

Bank Street Park  
Blackwattle Bay / Tjerruing

SSD-53386706

# Appendix V

## Social Impact Assessment (WSP)



December 2023

November 2023

# Bank Street Park

## Social Impact Assessment



# Question today

## *Imagine tomorrow*


## Create for the future

### Bank Street Park Social Impact Assessment

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WSP acknowledges that every project we work on takes place on First Peoples lands. We recognise Aboriginal and Torres Strait Islander Peoples as the first scientists and engineers and pay our respects to Elders past and present.

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# Author declaration

This report was prepared by Sophie Le Mauff, Principal – Social Strategy and Outcomes at WSP Australia.

Sophie holds the degrees of Bachelor of Arts in Geography and Planning, Masters Degree in International Architectural Regeneration and Development, a Masters Degree in Tourism Planning and Development and a Certificate in Engagement Essentials (IAP2). She regularly prepares, reviews and peer reviews SIAs for various sectors (e.g. social infrastructure, public spaces, education, cultural facilities, energy and infrastructure). She has significant experience in the planning of social infrastructure including open spaces. Sophie was also involved in the preparation of the Social Sustainability Study and Health Impact Assessment that informed the rezoning of the Blackwattle Bay Precinct.

Sophie Le Mauff is a member of the Australian Evaluation Society.

This final draft SIA report (for Test of Adequacy) was prepared between May and November 2023 using a best practice approach. It contains all relevant information that was available at the time of writing, and to my knowledge does not contain information that is false or misleading.



Sophie Le Mauff  
Principal, Social Strategy and  
Outcomes

Date: 27/11/2021

# Executive summary

This Social Impact Assessment (SIA) report has been prepared to inform a State Significant Development Application (SSDA) for a new waterfront public park within Blackwattle Bay, to be known as Bank Street Park (SSD-53386706). Bank Street Park is located at 1A-19 Bank Street, Pyrmont on the shoreline of Tjerruing Blackwattle Bay and adjacent areas of Blackwattle Bay.

The proposed development seeks consent for a range of public domain works associated with the development of a public park (Bank Street Park) as well as new and adapted facilities for community use. Harbour works are also proposed along the foreshore as well as works to the Bank Street road reserve.

As per the Planning Secretary's Environmental Assessments Requirements (SEARs) issued on 11 May 2023 for application SSD-53386706, this SIA report has been prepared in accordance with DPE's SIA Guidelines for State Significant Projects (SIA guideline). The methodology included a document review; site visit; stakeholder and community engagement; social baseline development; impact identification and assessment; and development of mitigation, enhancement, and monitoring measures.

## Identified impacts

There is one high negative impact anticipated as a result of this project, in relation to impacts on Aboriginal heritage. Mitigation could result in a medium impact. Approximately half of the low and medium negative impacts are anticipated during construction and largely affecting local residents. A small number of negative impacts may affect future users of the park but should mostly be able to be mitigated via the measures proposed in this report.

The vast majority of positive impacts, however, are anticipated following construction, when the park is developed, with a broad extent due to the anticipated high profile of the park. About half of anticipated positive impacts have been rated as high pre-measure. Anticipated high benefits will mostly affect future users of the park, who are expected to include the existing and future local community (i.e. residents, workers, users including those from Blackwattle Bay Precinct) as well as visitors from LGA and broader region due to the high profile location. These high benefits include:

Category	Impact	Rating pre measure
Way of life	Continuation of existing recreation activities, with improved facilities, will benefit existing users	High A3
Way of life	New open space supporting recreation and broad community use	High A3
Way of life	Nature-based play space will respond to gaps in facilities for children	High A3
Way of life	Benefits of a recreation space sheltered by the bridge for active and passive uses	High B3
Community	New outdoor spaces and café will support community connections and cohesion	High B3
Accessibility	Increased public access to foreshore and land and water based activities will benefit the broad community	High A3
Accessibility	When built, the continuation of the foreshore promenade within the Blackwattle Bay Precinct will create cumulative benefits with the creation of a continuous foreshore link	High B3
Health and wellbeing	Community health and wellbeing benefits associated with green and blue spaces for apartment dwellers	High C2
Health and wellbeing	The nature-based playspace will likely create specific physical, social and cognitive opportunities for children aged 2-12.	High C2
Surroundings	Improved visual aspect from Bank Street users and adjoining residents	High A3
Decision-making systems	There has been significant community consultation conducted to inform this project, involving local communities in decision-making	High A3



Following the implementation of enhancement measures, additional benefits can be upgraded from medium to high:

- Youth groups will be able to use the park and feel welcome
- Community facility spaces will provide new spaces to support social activities
- The proposed design will contribute to cultural awareness of Country.

Only one high negative impact is anticipated as a result of this project, in relation to impacts on Aboriginal heritage. Mitigation could result in a medium impact.

### Mitigation and enhancement measures

The most effective proposed mitigation measures, i.e. those that result in the downgrade of a negative impact significance or the upgrade of a positive impact significance, are as follows:

Category	Impact	Rating pre measure	Measures	Residual rating (post measure)
Way of life	Construction will require the relocation of current users and their activities	Medium A2	<ul style="list-style-type: none"> <li>— Continue engaging with existing users ahead of construction and support relocation process to an alternate site and back to Bank Street Park.</li> </ul>	Low A1
Community	Community facility spaces will provide new spaces to support social activities	Medium B2	<ul style="list-style-type: none"> <li>— Ensure detailed design supports a flexible space that can be used for a range of purposes, by a range of different user groups</li> <li>— If a need is identified, consider extending hours of operation particularly after 6pm to support broader community use, with due consideration given to noise impacts.</li> <li>— Implement a range of rates to support use by community organisations and not for profit organisations. A framework with community criteria could be developed to support Placemaking NSW in maximising affordable use.</li> <li>— Incorporate the management of the future community facility in a broader Plan of Management to make sure the facility remains equitably accessible to all.</li> </ul>	High B3

Category	Impact	Rating pre measure	Measures	Residual rating (post measure)
Community	There may be a risk of conflict between users on land and water	Medium C2	<ul style="list-style-type: none"> <li>— Prepare Plan of Management to clearly guide future uses of the space including community facility space which is to remain a space available for the broad community with no exclusive uses for specific groups. Provide guidance on uses, cycling speed, hiring, alcohol consumption, dogs, commercial activities, security and management of the space. Review the Plan of Management regularly including when Blackwattle Bay Precinct resident and worker population start increasing.</li> <li>— Implement random inspections to assess level of use and use patterns</li> <li>— Provide clear signage identifying security safe points, and contact details in case of a management issue (as the space will not be managed by City of Sydney).</li> <li>— Engage with TfNSW to discuss possible conflicts on water due to increased passive water use and motor boating in the future.</li> <li>— Prepare and conduct regular user satisfaction surveys.</li> </ul>	Low D2
Community	The identified risk of conflict between different users may be exacerbated when the Blackwattle Bay Precinct is developed, with a significant influx of users resulting from development of this precinct.	Medium C2	<ul style="list-style-type: none"> <li>— Re-assess the Plan of Management after the Blackwattle Bay Precinct is developed and conduct new user surveys and random inspections</li> </ul>	Low D2
Culture	The proposal will affect places of Aboriginal heritage significance	High A3	As noted by GML Heritage and the Preliminary CEMP	Medium C3

Category	Impact	Rating pre measure	Measures	Residual rating (post measure)
<b>Culture</b>	The proposed design will contribute to cultural awareness of Country	Medium C3	<p>Greenshot Consulting’s recommendations are noted. In addition:</p> <ul style="list-style-type: none"> <li>— Additional story telling and interpretive material to be considered throughout the site</li> <li>— Involve Aboriginal and Torres Strait Island artists, practitioners, elders and knowledge holders in the detailed design of the future park and in longer term programming and activation of the site, e.g. via educational programs and/or temporary or longer term installations. As part of future lighting designs, there may be an opportunity to maximise links to Sky which could be discussed and designed with Indigenous communities and designers</li> <li>— Conduct a culturally appropriate consultation process to guide the naming of the future park, noting previous information received from consultation.</li> <li>— Given the high profile location of the park, use portion of the future community facility for educational programs that could be targeted to various groups (e.g. international or domestic visitors, youth, school groups) and conducted by First Nations businesses.</li> </ul>	High B3
<b>Health and wellbeing</b>	There are possible risks to workers and communities due to contaminated material	Medium C2	Measures in the Preliminary CEMP are noted. These will be finalised as part of a final CEMP.	Low D2

Category	Impact	Rating pre measure	Measures	Residual rating (post measure)
<b>Health and wellbeing</b>	There are possible risks regarding antisocial behaviour and the design of toilets is not optimal.	Medium C2 – C3	<p>Measures in the CPTED report are noted. In addition:</p> <ul style="list-style-type: none"> <li>— Work with Placemaking NSW to undertake random patrols through the park network, during the day and at night.</li> <li>— Should the need be identified during operations of the park, and if monitoring identifies issues to be addressed, work with Placemaking NSW to consider additional security measures in collaboration with City of Sydney’s Safe City Unit and NSW Police (as per other plans of management for parks in City of Sydney)</li> <li>— Future activation of the space (programs, events), including at night, will prevent antisocial behaviour to a degree.</li> <li>— The previously recommended Plan of Management should also address antisocial behaviour considerations, as well as drug and alcohol use, and consider alcohol free zones particularly around play spaces.</li> <li>— Provide sharp bins in toilets to prevent sharps being disposed of in the open space.</li> <li>— Provide a help button in case of an emergency, particularly near the water.</li> <li>— Design lighting that encourages positive activities into the night and capable guardianship of spaces.</li> <li>— Public art on surfaces can be an efficient measure to prevent illegal graffiti.</li> </ul>	Low C2
<b>Livelihoods</b>	Long-term employment opportunities associated with future uses will support existing and future businesses	Low B1	<ul style="list-style-type: none"> <li>— As part of social procurement strategy, work with social enterprises and First nations organisations to maximise the social benefit of future operations for under-represented communities. This could include indirect benefits, for example through the design and implementation of community/educational programs in the facility building.</li> </ul>	Medium B2

# 1 Introduction

The purpose of this Social Impact Assessment (SIA) report is to understand the social context of the project, identify and assess social impacts, as well as mitigation and enhancement measures to manage these impacts. This will inform a State Significant Development Application (SSDA) for a new waterfront public park within Blackwattle Bay, to be known as Bank Street Park (SSD-53386706). Bank Street Park is located at 1A-19 Bank Street, Pyrmont on the shoreline of Tjerruing Blackwattle Bay and adjacent areas of Blackwattle Bay.

## 1.1 Blackwattle Bay Precinct

Bank Street Park forms part of the Blackwattle Bay Precinct, which is an area of predominantly State Government-owned land located on the western edge of the Pyrmont Peninsula and adjoining the waters of Blackwattle Bay (Figure 1.1).



Figure 1.1 Blackwattle Bay Precinct

Source: INSW

The precinct was rezoned in December 2022 to facilitate a new mixed-use community, providing for around 2,000 new residents and 5,600 new jobs and creating a vibrant 24/7 economy. Updated planning and land use controls were incorporated into the Sydney Local Environmental Plan 2012, along with site specific design guidance in the *Blackwattle Bay Design Guidelines*.

A critical part of the Blackwattle Bay Precinct is the high quality public domain which includes a series of parks and open spaces connected by a foreshore promenade. Bank Street Park will bring new active and passive recreation uses into a unique park environment, catering for both existing and future communities in the vicinity.

## 1.2 Site description

Bank Street Park is located at 1A-19 Bank Street, Pyrmont NSW within the City of Sydney local government area (LGA) and includes harbour development in Blackwattle Bay. The site area is approximately 1.1 hectare. The relevant lot and deposited plans and the respective ownership for the site are detailed in Table 1.1 below and shown in Figure 1.2.





Figure 1.3 Site context map

Source: *Blackwattle Bay Design Guidelines with Architectus edits (2023)*

The indicative site location is outlined in red.

