proposal to ensure that park provides a variety of high quality amenities and public open space for the enjoyment of the community and to ensure it is well integrated with the surrounding Pyrmont area and future development within the Blackwattle Bay Precinct.

Should you wish to speak with a Council officer about the above, please contact Michael Stephens, Senior Planner, on 9265 9040 or at mjstephens@cityofsydney.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to read 'GJahn', with a stylized flourish at the end.

Graham Jahn AM LFRAIA Hon FPIA
Director
City Planning | Development | Transport

Appendix A – Marked up Civil Plans
Appendix B – Marked up Landscape Plans