## 1.3 Proposed development

Development consent is being sought for a *recreation area* for the primary purpose of a *public park*, comprising:

- Site preparation works, including tree removal, earthworks and remediation to facilitate the proposed use
- Demolition of three existing buildings at 1-3 Bank Street
- New and adapted facilities for community use, including:
  - New single storey building to accommodate flexible community space, café, and marina office/store facilities, with green roof and photovoltaics
  - Adaptive reuse of Building D for public amenities, bin and other storage
  - Boat launching ramp and pontoon for passive watercraft, including dragon boats and kayaks;
  - Boat storage building with change facilities for dragon boat users with publicly accessible rooftop deck.
- Public domain works, including:
  - ‘Interpretation Garden’ in existing building ‘ruins’ at 1-3 Bank Street
  - Split level foreshore promenade
  - Multi-purpose court with edge seating and partial fence
  - Nature-based inclusive playspace for ages 2-12
  - Fitness equipment
  - Public plaza and grassed open space areas
  - New tree plantings and planter beds
  - Public art, wayfinding and interpretative signage, lighting, bike parking and seating.
- Harbour works including:

- Overwater boardwalk
- Land/water interface works, including sandstone terracing into water and support structure, to improve marine habitat
- Demolition and construction of a new timber launching ramp for dragon boats
- Kayak/passive craft pontoon
- Restoration, repair and alterations to the existing seawall for new stormwater outlets.
- Works to Bank Street road reserve, including:
  - Road space reallocation to provide separated cycleway
  - Cycleway transition to Bank Street to continue south as part of future works
  - Reinstatement of existing on-street parallel parking
  - Tree planting
  - Accessible parking space
  - Loading zone adjacent 1-3 Bank Street.

## Hours of operation

Bank Street Park will be accessible to the public 24 hours a day, however some of the facilities will only be available during daylight hours (e.g., amenities). Other proposed hours of operation include:

Table 1.2 Hours of operation

Item	Hours of Operation	Days
Dragon boat storage and amenities	Daylight hours (approx. 6am – 7pm)	7 days
Community space	7am – 6pm	7 days
Café/kiosk	7am – 6pm	7 days
Marina office	7am – 1am	7 days

*Access to marina office and storage areas may be required outside regular business hours for post charter activities. These hours align with the existing approved hours for the marina office on 5-19 Bank Street. All activities would be undertaken in accordance with a future Plan of Management endorsed by Placemaking NSW and/or Transport for NSW.*

## 1.4 SEARs assessment requirements

This report has been prepared in response to the relevant requirements outlined within the Planning Secretary's Environmental Assessments Requirements (SEARs) issued on 11 May 2023 for application SSD-53386706. Table 2.1 addresses the relevant SEARs requirements and provides a project response.

Table 1.3 Secretary's Environment Assessments Requirements

Item	SEARs	Relevant report section(s)
20. Social Impact	Provide a Social Impact Assessment prepared in accordance with the <i>Social Impact Assessment Guidelines for State Significant Projects</i> .	This report has been prepared in accordance with DPE's <i>Social Impact Assessment Guidelines for State Significant Projects</i> (SIA guideline)

*Source: DPE Project specific SEARs received 11 May 2023*



## 1.5 Strategic planning context

### 1.5.1 State policies, strategies and plans

#### *Social Impact Assessment (SIA) Guideline*

The Department of Planning and Environment's (DPE) (2023) *Social Impact Assessment Guideline for State Significant Projects* (the Guideline) and its Technical Supplement provide a rigorous framework to identify and assess social impacts. Key steps of the SIA process as per the Guideline are discussed throughout this report.

#### *Pymont Peninsula Place Strategy*

The NSW Government's *Pymont Peninsula Place Strategy* (2020) sets out a vision and a suite of directions and priorities to guide future investment and growth opportunities in Pymont, focusing on jobs and innovation, residential uses, culture and entertainment, while recognising the place's character and history. It also contains a Structure Plan and directions specific to sub-precincts and specific sites.

Key directions that are relevant for this project include:

- Public spaces in Pymont will attract people from across the Pymont Peninsula but also domestic and international visitors. They contribute to the appeal of a place and should service all types of users (e.g. residents, visitors, businesses, tourists and students).
- Renewal sites within Blackwattle Bay will deliver new public spaces and nodes of activity. The need for new open space in the form of a district park around the Bank St area was identified in a *Social Infrastructure Assessment* (Cred, 2020) that informed the Strategy.
- The interface between land and water needs to be considered to support improved access to the water for water users, and prevent or manage conflicts between competing users.
- There needs to be a more comprehensive understanding of Aboriginal cultural landscape and values.
- There will be a continuous walking and cycling route linking the peninsula to the broader Harbour City.
- Reducing the heat island effect through street and park tree planting is essential, also to promote walkability and comfort to and within public spaces.
- In addition, the repurposing of Glebe Island Bridge, adjacent to the site, is identified as an item to be investigated.
- The site is identified within a network of regional harbour parkland.

The Blackwattle Bay sub-precinct is described as containing limited open space, with a missing link along the foreshore walk. The precinct will be redeveloped into a new urban quarter. A new district park of approximately one hectare is anticipated in the Strategy, which should involve working with local Aboriginal knowledge holders. Public boating facilities should be formalised throughout the precinct including at Bank Street. A harbour pool should be investigated.

#### *Greener Places Framework (Greener Places) and Draft Greener Places Design Guide (2020)*

The NSW Government Architect's *Greener Places Framework* represents a design framework focusing on urban green infrastructure, with its core objective being to encapsulate the collective aspirations and expectations associated with planning, designing, and implementing green infrastructure within urban areas across NSW. Through this comprehensive approach, the framework aims to foster a healthier, more sustainable, and ultimately more liveable urban environment.

To ensure the effective implementation and success of Greener Places, four key principles are outlined:

- Integration: Combine green infrastructure with urban development and grey infrastructure
- Connectivity: Create an interconnected network of open areas
- Multifunctionality: deliver multiple ecosystem services simultaneously

— Participation: involve stakeholders in development and implementation.

The design of Bank Street Park should consider and demonstrate the above principles of the Greener Places: an urban green infrastructure design framework. This may help respond to challenges identified in the Framework, including community health, climate change, population growth and social cohesion. It may also deliver a range of benefits including those described below.

<p>Environmental benefits</p>	<p>Improves visual amenity                      Enhances urban microclimate Improves air quality                      Reduces flood risk                      Better water quality Improves local habitat                      Reduces ambient noise                      Reduces atmospheric CO2                      Improves environmental resilience                      Reduces urban heat-island effect                      Controls erosion through soil stability</p>
<p>Economic benefits</p>	<p>Boosts property values including house prices due to proximity to green space                      Promotes faster property sales                      Encourages inward investment                      Reduces energy costs via microclimate regulation                      Improves chances of gaining planning permission                      Improves tourist and recreation facilities                      Lowers healthcare costs</p>
<p>Social benefits</p>	<p>Supports and maintains Aboriginal culture and heritage                      Educational opportunities                      Encourages physical activity                      Provides more opportunities and places for children to play                      Improves mental health                      Creates and improves spaces for socialising, interaction, and events                      Improves workplace productivity                      Creates opportunities for community participation and volunteering                      Reduces stress                      Improves childhood development                      Improves quality of life and health and wellbeing                      Improves ease of access to social, recreation, and sporting activities                      Improves liveability for NSW                      Increases social cohesion                      Improves connection and travel time                      Enhances community ownership</p>

- The *Draft Greener Places Design Guide* further identifies a series of performance criteria for open space. These criteria guide the planning and provision of open and recreation spaces including function, size, accessibility and distribution. Greener Places provides some guidance as to what constitutes a good quality open public space that should be considered in the design of the park.

*Blackwattle Bay Social Sustainability Assessment*

The *Blackwattle Bay Social Sustainability Assessment (SSA)* (Elton Consulting/WSP, 2022) provides an integrated range of social sustainability initiatives that respond to the identified challenges, opportunities and key issues associated with the development of the Blackwattle Bay precinct. The SSA considers the projections for residents, visitors and workers within the Precinct and identifies the types of social infrastructure and range of social sustainability initiatives that can be introduced to support the area’s vision to become a world class liveable urban community.

The SSA proposes a range of actions and initiatives at the rezoning stage of Blackwattle Bay to meet the needs of the current and future community and also outlines additional actions to respond to the City of Sydney Social Sustainability Policy. Key initiatives that relate to the proposed Bank Street Park include:

- Provide for a community centre space of a minimum of 400 square metres that can accommodate existing dragon boat, kayak and canoe paddlers and for general community use.
- Allow for the inclusion of approximately 1,200 square metres of space for arts and creative uses at 1-3 Bank Street.
- Ensure that the rezoning includes 3 hectares of public open space, including at Bank Street
- Provide for two outdoor multipurpose courts in the Bank Street Open Space area
- Provide for a high quality play space in the Bank Street Open Space area
- Provide for a high quality outdoor fitness area in the Bank Street Open Space area.

*Blackwattle Bay State Significant Precinct Finalisation Report*

The *Blackwattle Bay State Significant Precinct Finalisation Report* (DPE, 2022) is the assessment and finalisation of the proposed planning amendments to enable the renewal of Blackwattle Bay. The rezoning was finalised in December 2022.

The *Finalisation Report* provides information on the process, public exhibition and consultation undertaken and a description of the submissions received. It also includes DPE’s consideration of the issues raised during public consultation. It details DPE’s assessment of the proposed planning control amendments and Design Guidelines and the consistency of the rezoning with relevant environmental planning instruments and policies.

Bank Street Park is one of the four new public open spaces for the precinct and is a committed infrastructure contribution by Infrastructure NSW. The commitment to developing Bank Street Park via a Voluntary Planning Agreement includes landscaping and community and public boating facilities. The delivery of this park was further identified and described in Elton Consulting’s *Social Sustainability Assessment Report* (2022).

*Blackwattle Bay Design Guidelines*

The purpose of the *Blackwattle Bay Design Guidelines* (DPE, 2022) is to supplement the provisions of Sydney Local Environmental Plan 2012 (SLEP 2012) by providing more detailed provisions to guide development in Blackwattle Bay.

The following objectives and provisions have been considered in this report.

	<b>Objective or provision</b>	<b>In this report</b>
<b>Objectives</b>	Provide community facilities and spaces that cater for the needs of the future Blackwattle Bay community and encourage social interaction and cohesion.	Section 5.2.2
	Ensure that access to and from the water in Blackwattle Bay is improved and maintained for public recreational purposes.	Section 5.1.2 and 5.2.2

	Objective or provision	In this report
Provisions	<p>Community and cultural uses</p> <ol style="list-style-type: none"> <li>1 Development is to include floorspace that is suitable for community facilities as follows:                             <ol style="list-style-type: none"> <li>a approximately 1,200 square metres (GFA) of space for cultural and creative uses which may include meeting rooms, indoor recreation facilities/ amenities and the like.</li> <li>b a community centre space of a minimum of 400 square metres (GFA) in a location that enables its use as a boat house/club house, such as Bank Street Park. The facility should accommodate existing dragon boat, kayak and canoe paddlers as well as be available for use as general multipurpose community meeting and activity space.</li> </ol> </li> <li>2 Future community and/or cultural facilities may be located in 1-3 Bank Street and/or Building 1, based on the outcomes of more detailed investigations and stakeholder engagement.</li> <li>3 Place Management NSW is to be consulted on the design and development of cultural and creative spaces.</li> <li>4 The location and siting of community and cultural uses must not result in the location of sensitive land uses in areas that can not effectively evacuate in the event of flooding</li> </ol>	Section 5.2.2
	<p>Waterways uses and management</p> <p>Infrastructure for recreational boat launching and storage is to be provided in the Bank Street open space.</p>	Section 5.1.2

	Objective or provision	In this report
<p><b>Public space Objectives</b></p>	<p>Provide high quality, integrated, permeable and multifunctional public spaces that cater for movement, recreation and social interaction and that:</p> <p>directly connects to the existing foreshore walks in Glebe and Pyrmont along the waterfront via a new foreshore promenade</p> <p>ensures the waterfront is accessible from surrounding streets and public places is safe and accessible for all people</p> <p>seamlessly integrates trees, landscaping, stormwater and water sensitive urban design with provision for walking, cycling and minimal vehicle use</p> <p>contains spaces that are flexible and adaptable for a variety of public and community uses, which may include built structures and unenclosed areas for outdoor dining</p> <p>reflects First Nations culture and heritage and provides opportunity to collaborate with First Nations in both programmed and flexible spaces</p> <p>draws inspiration from the existing landscape and Aboriginal knowledge and culture and provides opportunities for heritage interpretation and storytelling</p> <p>b. Ensure that public space facilitate the effective future integration of the Precinct with the city and the adjacent areas, particularly connections to the light rail and metro station.</p> <p>c. Achieve an adaptable public domain capable of accommodating a broad range of uses and events (including major events), experiences and activities.</p> <p>d. Deliver a high quality and continuous world-class foreshore promenade along the water’s edge directly connected to the existing foreshore walks in Glebe and Pyrmont.</p> <p>e. Ensure the foreshore promenade connects public spaces, cultural and entertainment destinations and enables a diversity of users and functions around engagement with the water setting of the Pyrmont peninsula.</p> <p>k. Provide for a variety of open spaces to accommodate a broad range of uses, events, experiences and activities, both active and passive and cater to the community’s needs.</p> <p>m. Achieve desirable public spaces with high levels of amenity addressing safety, climate, activity, circulation, seating and enclosure.</p> <p>n. Ensure public space provides a pleasant, comfortable and welcoming environment, with sunlight, greenery and plentiful places to sit and where noise from traffic is minimised.</p>	<p>Section 5.1.2, 5.2.2, 5.3.2, 5.4.2, 5.5.2</p>
<p><b>Amenity Objectives and provisions</b></p>	<p>Ensure potential air quality emissions from high volume roads and existing industrial activities within or in close proximity to the Precinct are considered in the assessment of a development.</p> <p>8.2 Air Quality</p> <p>2.c. For the purposes of development within the precinct, sensitive receptors should include:</p> <ul style="list-style-type: none"> <li>• locations where people are likely to work or reside and may include a dwelling, school, hospital, office or public recreational area or space</li> </ul>	<p>Section 5.5.2</p>

	Objective or provision	In this report
<b>Heritage Objectives</b>	Conserve, protect and enhance the Precinct’s heritage values and significance and ensure appropriate interpretation.	Section 5.4.2

### 1.5.2 City of Sydney policies and documents

The Bank Street Park site in Blackwattle Bay is located in the City of Sydney LGA. The City of Sydney has a range of plans and strategies that address public space and social infrastructure. Relevant findings for the site and this project have been summarised below.

#### *Sustainable Sydney 2030-2050: Continuing the Vision*

The City of Sydney’s *Sustainable City 2030-2050, continuing the vision (2023)* builds on the City’s 2030 vision to be environmentally, economically, socially and culturally sustainable. The 2030-2050 vision is for a green, global and connected city which is implemented through ten strategic directions. The development of Bank Street Park presents opportunities to support the City’s vision through the below directions:

Public places for all	An equitable and inclusive city
Design excellence and sustainable development	Resilient and diverse communities
A city for walking, cycling and public transport	

#### *Community Strategic Plan*

The City’s *Community Strategic Plan (2022)* sets out the framework for delivering the vision of Sustainable Sydney 2030-2050. It is a long-term plan to address issues and opportunities in the city and is updated every four years. The strategic directions are in line with the Sustainable City directions and the following directions are relevant for this project:

#### *Direction 2: A leading environmental performer*

2.3 Water is managed to support a resilient, sustainable and liveable city.

#### *Direction 3: Public places for all*

3.2 Welcoming, inclusive and connected streets and public spaces are created and maintained.

3.4 Physical and visual connections to the harbour are strengthened.

3.5 Equitable access to open green spaces, playgrounds, pools, recreational and sporting facilities supports social connection and wellbeing.

#### *Direction 4: Design excellence and sustainable development*

4.3 Communities will be supported by the provision of infrastructure and assets that are aligned with growth.

4.4 Good design leads to buildings and public spaces that are high performing, well designed, inviting and inclusive.

#### *Direction 5: A city for walking, cycling and public transport*

5.3 More people walk more, because walking is the most attractive and convenient choice for short trips in the local area.

5.4 More people ride more, because it is an attractive, convenient and safe option for everyday transport.

#### *Direction 7: An equitable and inclusive city*

7.5 People feel safe in the city.

*City Plan 2036: Local Strategic Planning Statement (LSPS)*

The City of Sydney’s LSPS (2020) is a 20-year land use vision that links state and local strategies with planning controls to guide future development. It has five priority areas. The priority areas that relate to the development of Bank Street Park include Infrastructure, Liveability and Sustainability.

*Infrastructure: Priority I3, Supporting community wellbeing with social infrastructure.* Bank Street Park is identified as proposed open space for outdoor recreation.

*Liveability: Priority L2, Creating great places.* This priority includes strategies for improved walkability and better connection with the Harbour. It identifies opportunity for improved access along the harbour at Pyrmont, including the Bank Street site.

*Sustainability: Priority S1, protecting and enhancing the natural environment for a resilient city.* This includes healthy natural waterways and foreshore environments that can be enjoyed by all, representing important opportunities for Bank Street Park.

*Social Sustainability Policy and Action Plan*

The City of Sydney’s *Social Sustainability Policy and Action Plan A City for All: Towards a socially just and resilient Sydney (2018-2028) (2019)* is a ten-year vision and agenda for action for a socially just and resilient Sydney.

The policy describes itself as a ‘framework’ for putting people at the heart of the city and ‘places where people have the opportunity to live, work, learn, play and grow and participate in shaping our shared future’.

The following principles represent the City’s aspirations for a socially sustainable Sydney. They can be applied to the design and delivery of Bank Street Park to contribute to the City of Sydney’s vision.

Recognising First Nations people first and that Sydney is on Gadigal Country	Sydney is a safe and accessible city for people of all ages and abilities
Sydney is a just city that respects human rights and dignity	Sydney’s environment supports health and wellbeing
Sydney’s community strengths are valued and supported	Sydney is a democratic city where people can participate and influence local decisions
Sydney is a welcoming, socially connected city that embraces diversity	Sydney’s governance is effective, balanced and accountable
Sydney is a vibrant city where creative and cultural expression is valued and celebrated	Sydney is a collaborative city where responsibility for community wellbeing is shared

*Open Space and Recreation Needs Study*

The City of Sydney’s *Open Space and Recreation Needs Study (2016)* provides key open space recommended directions for the Blackwattle Bay area. It describes the project’s surroundings as having many characteristics with nearby Glebe and Pyrmont. Open space in these areas is characterised by generous waterfront promenades for walking and cycling, headland parks, industrial heritage, and areas for active open space and maritime facilities. The recommendations that the Bank Street Park has an opportunity to contribute to include:

- A regional role for open space provisions due to Blackwattle Bay’s location, as it is destination focussed and can complete key missing sections of the Rozelle to Woolloomooloo foreshore walk.
- Renewal should implement continuous and uninterrupted pedestrian and cycle access along the foreshore from Pyrmont to Rozelle.
- The foreshore should be made safe and opened to the public, providing early access to the foreshore for minimal cost.

- The final promenade should be a continuous 10-metre wide path within a 30 metre foreshore reserve.
- The promenade should include pocket parks and water access points to provide moments to linger.
- The promenade should be designed to maximise integration with the surrounding streets.
- The Glebe Island Bridge should be retained, restored and re-opened as a critical pedestrian and cycling link to the Bays Precinct, allowing greater access to the new regional open space.

### **Implications of the policy context for the SIA**

- A range of previous directions and recommendations have been made for the future of Bank Street Park
- Both land and water will contribute to future users' experience
- Indigenous heritage should be understood in order to be celebrated on the site
- There is currently limited open space in the Blackwattle Bay precinct with a missing link along the foreshore walk, and a need for a district park within the precinct has been identified
- Significant development will occur with the Blackwattle Bay rezoning, bringing in thousands of new residents and workers
- New open spaces have the potential to create a range of environmental, economic and social benefits, when well designed following a range of criteria and principles.



## 2 Methodology

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### 2.1 Project establishment

Tasks included in the project establishment stage of the report included:

- Inception meeting: Establishment of project background, expectations, and deliverables.
  - Document review: A review of relevant State and local documents, strategies, and policies was undertaken to inform the project's strategic planning context (Section 1.5)
  - Review of community and stakeholder consultation: Assessed previous consultation efforts to identify any gaps in stakeholder engagement.
  - Site visit: Conducted a visit on 1 June 2023 to the project site for better understanding of the context.
  - Preliminary scoping: Conducted impact scoping to develop an initial understanding of potential social impacts.
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### 2.2 Social baseline development

Tasks included in the development of the social baseline (Section 3) were:

- Social locality definition: GIS mapping was undertaken to determine the project's social locality. This stage provided the foundational work for the social baseline by determining the study area.
  - Social and demographic profile: A social demographic profile of existing communities was prepared based on selected indicators. This involved analysing ABS Census data, reviewing available infrastructure and services, and identifying vulnerable groups.
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### 2.3 SIA community and stakeholder engagement

Community and stakeholder engagement is an important aspect of SIA. Details of the engagement process and findings are provided in Section 4.

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### 2.4 Social impact identification and assessment

Based on outcomes from engagement activities, technical reports and information about the project – expected and perceived impacts were identified (Section 5). Consideration was given to their nature (positive or negative), when they would most likely occur in relationship to project stages, which impact category they align with (in accordance with the Guideline) and organised in themes for ease of discussion.

This has included a review of a series of technical studies contained in the SSDA package including:

- *Crime Prevention through Environmental Design Report*, Core42, 2023
- *Design Report*, Oculus, 2023
- *Design Safety Risk Assessment Report*, Oculus, 2023
- *Designing with Country Integration*, Greenaway Architects and Greenshoot Consulting, 2023
- *Detailed Site Investigation*, JBS&G, 2023
- *Draft Aboriginal Cultural Heritage Assessment Report (ACHAR)*, GML Heritage, 2023

- *First Nations Consultation Summary*, Greenshoot Consulting and Greenaway Architects, 2023
- *Lighting Concept Report*, Electrolight, 2023
- *Noise and Vibration Impact Assessment*, Stantec, 2023
- *Phase One Community Engagement Outcomes Report*, Cred, 2022
- *Phase Two Engagement Report*, Cred, 2023
- *Public Art Plan*, Cultural Capital, 2023
- *Statement of Heritage Impact*, GML Heritage, 2023
- *Transport and Accessibility Impact Assessment*, JMT, 2023
- *View Analysis and Visual Impact Assessment*, Architectus, 2023

Each impact was assessed using methods provided in the Guideline. These methods are detailed further in Section 5.

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## 2.5 Social impact enhancement, mitigation and residual impact

Enhancement and mitigation measures were developed for each impact, in order to respectively enhance positive impacts or reduce negative impacts. Considering proposed enhancement and mitigation measures, each social impact was reassessed to determine the social risk post-mitigation or enhancement. This process used the methods described in Section 5.

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## 2.6 Limitations

The report has been prepared with the following limitations:

- Given the substantial consultation already undertaken by INSW to inform the broader Blackwattle Bay Precinct rezoning and the concept development of the park, limited additional consultation was conducted by the SIA team. The team was provided with the findings of previous engagement conducted by INSW in Phase 1 and 2 consultation for Bank Street Park. This and other consultation outcomes from the rezoning has been used as secondary data to inform this SIA.
- At this point of the planning process, there is little information known about the development of the broader Blackwattle Bay Precinct, which could create cumulative impacts as identified in this report. The significance of these cumulative impacts during construction could not be properly assessed due to unknown construction details for the Precinct, and could be revisited during later planning stages.

## 3 Social baseline

The social baseline is a summary of the existing social environment in which the project is located. The data discussed in this section acts as the baseline against which eventual social change is measured. A social baseline considers different geographic scales to understand relative social differences between areas of interest.

### 3.1 The site

Bank Street Park is a 1.1 hectare site at 1A – 19 Bank Street, Pyrmont. The development of a waterside park at the site, connects to the proposed new harbour foreshore walkway throughout the Blackwattle Bay redevelopment.

Bank Street Park sits underneath the south pylon of the Anzac Bridge, and currently includes:

- 1A Bank Street: vacant land and owned by Transport for NSW
- 1-3 Bank Street: Vacant buildings, owned by Infrastructure NSW that are in various states of disrepair
- 5-19 Bank Street: owned by Transport for NSW; Dragon boat storage and launching area and temporary land side component of the Bank Street Marina, leased to All Occasion Cruises.

Ownership of the land is as described in Section 1.2 above.



Figure 3.1 Site context map

Source: SixMaps with Architectus edits (2023)

### 3.2 Social locality

The *SIA Guideline* (DPE, 2021) notes that there is not a standard or prescribed definition of a ‘social locality’. A social locality, similar to a social area of influence, must be defined for each project considering its nature and its potential impacts.

For this project the key areas of the social locality (shown in Figure 3.2) are identified as:

- **The site itself:** existing communities and groups use the site and will be affected by change. Under the City of Sydney guidelines, the size of the site would likely result in a park categorised as a ‘local park’ (typically ranging from 0.3 to 2ha). However, the proposed nature of the park and its diversity of uses may be more akin to a district park (typically at least 5ha) despite its smaller size.
- **Local area:** In any case, it is likely that the popularity of the park will be beyond that of a typical local park. For this reason, a catchment of approximately 2 kilometres around the park has been selected, shown in a light blue line in Figure 3.2. Areas north of Anzac Bridge however have not been included due to accessibility limitations and industrial nature of Bays West. The Sydney CBD also has not been included given the proximity and diversity of open spaces in that part of the city. Data most representative of this area was collected using ABS data from the following statistical areas: Forest Lodge, Glebe, Ultimo and Pyrmont suburbs. It is acknowledged that residents of Bank Street, Bowman Street, Quarry Master Drive and of the Jacksons Landing development may be more affected during the construction of the park and in the longer term – this is shown in orange in the social locality map. Specific data about the adjoining Statistical Areas 1 has been retrieved to understand the characteristics of these adjacent communities. In addition, this local area will include the future resident and worker population of the Blackwattle Bay Precinct, that has now been rezoned, and will require access to quality open space.
- **Regional reach:** given its location, the park may attract visitors from further afield, visiting the new Sydney Fish Market or other attractions. The City of Sydney has therefore been used as another statistical area. ABS data for this LGA has been collected.

The below map identifies the social locality for the purposes of the SIA. Key local landmarks are identified such as the existing Sydney Fish Market and the new Sydney Fish Market. Existing public parks and open space in the social locality are also identified.



Figure 3.2 Map of social locality

Source: WSP

Data sources used to inform the social baseline include:

- ABS, Census of Population and Housing 2021: City of Sydney LGA (LGA17200), Forest Lodge (SAL11549), Pyrmont (SA2 117031641), Ultimo (SAL14024), Glebe (SAL11645), SA1 11703164130 and 11703164113. Detailed data is provided in Appendix A however is summarised in this section following SIA Guideline categories.
- NSW Bureau of Crime Statistics and Research (BOCSAR) data: Year to December 2022.

Data from other relevant technical studies and engagement has also been incorporated throughout the social baseline.

## 3.3 Baseline findings

### 3.3.1 Way of life

*How people live, how they get around, how they work, how they play, and how they interact each day.*

#### **How people use the Bank Street site**

The majority of the site is currently fenced and not accessible to the broader public. Access is possible via the Blackwattle Bay Marina to a waterfront area surrounding the bridge pylon. The site is used by cruise company All Occasion Cruises and by members of Dragon Boats NSW.

Dragon Boats NSW and registered clubs currently use the site for passive boating activities, using an existing ramp.

There are currently 30 boats stored at the site. Clubs utilise two shipping containers on site that support their operations and participation. One container holds everyday items such as lockers, oars, safety equipment, and first aid. The second container is accessed every few weeks and holds event gear. There are currently no change rooms.

The clubs have access to an on-site car park with a capacity of over 80 cars. Users also rely on street parking for access to and from training sessions.

The buildings at 1-3 Bank Street are vacant and owned by Infrastructure NSW. The buildings are in various states of disrepair and contamination and some have significant structural issues. More details about the cultural significance of these buildings is provided in Section 3.3.4.

#### **Broader area**

Adjacent the site, several high density residential developments exist. Approximately 1,345 residents live in the two SA1 that adjoin the site.





Figure 3.3 Surrounding residential buildings

The local area also contains businesses including the Poulos business adjacent the southern boundary of the site. Other businesses exist further along Bank Street including an early learning centre.

This area of Sydney is already a key destination driven by the Fish Market as well as the foreshore walk that finishes north of the site in Waterfront Park and resumes in front of the Sydney Secondary College. This walk will be continuous once the Blackwattle Bay precinct is delivered. The new Fish Market, planned to open in 2024, will likely further support growing numbers of visitors. The Blackwattle Bay rezoning will also result in a new resident and worker population adjacent the subject site.

As per the dragon boat users and boat operators using the site, many people use the harbour waters for recreation in the Sydney harbour. As discussed during SIA engagement, there is a growing trend in water-based recreation including swimming, kayaking and paddleboarding. This can result in challenges for local governments to manage boat storage on the foreshore. Several other locations along the harbour have recently been opened for swimming and some others are being investigated.

***Access and use of the natural and built environment***

There is currently limited public access to the site aside from members of the Dragon Boats NSW and operational and maintenance crew of the boat tour operators. It is physically possible for the public to access the base of the pylon however this is not well known or utilised and amenity is limited. The buildings at 1-3 Bank Street are vacant and due to the condition and contamination, are unable to be used.



Figure 3.4 Existing buildings on-site (left); view looking north to marina and Bays West (right)

**3.3.2 Community**

*Composition, cohesion, character, how the community functions, resilience, and people’s sense of place*

**Community composition**

**Bank Street community**

The site is currently used by clubs registered with Dragon Boats NSW and the Blackwattle Bay Marina which is currently leased to All Occasion Cruises, a boat hire company for events and private functions on the Harbour. The site hosts All Occasion Cruises head office and mooring for its fleet of vessels. There is no pick up or drop off of cruise customers at this location, with only boat and maintenance crew accessing the site.

There are currently 14 dragon boat clubs registered and operating at Bank Street. Each club has up to 80 members and the Different Strokes club has over 100 members from across Sydney.

Dragon Boats NSW have started trials with schools to have the sport on their curriculum. Students are bused to the Bank Street site and usually utilise the site from lunchtime up until 5pm.

**Broader area**

<b>Residents</b>	<p>Local area: The local area is home to 36,713 residents.</p> <p>SA1s: Nearly 1,345 people live in the two SA1 adjacent the site, with a median age of 36 and 47, which is higher than City of Sydney (34), noting the rest of Pyrmont (38).</p>
<b>Age groups</b>	<p>Local area: There is a larger population of children aged 0-11 in the local area compared to the LGA. There is also a larger proportion of people aged 60 and over in the local area.</p> <p>SA1s: There is a higher proportion of children aged 0-4 in both SA1s compared to the local area. There is a lower proportion of people aged 60 and over in the eastern SA1 compared to the LGA and local area. However there is a significantly larger older population (aged 60+) in the western SA1 that is closest to the future community building.</p>
<b>Household types</b>	<p>Local area: The two highest cohorts in the local area are young workforce (26.4%) and parents and homebuilders (24.2%), indicating a large presence of younger people and young families and children. The proportion of tertiary students in the local area is over 15% compared to 14% across the Sydney LGA. The suburb of Ultimo has the highest number of university students at 28% of the population.</p> <p>SA1s: Over 50% of households in both SA1s are couple families without children, significantly more than the local area particularly in the western SA1 (62%). Based on the above data, most families in the eastern SA1 with children likely include younger children.</p>

Further south is the future Blackwattle Bay precinct which will see the fish markets relocate to Bridge Road, and new mixed-use buildings delivered to accommodate around 2,000 future residents and 5,600 new jobs in 2036.

Glebe, Ultimo and Pyrmont benefit from a large number of daily tourists and visitors as a result of their proximity to the CBD, the Sydney Fish Markets, and two internationally recognised universities.

**Community Wellbeing**

The City of Sydney has adopted a Community Wellbeing Indicators Framework that contains over 100 indicators to assess community need and wellbeing. Every few years, the City publishes a Community Wellbeing Indicators report that updates progress against the Framework. The most recent report, in 2019, addressed 90 indicators and 122 measures. Each of these indicators is grouped into four key domains:

- Healthy, safe and inclusive communities
- Culturally rich and vibrant communities
- Democratic and engaged communities
- Dynamic, resilient local economies.

The report includes indicators of community cohesion, function, resilience, sense of place, and culturally rich and vibrant communities as discussed further below. It is important to note that Covid-19 may have had significant effects on social cohesion since the latest update to the report in 2018/2019.

In terms of community connectedness and cohesion, in 2018, approximately 58% of residents in City of Sydney reported that they feel part of their community (only 44% were satisfied or very satisfied with feeling part of their community) and 67% were satisfied with their personal relationships. When needed, 50% of residents felt that they could receive help from their neighbours while 75% reported being willing to help their neighbours. This reflects a disconnect between actual and perceived availability of help. The majority of residents (72%) also felt that most people in their community could be trusted.

### 3.3.3 *Accessibility*

*How people access and use infrastructure, services and facilities, whether provided by a public, private or not for profit organisation.*

#### ***Existing accessibility of the Bank St site***

Access to the Bank Street Park site is largely restricted from the general public but is used by certain groups (described in Section 3.3.1).

The dragon boat users mostly access the site by car and utilise a car park on site as well as nearby street parking. The clubs require truck and trailer access to transport dragon boats and equipment from the site to other locations during competitions.

Boat and maintenance crew of All Occasion Cruises likely access the site via private or public transport, noting that a Green Travel Plan was a condition of development consent for these operations.

#### ***Public transport access***

The nearest public transport options to the Bank Street site include light rail, ferry and bus services. The closest stops are outlined below:

##### *Light Rail*

- Fish Market stop (147.89 m)
- John Street Square stop (379.15 m)

##### *Ferry*

- Blackwattle Bay Ferry Wharf (541.34 m)

##### *Bus*

- Fish Market, Miller Street (99.04 m)
- John Street Square, Harris Street (351.05 m)
- Miller Street, before Harris Street (240.25 m)
- Harris Street, after Pymont Bridge Road (334.72 m)
- Harris Street, at Pymont Bridge Road (362.21 m)
- Union Square, Harris Street (303.95 m)
- Harris St opposite Union Square (288.31m).

The Future Pymont Metro Station will also increase access to public transport by 2030.

#### ***Active travel***



An existing promenade exists along a large portion of the harbour foreshore, stopping north of the site and resuming near the Sydney Secondary College at Blackwattle Bay. Anecdotally, SIA engagement with Council described previous surveys conducted on the foreshore measured 150 people walking past survey cameras every hour.

There are existing cycling routes connecting to the site, with a regional path to Rozelle over the bridge and a recreational route along the Pyrmont foreshore. There is also a planned regional path to the Bays, a continuation of the recreational route, and a planned local bike network. This is shown in Figure 3.4 below.

Similar cycling connections from Pyrmont to Rozelle via Bank Street/Glebe Island Bridge, and through the Blackwattle Bay precinct, are described in the *Draft Pyrmont-Ultimo Transport Plan* (DPE, 2023). As per the Draft Plan, there will be also be opportunities to improve wayfinding and connections to the new station, as well as increase pedestrianisation around the station.



Figure 3.5 Map of Sydney Bike Network

Source: City of Sydney

***Recreation spaces and community facilities, and needs in the broader area***

A number of recreation spaces, including parks for passive and active recreation, play spaces, courts, can be found in the local area.

***Parks, open and play spaces***

*Existing facilities*

Closest to the site are:

- Waterfront Park: harbourside, mainly grassed areas, including an off leash area, play space
- Pirrama Park: larger harbourside park, with large green areas, pontoons, play space and water play areas, outdoor fitness equipment
- Wentworth Park: district passive and active recreation including fitness equipment, plays space, sportsfields, off leash dog area.

Several other passive open spaces, including approximately ten play spaces, exist across the local area. The Pymont Peninsula has a total of eight play spaces, including two regional, two neighbourhood and four pocket play spaces. Another fitness equipment exists in Darling Quarter.

The foreshore promenade previously described also represents a significant recreational opportunity in the local area. It connects the local area to the Blackwattle Bay Park and Bicentennial Park. A large portion of the Blackwattle Bay foreshore is however inaccessible to the public.

*Needs*

The *Pymont Peninsula Place Strategy, Social infrastructure assessment* (Cred, 2020) described a high proportion of small parks in the Pymont area with little recreational values. However beyond Pymont, the rest of the local area does offer some more significant passive and active recreation opportunities.

This document further identifies:

- An existing shortage of 2.3 play spaces based on current population numbers, growing to a shortage of 6.5 play spaces in 2041 based on future population growth
- A gap in inclusive play opportunities
- A shortage of opportunities for young people e.g. spaces to skate, dance, gather, study, play ping pong.

As described in Section 4.2.1, SIA engagement with Council also identified a need for sheltered spaces where a range of community members and groups can recreate during rain events or hot days. It was reported that there are requests for such spaces for informal or formal recreation, but the only suitable location is Sydney Park. It was also mentioned that:

- There is a large number of parks and green spaces, including waterfront parks, in this part of Sydney
- There is a vision to prepare a master plan for Wentworth Park. This would start following the relocation of the greyhound track, a commitment of the NSW State Government
- There is a need for play spaces and fitness equipment however given existing facilities in Pymont, any new spaces should aim to provide a different experience.
- There is also a need for a space for youth to meet and feel comfortable.

Courts*Existing facilities*

Two courts are provided within 800m-1km of the site. These include one basketball court and one synthetic multipurpose court provided in the Maybanke community centre for hire and casual play. In addition, the two courts at Glebe High School are used after hours by Sydney Social basketball.

Other courts exist in Glebe, with the Minogue Reserve courts, Glebe Tennis Courts, and indoor courts within the Peter Forsyth Auditorium. Further from the site, the Ultimo community centre provides two multipurpose courts on the rooftop and another indoor multipurpose court.

There are various water access points to launch boats or for fishing. The closest formal harbour swimming area at the moment is located in Barangaroo.

#### *Needs*

The *Pymont Peninsula Place Strategy, Social infrastructure assessment* (Cred, 2020) identified a need for between 5 and 10 outdoor multi-purpose courts by 2041 in the Pymont Peninsula. There is an existing gap of 3.7 outdoor multipurpose courts. The Social Infrastructure Assessment prepared for the Blackwattle Bay rezoning also identified a need for courts. This was confirmed during SIA engagement. Interviews identified a need for courts for hire as well as courts for more informal use as well as alternative sports that may require hard surfaces.

#### *Water recreation*

##### *Existing facilities*

The proposal site provides opportunities for some recreation groups to access the foreshore and launch non-motorised boats. The marina operates motorised boats. On the other side of Blackwattle Bay, other launching sites exist for non-motorised boating, as well as further along the foreshore in Pymont. Various marinas also exist in Pymont.

##### *Needs*

SIA engagement with Council identified growing trends in water-based recreation with a rise in kayaking, swimming and paddle boarding. In addition, this engagement noted that there is demand for non motorised water and boating opportunities that are affordable, and that there are many enquiries to local governments across Sydney for boat storage.

#### *Community facilities*

##### *Existing facilities*

In terms of community facilities, the Pymont Community Centre is currently closed and being upgraded. The Maybank Community Centre, approximately 500 metres from the site, provides a library link, one room for hire and courts available for hire.

The Jacksons Landing development includes several facilities reserved for residents, including tennis courts, a meeting room, a pool, a gym, and a community hall, as well as open spaces.

##### *Needs*

SIA engagement with Council identified a sufficient amount of existing community facility floorspace across Glebe and Pymont. It is expected that any new provision of floorspace in this area should contribute to existing facilities rather than creating new ones.

Notwithstanding, there are groups looking for hireable spaces, including First Nations community groups and recreation groups in the area.

### **3.3.4 Culture**

*Aboriginal and non-Aboriginal culture, share beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings.*

#### ***Indigenous cultural significance of the site***

The traditional owners of the study area are the Gadigal people of the Eora nation. The Local Aboriginal Land Council is the Metropolitan Local Aboriginal Land Council.

The *Aboriginal Cultural Heritage Assessment Report* (ACHAR) (GML Heritage, 2023) identifies Aboriginal archaeological deposit within the site and low potential for additional areas of deposits.

In addition the ACHAR identifies:

- No aesthetic values of the site which has been significantly disturbed, however the views to Blackwattle Bay hold aesthetic value assessed as moderate to high

- High level of social value, associated with important traditional connections to the site and the water, flora and fauna and women’s fishing
- Low historical significance and scientific value.

Engagement with the Metropolitan Local Aboriginal Land Council (Greenshoot Consulting x Greenaway Architects, *First Nations Consultation Summary*, 2023) identified that the site and surrounding area holds great significance to First Nations peoples, particularly as a site of healing and medicine. There is a significant narrative around Aboriginal women and their mastery of fishing in Blackwattle Bay. Other Registered Aboriginal Parties consulted during preparation of the ACHAR indicated “that the site holds significance, particularly in the context of the comparative rarity of retained potential Aboriginal sites in foreshore contexts within the Sydney CBD, due to extensive disturbance and land reclamation”. Other values identified in the ACHAR include the environmental context of the site adjacent to water and saltwater, and the role of the site as part of the wider region of early contact.

The Anzac Bridge is symbolic for all ANZACs, including the ‘Blak Diggers’. Additional consultation with Blak Diggers representatives identified the importance of this part of history due to the proximity to the Anzac Bridge.

#### ***Aboriginal and/or Torres Strait Islander people in the broader area***

The population of Aboriginal and/or Torres Strait Islander people in the Local Area is 647, or 1.76% of the total population. This is higher than the LGA proportion of 1.4%. Three of these 647 people live in the eastern SA1.

#### ***Non-Aboriginal heritage***

In relation to non-Aboriginal heritage, 1-3 Bank Street is an unlisted heritage item (*Statement of Heritage Impact*, GML, 2023). It has been found to have heritage significance at a local level as a rare example of an early twentieth-century maritime industrial complex in Blackwattle Bay. Further investigations by GML have identified that 1–3 Bank Street has undergone multiple changes and that the fabric of 1–3 Bank Street is of a moderate or low level of significance.

#### ***Other cultural groups***

The population of the City of Sydney is culturally and linguistically diverse. In 2021, 44.6% of residents were born in Australia and 55.4% were born overseas. The top countries of overseas birth are China (7.8%), England (4.8%), Thailand (3.0%) and Indonesia (2.7%).

The number of people born overseas in the local area is substantially higher than in the SA1 and LGA, with 56.6% of the population born overseas. The top countries of birth in the local area are China (7.6%), Thailand (2.44%) and India (2.27%).

A total of 56.24 % of residents in the local area speak only English at home which is higher than the SA1 but lower than the LGA. A further 36.87% speak a non-English language and 5.56% have low or no proficiency in English. The top community languages are Mandarin (8.38%), Cantonese (3.6%), Spanish (2.80%) and Thai (2.27%).

#### **Glebe Island Bridge**

The Glebe Island Bridge is a heritage-listed disused swing bridge located just north of the site, described as having State significance by GML Heritage (*Statement of Heritage Impact*, 2023). Previous consultation identified the importance of this asset for existing communities, with a potential to link up the local area with communities in Bays West and beyond.



Figure 3.6 View of Glebe Island Bridge

### 3.3.5 Health and wellbeing

*Physical and mental health especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, access to open space and effects on public health.*

#### **Health and health conditions**

The 2021 Census determined that 3.52% of residents in the Local Area needed assistance with core activities, in comparison to 2.7% of the Sydney LGA. In addition, 7.2% of residents were carers for people living with disability, a health condition or old age. This is also a higher proportion compared to the eastern SA1 and Sydney LGA (respectively 6.6% and 6.5%). However this increases to 11.3% in the western SA1, consistent with the older median age.

Those living with a long-term health condition in the local area make up 21.13% of the population, slightly lower than the SA1. The most commonly reported conditions in both the eastern SA1 and in the local area are mental health conditions (respectively 5.7%/and 8.12%), asthma (respectively 5.5% and 6.48%) and arthritis (respectively 4.6% and 4.9%). There are lower reports of mental health conditions and higher reports of arthritis and cancer in the western SA1 which is consistent with the older median age. These figures are relatively consistent with health conditions reported for the Sydney LGA.

Findings from the City of Sydney's Community Wellbeing Indicators Framework also indicate that:

- In terms of health and self-reported health, it is noted that both physical and mental health decreased in self-reported ratings, which may have been further affected throughout the Covid-19 pandemic.
- The rates of physical exercise stayed stable, with two thirds of respondents getting adequate physical exercise (e.g. at least 150 minutes taken five separate occasions, per week). However, satisfaction with opportunities for sporting or recreational activities significantly decreased.

### 3.3.6 Surroundings

*Ecosystem services such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity.*

#### **Shade, aesthetic value and amenity**

The current aspect of the site is not inviting for visitors unless utilising the commercial or recreational activities at the site. Other than 1-3 Bank Street, the site is largely undeveloped with no landscaping or other form of embellishment. The site sits underneath the Anzac Bridge, which is visually dominating and is associated with background traffic noise, which could impact on amenity.



Figure 3.7 View underneath Anzac Bridge / Anzac Bridge Pylon

**Public safety and security**

The NSW Bureau of Crime Statistics and Research publishes data by suburb (April 2022 to March 2023) on the rate of individual offences per 100,000 population, based on incidents reported to NSW Police. The below table outlines the crime rates in the suburbs that make up the study area – Pyrmont, Glebe and Ultimo as well as the Sydney LGA.

Table 3.1 Crime statistics

Crime Stats	Pyrmont	Glebe	Ultimo	Forest Lodge	Sydney LGA
Assault	1558.0	253.7	1151.1	378.7	1985.1
Homicide	0.0	0.0	0.0	0.00	0.9
Robbery	23.4	109.9	39.7	0.00	72.1
Sexual offences	233.7	456.7	172.0	79.7	369.6
Theft	3108.2	7053.5	4908.7	1953.4	5541.5
Malicious damage to property	584.2	1463.1	661.6	279.1	971.8
Against justice procedures	771.2	4812.2	502.8	518.2	2336.0
Disorderly conduct	506.3	659.7	317.5	159.5	839.7
Drug offences	4393.5	1564.6	780.6	518.2	2505.0

Crime Stats	Pymont	Glebe	Ultimo	Forest Lodge	Sydney LGA
Liquor offences	1339.9	253.7	132.3	59.8	1009.5

Source: BOCSAR

Almost all offences in the local area and Sydney LGA had a higher rate per 100,000 people than across NSW. Glebe, Ultimo and Forest Lodge also recorded higher rates of theft than other crimes, and Pymont had a higher amount of drug offences than theft. Pymont recorded higher rates of drug offences than other suburbs in the local area and the Sydney LGA.

Incidences of assault are higher in Pymont than Glebe, Ultimo and Forest Lodge, but lower than the Sydney LGA. Incidents of alcohol related assault in Pymont in 2022 were 31.8 per 100,000 people.

In addition, the table below (Table 3.2) shows all crimes across day and time within the Sydney LGA. There is a significant increase in crime during afternoon and evening hours for Thursday, Friday, and Saturday nights across the Sydney LGA. These findings show that crime may be linked to nightlife activities where alcohol selling venues are present. It was confirmed during SIA engagement that most antisocial behaviour and drug/alcohol incidents were typically linked to the casino area as well as cruises in the Pirrama Park area. It was noted that there was little youth antisocial behaviour in the area.

Table 3.2 All crimes across day and time for Sydney LGA

Days of week	Time of day			
	6am-12pm	12-6pm	6pm-12am	12-6am
Monday	891.0	1211.0	710.0	557.0
Tuesday	1194.0	1368.0	769.0	424.0
Wednesday	1291.0	1558.0	927.0	480.0
Thursday	1264.0	2155.0	1191.0	526.0
Friday	1041.0	1636.0	2605.0	596.0
Saturday	805.0	1817.0	2850.0	1369.0
Sunday	754.0	1035.0	926.0	1601.0

Source: Bank Street Park CPTED report, Core 42

The Crime Prevention through Environmental Design (CTPED) report (Core 42, 2023) found that the Pymont area has high levels of employment and education which indicates a low crime environment, but may be potential targets of break and enter, robbery and steal from car. Any criminal behaviour in the area would be driven by the surrounding bars, pubs and casino and is mostly alcohol fuelled crime and anti-social behaviour.

As discussed during SIA engagement, the overall experience of crime in outdoor places and public parks in Pymont is very low. Findings from the City of Sydney’s Community Wellbeing Indicators Framework also indicate that feelings of safety in the public domain around the Sydney LGA have increased, both during the day and after dark, however have not reached the specific numerical targets set out by City of Sydney. Feelings of safety are substantially lower when walking alone, near home after dark, than feelings of safety during the day.

### 3.3.7 *Livelihoods*

*People's capacity to sustain themselves through employment or business*

#### ***Business activities on the site***

An existing business operates on the site at 5-19 Bank Street. All Occasion Cruises leases the Blackwattle Bay Marina, built in 2019 and temporary landside component from Transport for NSW. This lease is until August 2025. The proposal includes marina office space to support the Transport for NSW owned marina, and the current landside component will be vacated to enable the delivery of the park.

#### ***Broader local area***

##### *Employment*

The average unemployment in the local area is approximately 6.3%, compared to 7% in the SA1 and 5.3% in the LGA. Hospitality, with cafes and restaurants, represents one of the key industries of employment for people living in the local area. However, noting that about 73% of people working in accommodation/food services in the City of Sydney live outside the LGA, it is likely that many more people travel to the local area to work in hospitality from other areas.

The employment opportunities in Blackwattle Bay will be largely focused on business services, especially professional, scientific and technical services and Information Media and Telecommunications, due to the increase in commercial office space planned for the existing Sydney Fish Market site. The new Sydney Fish Market site will continue to support seafood related wholesale and retail and a likely rise in hospitality jobs. Other opportunities will be in health and wellbeing or recreational services, community services, personal services, childcare and serviced apartments/short term accommodation.

##### *Socio-economic disadvantage*

In terms of socio-economic disadvantage, it is noted that between 10.3% (Pymont) and 22.3% (Glebe) of households in the local area earn less than \$650 weekly. There are evident disparities within the local area. The eastern SA1 is consistent with the Pymont data, while the western SA1 has a lower rate of 5.2% and a significantly higher rate of households earning \$3,000 or more weekly (62.5%) compared to the eastern SA1 (40.2%) or Pymont (42%). These disparities can be partly explained by the significantly larger presence of social housing in Glebe compared to other parts of the local area, with 20.3% of households living in social housing compared to between 5.8% and 7.9% in other parts. This is compared to 6.8% in City of Sydney. It is noted that there are several social housing estates being redeveloped in the Glebe area, which may further increase the number of social housing tenants in the area.

##### *Homelessness*

The City of Sydney undertakes an annual rough sleeper count in February each year. These street counts aim to collect accurate and up to date information about the number of people sleeping rough and occupying beds in temporary shelters in the Local Government Area. In February 2023, there were 277 people sleeping rough and 272 people in temporary shelters.

There is currently a significant rough sleeper population in nearby Wentworth Park. As noted during SIA engagement with Council and the Police Area Command, the presence of natural shelters from the viaducts in this park may act as an attractor for those seeking shelter. No particular issues or negative interactions were described during SIA engagement.

### 3.3.8 *Decision-making systems*

*The extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms.*

Significant community consultation has been conducted to date for the Bank Street Park. Further consultation had been undertaken in 2020 to inform the Blackwattle Bay rezoning as well as the Pymont Peninsula Place Strategy. These engagement activities identified community support for green spaces and open spaces, a continuing waterfront promenade for pedestrian a cycling connection.



In relation to the proposed Bank Street Park development, the community consultation was undertaken by Cred Consulting in two phases. The first phase was undertaken in August and September of 2022 and aimed to seek community input to inform the design brief for Bank Street Park. The second phase of consultation was conducted in February and March 2023 and tested three design concepts with community, seeking their feedback to inform the final design. Activities forming this consultation process included online surveys, online community workshops, drop-in sessions at key locations in Pyrmont, pop-up sessions at Sydney Fish Market and Pirrama Park Playground, and workshops with key stakeholders including First Nations people, primary school children and high school students.

- Additional engagement has been undertaken with other stakeholders through interviews and submissions by Infrastructure NSW. These stakeholders include Dragon Boats NSW, City of Sydney, local community and resident groups and local businesses.
- A summary of previous engagement on the Bank Street Park can be found in section 4.1.

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## 3.4 Implications of the baseline

### *Bank Street Park site and existing users*

- A limited number of user groups currently access the site for recreation given it has restricted public access
- Existing buildings at 1-3 Bank Street are disused, however the marina buildings are used
- The immediate location around Bank Street has several high-rise residential developments
- The site is located in between two discontinued portions of a promenade spanning along the Sydney harbour foreshore
- The site currently offers little amenity and aesthetic values other than outlook over the harbour
- One business currently operates on the site
- There are no vulnerable groups currently interacting with the site.

### *Local area*

- There is a larger population of children aged 0-4 in the immediate vicinity of the site (residences facing the site) compared to the local area
- No particular social vulnerabilities have been identified in the eastern SA1 that adjoins the site. The western SA1, closest to the current buildings at 1-3 Bank Street, can be described as a particularly affluent community, older with higher proportions of health conditions. Some vulnerable groups exist within the local area, including children and teenager populations, social housing tenants, first nations community members and some people needing assistance or living with a health condition.
- Significant development will occur adjacent the future park as part of the Blackwattle Bay rezoning, and the local community will greatly change – creating new user groups that will likely visit the future park
- There is a number of existing open spaces in the area however there are remaining existing needs for additional recreational spaces in the area
- There is growing demand for water-based recreation opportunities as well as a continuous foreshore promenade, requiring access to the foreshore
- There is already active and public transport access to the site
- There is history of homelessness in the local area
- There are no significant safety or antisocial behaviour issues in the local area

- There has been significant consultation conducted to inform the development of the proposal and of the Blackwattle Bay precinct in general
- The site and surrounding area hold great significance to First Nations peoples, and also contains buildings of heritage significance representing the site's industrial past.

*Broader area*

- Residents, visitors and tourists to the City of Sydney LGA may be future users of the Bank Street Park, particularly noting the destination appeal of nearby Fish markets (being redeveloped).

## 4 Stakeholder engagement

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### 4.1 Previous engagement findings

#### 4.1.1 *Engagement conducted to inform previous strategic and rezoning work*

Considerable engagement was conducted to inform the rezoning of the Blackwattle Bay Precinct<sup>1</sup>.

Via a community survey, webinars, submissions and a panel survey, views from over 2,000 participants were received. Key findings relevant to this project include:

- Overall the provision of green spaces and parks was appreciated by respondents, that contributed to a diversity of open spaces in Sydney, and linked in with a continuous foreshore promenade.
- Parks and open space was a major factor that respondents thought had to be considered during the rezoning process, as well as connection to the waterfront. Water views were a key positive element for respondents.
- The park should be accessible by active transport, although some thought that parking was important to ensure elderly people could access the space
- Some thought that there was a need for open spaces to allow for gathering and activities. Submissions expressed the increased need for space for outdoor recreation and areas for mindfulness and quiet reflection.
- Some thought new open space should not be affected by overshadowing or wind effects resulting from development of the precinct.
- Some thought it should be a family orientated area, for picnics and sit downs. Some also thought that open spaces should be for everyone and not just young people.
- Some respondents and submissions noted that the Bank Street open space would be partially covered by the Anzac Bridge. INSW noted at the time that “will be different types of open space, with different uses. For instance, recreational open space could benefit from being weather protected. Further to this, where the Western Distributor runs above the Bank Street open space, it is at its highest clearance before it gets to the Anzac Bridge pylons, to ensure this is a pleasant space”.
- One respondent noted that a café in the park should be “trendy but not expensive”, and another one that it should overlook the water.

Engagement conducted to inform the Pyrmont Peninsula Place Strategy also identified that people value open spaces and the foreshore green belt, connections to the boats and water craft/dragon boats. Increasing local public open spaces to support community connections and more play and sporting facilities was seen as an important improvement, as well as more places welcoming to young people.

#### 4.1.2 *Engagement conducted to inform the design of Bank Street Park*

Previous engagement for the Bank Street Park included two phases of community consultation undertaken by Cred Consulting. Phase One was undertaken in August and September 2022 and included the following activities to identify a vision for the Bank Street Park and inform a design brief:

- Online survey with 425 respondents. Most respondents (37%) lived in Glebe, Ultimo and Rozelle. This was followed by 35% who lived in Pyrmont, 25% who visit the area and 20% who are members of a recreation club. Small numbers of people work nearby (10%), travel past the area (10%) are from a local community group (6%) or have an interest in the park (3%).

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<sup>1</sup> Elton Consulting, *Revitalising Blackwattle Bay Community and Stakeholder Engagement: Outcomes Report*, 2020

- Four pop-up sessions held at the Sydney Fish Market and Pirrama Park Playground, reaching approximately 245 people
- A community drop-in session at Blackwattle Bay Marina, attracting 20 people
- Two online community workshops with 15 people in total
- A First Nations workshop at Blackwattle Bay Marina and Sydney Fish Market with eight people.

Phase Two of the consultation was undertaken in February and March 2023. This tested three design concepts against the community priorities identified in phase one. Phase Two included the following activities:

- Online survey with 321 participants and 236 completed surveys. The majority (50%) of survey respondents lived in Pymont.
- Two drop-in sessions, one at Union Square Pymont attracting 57 people and one at 1-3 Bank Street Pymont attracting 52 people
- A workshop with 28 Year 11 students from Sydney Secondary College at Blackwattle Bay
- A workshop with 34 Student Representative Council students from Years 3-6 at Ultimo Public School.
- Additional engagement was undertaken with other stakeholders through meetings and submissions. These stakeholders included Dragon Boats NSW, City of Sydney, local MPs, local community and resident groups and local businesses.

The key outcomes of community engagement have been considered against the SIA impact categories below to determine how the feedback can inform the identification of potential social impacts.

Table 4.1 Engagement findings

<p><b>Way of life</b></p>	<p>The community values a welcoming and accessible park that caters to different users and activities by providing features and amenities that encourage a range of activities. This can include walking, cycling, relaxing, exercising, informal sports and play.</p> <p>From the online workshops, the participants expressed their hopes for the Bank Street Park to be a quiet and calm space to provide respite from the busy City surrounds. The Park should be people-friendly, with multi-use spaces that can cater to different user groups.</p> <p>Some local residents saw a need for the new park to cater for young people, believing that younger children were well catered for in surrounding parks but teenagers had limited options for use of public spaces.</p> <p>The community expressed a desire for active recreation activities such as play spaces and climbing features and many indicated they were interested in hiring or storing a private paddle craft in the park. Young people suggested more passive opportunities such as places to sit and talk in groups with interesting lighting for night-time and creatives places for social media photos.</p> <ul style="list-style-type: none"> <li>— Other features participants valued were well maintained amenities including places to sit and gather, public toilets, a kiosk.</li> <li>— Consideration of the needs of existing boating users and water sports including, storage, changerooms and showers, offices and a club house was determined as an important element of the design. Individual submissions showed general support to accommodate passive boating users as well as providing space for food and beverage and community use.</li> </ul> <p>Phase Two consultation identified the following features for the design concepts:</p> <ul style="list-style-type: none"> <li>— Include a new, purpose built community facility at 1-3 Bank Street</li> <li>— Include at least two amenities blocks to support dragon boaters and general public</li> <li>— Prioritise a natural play space theme with nature play and climbing elements</li> <li>— Include places for young people to sit and talk in groups and interesting lighting for night time use</li> <li>— Include storage for dragon boaters close by to the boat ramp, with access designed to maximise safety and minimise conflict between boat users and the general public</li> <li>— Consider additional design features such as increased seating options and barbecues, native flora and tree canopy cover</li> </ul>
<p><b>Community</b></p>	<p>Participants hoped that there would be a distinct identity for the park that meets community and visitor needs and complements other local facilities and parks without duplicating the offering.</p>
<p><b>Accessibility</b></p>	<ul style="list-style-type: none"> <li>— Key principles important to the community for the Bank Street Park development were connection to water, as well as a quality open space design that maintains and encourages recreational use of the harbour and maximises the views.</li> </ul> <p>Phase Two consultation identified the following features for the design concepts:</p> <ul style="list-style-type: none"> <li>— Consider additional design features to manage increased demand for parking, as well as traffic calming measures including pedestrian crossings.</li> </ul>

<p><b>Culture</b></p>	<p>First Nations stakeholders indicated that the Bank Street Park site and surrounding areas is of great significance to their culture. The area was a site of healing and medicine and important to women who fished on and around the site. The ANZAC Bridge is symbolic for all ANZAC's including the 'Blak Diggers'. Connection to Country and First Nations representation including recognising the cultural significance of the site, incorporating design elements and education of First Nations culture and history were highlighted in community consultation and in workshops with First Nations people.</p> <ul style="list-style-type: none"> <li>— In terms of non-Aboriginal heritage, all engagement activities during Phase One resulted in mixed views around the future of buildings at 1-3 Bank Street. Some participants, particularly those who lived locally valued the heritage of the existing buildings and wished for some or all of the to be retained for community benefit and adaptive reuse. Others felt that the buildings should be removed entirely for more public open space. Those who valued keeping the buildings, suggested using them for commercial purposes, cultural uses, community meeting spaces and social enterprises.</li> <li>— During Phase Two, other local residents and visitors showed similar preference for community priority around these buildings that is a new community facility, with a second preference to retain some of the existing buildings.</li> <li>— Phase Two consultation identified the following features for the design concepts:</li> <li>— Consider additional design features to integrate native flora and tree canopy cover, as well as historical information and interpretations about Pyrmont.</li> </ul> <p>Submissions identified:</p> <ul style="list-style-type: none"> <li>— An important role for the role to celebrate First Nations heritage</li> <li>— An opportunity to connect to local artists who may be interested in public art for the park or shade or lighting opportunities.</li> </ul>
<p><b>Health and wellbeing</b></p>	<p>Some individual submissions raised concerns around health and safety at the new park. Dragon Boat NSW commented on member safety during early morning and late night training, especially with no onsite car parking.</p> <p>Concern was also raised in submissions about conflicting uses of the space and potential for antisocial behaviour. These conflicts could arise between active and passive recreation activities in the park but also between motorised and passive watercraft on the harbour, or between passive uses and motorised boating activities.</p>
<p><b>Surroundings</b></p>	<ul style="list-style-type: none"> <li>— The online survey findings suggested that the most important features for the future Bank Street Park include grassy open spaces, shade trees, Indigenous plantings and weather protected areas. In addition to these features, workshop participants wished to see a connection to the water and emphasis on the beautiful views.</li> <li>— The impact of the bridge, in particular its shading, was raised relating to the quality and health of plants, the level of solar access for park users, the diminished opportunity for rain irrigation and the impacts of vibration and noise from vehicles on the bridge on park users.</li> <li>— A submission by the City of Sydney expressed a desire for the park to incorporate hardscape recreational elements such as skate, court spaces and fitness to make use of the existing amenity directly under the bridge.</li> </ul>

<b>Livelihoods</b>	The future of the commercial marina was questioned with one community group preferring the marina to be available for community use. This may include the public be able to visit the park by private boat.
<b>Decision-making systems</b>	<p>The participation in the overall stakeholder engagement suggests that people valued the opportunity to have their say about the future Bank Street Park. Many individual submissions and survey responses raised the need for specific engagement with First Nations communities to ensure that culture is appropriately reflected in the design and works.</p> <p>The City of Sydney’s submission sought to clarify future ownership, management and operation of the Bank Street Park so that community expectations are appropriately managed.</p>

## 4.2 SIA specific engagement activities

A total of four semi-structured interviews were conducted with the following stakeholders to identify any gaps in the engagement to date, potential positive and negative impacts of the Bank Street Park and provide an opportunity for feedback:

- Three meetings with City of Sydney including representatives from the following teams: social strategy, recreation and city greening, city design and public domain and open space planning, Safe City team and homelessness unit.
- Sydney City Police Area Command.

Several other stakeholders were identified by the SIA team for additional engagement but were not progressed. De-identified findings from the engagement process are distilled throughout the report, however key findings are summarised below in **Section 4.2.1**.

### 4.2.1 Summary of SIA interview findings

The details discussed in the SIA interviews were dependent on the stakeholder being engaged. Topics discussed included feedback on potential positive and negative impacts as well as recommendations for mitigation and enhancement, existing community need and opportunities and existing and potential public space issues in the local area. A thematic summary of interview findings is presented below against SIA categories.

<p><b>Way of life</b></p>	<p>It was noted that is a need for more multipurpose courts in the area, although it would be useful to design the courts for a range of activities. This is to prevent one particular group from dominating use of the space and bring in alternative sport and recreation activities. The proposed court does not particularly need to be designed for basketball. There are a number of alternative sports around the city who could make use of the space, such as street hockey. Advice from participants is that the court does not necessarily need to be rectangular and should include peripheral treatments as boundaries or seating.</p> <p>The city is lacking in sheltered recreation spaces that people can still use in wet or hot weather. Hard spaces are also lacking in the city for young people that could include climbing infrastructure and WiFi. Bank Street is a great opportunity to provide something more active given its location underneath a bridge, with associated traffic noise.</p> <p>There are opportunities for more recreation activity in the harbour. Passive watercraft activities are increasing in popularity and stakeholders felt that the community expect this to be supported to encourage more equity in harbour use. Motorised boating is considered to be for those with considerable means to partake in, but kayaking and other craft is more accessible to more people. Stakeholders did acknowledge this raises some safety issues that need to be considered in the management of a space that provides for both passive and motorised activities.</p> <p>The provision and storage of kayaks was discussed, with the view being that providing a hire facility is more easily managed than providing private kayak storage. A hire facility can meet these demands of those who wish to kayak in the harbour and reduce the opportunity for dumping of personal kayaks in the park, as has occurred in other harbour parks.</p> <p>There is a sufficient provision of community facility spaces in Glebe and Pymont areas. Affordability of hiring was considered as a determinant of what a future facility on the site might be used for. If hire fees are considered expensive, it may exclude some community groups from being able to access the space.</p> <p>The activities that stakeholders considered useful for the space, were community yoga or fitness groups or clubs and groups such as chess or bridge. The space may also be attractive for private parties, and the co-location with the play space could make it attractive for families. A small community space managed by the City of Sydney is located nearby and is popular for this purpose.</p> <p>The future population and demographics of Blackwattle Bay was considered by stakeholders as an important future factor.</p> <p>An important factor will be to manage the space to ensure it is equitable, welcoming for everyone and feeling public. There may be a risk of semi-privatisation with marinas, dragon boats and club use.</p>
<p><b>Community</b></p>	<p>There are very involved community groups in the immediate local area. The development needs to cater for broader community needs.</p>
<p><b>Accessibility</b></p>	<ul style="list-style-type: none"> <li>— The sharing of space between pedestrians and cyclists should be considered to minimise the risk of accidents.</li> <li>— Crossing Bank Street safely should be considered in the design.</li> </ul>
<p><b>Culture</b></p>	<p>There are First Nations businesses and groups in the area that may need access to a community facility.</p>



<p><b>Health and wellbeing</b></p>	<p>The bridge would provide sufficient shade across the park, so additional shade structures for areas such as the court and playground would be unnecessary. However, a query was made as to the type of plants and green space planned for under the bridge and whether this was the right choice in design given the lack of natural sunlight and rain irrigation. This was viewed as further rationale for the opportunity to provide a well-designed space for young people, with hardscaped surfaces that are often difficult to deliver in other areas of the city.</p>
<p><b>Surroundings</b></p>	<p>The presence of the bridge over the park will generate significant traffic noise that may not support a quiet and peaceful experience in the open space. This presents an opportunity to create a park that welcomes more ‘noisy’ activities such as basketball and skating and attract young people who might want to gather in larger groups. This can often be a tension in many neighbourhoods, but with the traffic overhead, noise from the activities in the park would be mitigated.</p> <p>It was noted that the location of the court was directly in front of the residences at street level. Participants felt that a more appropriate location would be further north of the park in front of the stone cliff that acts as a barrier for the residents above.</p> <p><i>Public safety and amenity</i></p> <p>Crime numbers are not significant in the local area and few issues have occurred over the last 12 months. Perception among stakeholders was that many of the incidents are connected to the casino and people using the local area to park.</p> <p>Comments were also made about the perceived lack of natural surveillance when there is less activity in the park at night. Stakeholders reported that while there were no persistent youth drinking or anti-social behaviour issues identified in the area, alcohol consumption and gathering of groups of people is a potential issue, particularly if the space is not activated at night. The use of dry area legislation was queried as part of the park management. It was noted that Wentworth Park is currently an alcohol free zone.</p> <p>Suggested mitigation and management measures for public safety in the park were use of CCTV, signage and appropriate lighting to minimise dark spots. Scheduling irrigation at a certain time of night was suggested as a measure to discourage late night congregation and any potential noise or anti-social behaviour issues that accompany that.</p> <p>Water safety was also raised by one stakeholder who noted that while issues relating to the water was not a regular occurrence around the harbour, it does pose a risk, particularly at night. Road safety was also discussed, including providing safe crossings on Bank Street and barriers to protect children using the play space.</p> <p>The design and location of the public toilets were considered by stakeholders who queried the intended opening hours. Feedback also highlighted the opportunity to deliver more sustainable and accessible public amenities and designing so they are gender neutral and safe to access. This can include having cubicles that open up into the public domain, rather than internal spaces, and providing sharps containers, as is standard in city public toilets for safe drug equipment disposal.</p>

**Livelihoods**

Stakeholders acknowledged that nearby Wentworth Park had a significant rough sleeping community. There are few natural protections and shelters for people who sleep rough in the city and the Bank Street Park, with Anzac Bridge as a shelter, may become desirable. One stakeholder noted that areas such as Barangaroo that has a security presence do not attract rough sleeping and future management by Placemaking NSW may have the same effect on the Bank Street Park. Additionally, the park is not a quiet space at any time of day or night, due to Anzac Bridge traffic, so it may not be as amenable as more quiet and secluded spaces. Another stakeholder felt that people experiencing homelessness will consider safety over noise when choosing spaces to sleep, and given that the location of the Bank Street Park has less foot traffic in the night time, it might discourage people from sleeping there.

The significant development in the areas was raised, including the provision of more social housing, which will contribute to a diverse population with diverse needs.

## 5 Impact identification and assessment

This section of the SIA identifies and assesses expected and perceived social impacts, with consideration given to the nature of the impact (positive or negative), when the impact will most likely occur (project stage), and the relevant DPE impact category.

It also proposes mitigation measures that have been identified to mitigate negative social impacts, as well as enhancement measures to further strengthen social benefits.

### ***Preliminary scoping***

A preliminary scoping of impacts identified likely impacts using the Guideline, including the categories described in the social baseline. This guided the formation of the study area, preparation of the engagement plan and baseline. Scoping was based on a review of information about the proposal including draft plans, site visit, discussions with the project team and review of previous engagement findings.

The preliminary scoping of possible impacts is provided in Appendix B.

### ***Impact identification and assessment***

Following the preliminary impact scoping, and a review of literature and technical specialist studies, a detailed social baseline was prepared. Engagement findings were used to refine the identification of impacts and further understand their potential significance.

The impact assessment process utilised tools from the Guideline, to assess each impact in relation to its likelihood and magnitude (i.e., extent, duration, severity/scale, sensitivity/importance, level of concern/interest). These tools are included and further described in Appendix C.

Sections 5.1 to 5.8 discuss the expected and perceived impacts of the proposal, for each of the eight categories as per the SIA baseline. Each section identifies the impacts and discusses their significance.

An overall social impact significance score was then attributed using the tools described in Appendix C. A colour coding has been adapted from the SIA Guideline throughout this section to clearly differentiate positive (green) and negative (red) impacts.

### ***Mitigation and enhancement measures and monitoring***

Following identification and assessment of impacts, mitigation and enhancement measures were developed for each impact to enhance positive impacts or reduce negative impacts. Monitoring measures were also identified.

Considering proposed enhancement and mitigation measures, each social impact was then reassessed to determine the 'residual' social risk, post-mitigation or enhancement. Mitigation, enhancement, and monitoring measures include those that are relevant for planning/design stages and are mostly the responsibility of INSW. There are also measures which are relevant for the construction phase and longer-term operation of the park and may therefore involve construction contractor(s) and Placemaking NSW.

A detailed assessment of social impact ratings and residual impact post-measure is provided in Appendix D and includes two tables providing a full assessment of each impact pre- and post- measures.

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### 5.1 Way of life

*How people live, how they get around, how they work, how they play, and how they interact each day.*

5.1.1 *Pre-construction – Construction*

<p>5.1.1.1 Impact: Temporary activation with recreation facilities is providing the community with new recreation and play opportunities</p>	<p>Social rating: Medium (positive)</p>
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Associated with the project, a new pop-up park was opened mid-October 2023, providing a basketball half-court, outdoor fitness equipment, handball court, shaded areas to sit and relax and scooter paths for children to enjoy. This will be available while the detailed design and planning of the park progresses. It is uncertain how long this facility will be open. It will address a range of community needs and provide multiple recreational opportunities, supporting broad community use.

The nature of this benefit is similar to the impact described in section 5.1.2.2 ‘New open space supporting recreation and broad community use’, but will be shorter in duration and less significant in its magnitude due to a smaller amount of facilities. This benefit is almost certain, resulting in a medium benefit.

*Measures:*

N/A (pop-up park is already open)

*Monitoring measures:*

- INSW/Placemaking NSW to conduct regular satisfaction surveys with users to understand what works well, what could be improved, and what could inform detailed design or future management of the park
- INSW/Placemaking NSW to gather feedback from the local community regarding satisfaction with the park, and any nuisances or concerns that could inform detailed design or future management of the park.

<p>5.1.1.2 Impact: Construction will require the relocation of current users and affect their activities</p>	<p>Social rating: Medium (negative)</p>
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Construction will affect current dragon boat users and marina. These groups will need to relocate during construction activities, noting the marina’s lease expires in 2025. It is unclear how long construction will last, however INSW has committed to ongoing engagement with DBNSW. Minutes of previous meetings with DBNSW have not identified major concerns from DBNSW, and some options for future relocation have already been identified, within reasonable proximity to the site. This may have a small impact on current travel patterns and duration for users, and temporarily disrupt activities.

It is almost certain that construction will temporarily affect current users of the site and their activities, and the effects of this on users and their activities is expected to be minor, resulting in a medium negative impact.

*Measures:*

- Continue engaging with existing users ahead of construction and support relocation process to an alternate site and back to Bank Street Park.

5.1.2 *Operations – when the park is built*

<p>5.1.2.1 Impact: Continuation of existing recreation activities will benefit existing users</p>	<p>Social rating: High (positive)</p>
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A key aspect of the proposal was to ensure that dragon boat users could continue to access the site and conduct activities. This was an important consideration highlighted during consultation as well. This will continue to be possible. The

proposal provides additional amenities which was identified as a benefit during engagement. Community feedback as a whole was generally supportive of facilities and storage for the dragon boat users.

The proposal will not include any on-site parking however engagement identified that the proposed amenities for dragon boat users will offset the loss of car parking on the site.

Truck access is required for some events which will be possible via a loading zone as described in JMT’s *Transport and Accessibility Impact Assessment (2023)*.

It is therefore almost certain that existing recreation activities will continue on the site, benefitting existing users with improved amenities, resulting in a high benefit.

*Measures:*

N/A

*Monitoring measures:*

INSW /Placemaking to monitor satisfaction of existing users with the facilities and space and identify any issues.

5.1.2.2	Impact: New open space supporting recreation and broad community use	Social rating: High (positive)
5.1.2.3	Nature-based play space will create new opportunities for children and their families/carers	Social rating: High (positive)
5.1.2.4	Youth groups will be able to use the park and feel welcome	Social rating: Medium (positive)

The new Bank Street Park will open up the site for greater community access and the design allows for a range of both land and water-based activities to occur in future open spaces.

Community consultation outcomes also supported incorporating land and water-based recreation opportunities. The pop-up community consultation sessions (over 245 participants) identified the top five priority features for the new Bank Street Park to be play equipment (64 responses), shade trees (57 responses), kiosk to buy food and drink (55 responses), grassy open space (54 responses) and a climbing wall (42 responses). Grassy open space (58%) was also a key benefit identified in the online survey (425 total responses), noting that most respondents in the online survey came from Glebe, Ultimo and Rozelle (37%), and Pyrmont (35%) indicating local support.

Some of the stakeholders involved in SIA interviews mentioned that the location under the bridge, with noise impacts, meant the site may be better suited to move active and potentially ‘noisy’ activities, also noting the existence of several quieter passive spaces in the study area. However providing a space with an open lawn area and seating is a feature that responds well to the priorities identified in two stages of comprehensive community consultation. The shade of the bridge was not an issue identified in Phase 2, rather it was appreciated as a shaded area for recreation, both passive and active.

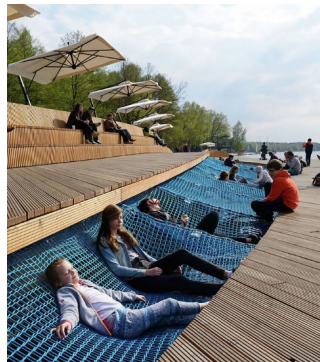
During consultation, students also appreciated the mix of active and passive uses and provision of a lookout with seating areas and open green spaces. Ensuring multiple uses, both passive and active, on the site is therefore a preferable outcome which was supported in consultation. The preferred concept has been designed to encourage use by multiple and diverse groups:

**Multipurpose court:** The design currently indicates one multipurpose court towards the south of the park. This will respond to the needs identified in the baseline for multipurpose courts in this part of Sydney. As identified during engagement, the court in its current proposed form may restrict the number of user groups at any one time and result in certain groups taking over the space.

**Fitness equipment:** The fitness equipment is currently located between the multipurpose court and the play space. There was mixed feedback during consultation regarding the proposed equipment. Other SIA engagement identified a need for such equipment in the area as a popular feature that complements youth areas well. Stakeholders interviewed for this SIA advised that in other locations where fitness equipment is adjacent a play space, the fitness equipment is often used by children. This can be a deterrent for adults wishing to use the equipment for its intended purpose. However the location of the fitness equipment was selected in order to avoid any overprogramming of the park and retain large grassy and seating areas.

**Nature-based inclusive play space 2-12 years:** This responds to the priorities identified in community consultation, and to existing needs in the area, noting the higher rates of young children aged 0-11 in the local area, and particularly children aged 0-4 in the SA1. However SIA stakeholder interviews raised concern with the location being near the road and prevalence of people speeding along Bank Street. Survey respondents also identified a need for fencing around the playspace for children’s safety. Fencing will be provided along the road. Consultation with primary school children identified a range of features that could be incorporated in detailed design. SIA engagement also identified a need to ensure that the future play space has its own identity, with iconic features and a theme, to create a point of difference considering the existence of other play spaces in the area.

**Spaces for youth:** Activities with primary and high school students was conducted during the consultation process. The key elements that students supported were ‘interesting lighting for night-time use’, ‘places to sit and talk in groups’ and ‘swings’. There was mixed feedback on ‘parkour’, ‘climbing wall’ and ‘skateable spaces’. There was no identified need for a dedicated space for youth, and the park will provide opportunities for youth groups to meet, use the active space as well as the rest of the park. There will be seating opportunities throughout the site, including seating along the active open space for those who prefer. However it cannot be assumed that young people necessarily prefer to be near the active open space. It is important to ensure that teenagers and young adults feel welcome in the future park. Through detailed design, some considerations may help ensure that teenagers and young adults feel welcome in the future park. Combining the broad community expectation of a place for quiet and respite, with the other expectation of a place where youth can meet, there is an opportunity to create innovative seating designs in various locations of the park, that support meeting as groups, relaxing alone or as a group, studying or working.



Source: Pinterest

The future open space will therefore address a range of community needs and provide multiple recreational opportunities, supporting broad community use. This benefit is almost certain, benefitting the local community (including residents,

workers, users of services, and including the future resident and worker population of the Blackwattle Bay Precinct) as well as visitors to the area with therefore a regional (or beyond) reach. This is identified as a high benefit. Opportunities exist to maximise broad community use for future visitors.

This will affect certain groups in slightly different ways:

- Nature-based play space will respond to gaps in facilities for children, and provide benefits predominantly for children and their families/carers
- Youth groups will be able to use the park and feel welcome, providing benefits for these age groups predominantly.

*Measures:*

- Ensure all abilities and inclusive design of the play space as well as throughout the park
- Noting the current lighting plan, continue to explore opportunities in detailed design for night time lighting in partnership with local artists, to create public interest, attract multigenerational visitors and activate the park after hours supporting a safe environment



- Combining the broad community expectation of a place for quiet and respite, with the other expectation of a place where youth can meet, there is an opportunity to create innovative seating designs, that support: meeting as groups, relaxing alone or as a group, studying or working. Some of these locations could be provided around parts of the court, as suggested during engagement, as well as within other parts of the park for quieter recreation. There are also opportunities to involve people including younger people and local artists in public art elements. Detailed design could consider creative seating options as shown in the images above.
- In detailed design and as discussed during SIA engagement, explore opportunities to split the multipurpose court to provide formal court and informal court /hard space for people to use as they like (e.g. bikes, skates, dancing, hockey). This could be further investigated by engaging with local recreation groups.
- During operations, lighting of the court, fitness station and playground after dark is recommended to be explored in collaboration with adjacent neighbours. Subject to noise recommendations, this recognises that some users including workers, multicultural communities and others do seek out play spaces available after dark. Other playgrounds and courts are lit at night in City of Sydney until 8pm or 9pm.
- Through detailed design, create a ‘destinational’ unique playspace with unique identity. This could require additional research and engagement.

*Monitoring measures:*

- Monitor the types of activity undertaken in the park and range of user groups
- Monitor satisfaction and use of fitness equipment and any need to modify the design /location
- Monitor the use of the multipurpose court and the range of user groups and any need to modify the design /location
- Monitor the use of the park at night time and identify activities undertaken after hours
- Engage with park users particularly through the opening phase as well as through regular surveys to measure satisfaction and any issues or areas to address.

<p>5.1.2.5 Impact: New opportunities for more equitable water-based recreation</p>	<p>Social rating: Medium (positive)</p>
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The park will provide a new recreational space along the water. Consultation identified that connection to the water was one of the main community priorities for the park, whether in the form of water sports as well as passive interaction with views and lookouts. The community appreciated proposal features such as sandstone steps to be able to get close to the water. Consultation with children identified that children would appreciate being able to sit near shallow water areas, to interact with fauna.

In addition, the proposed kayak launch jetty and potential future kayak storage/ kiosk further supports the community’s priorities for connection to the water and diverse recreation offerings. Stakeholder submissions to the consultation identified that passive boat storage should be considered to meet community demand for activities such as kayaking. SIA engagement also identified kayaking as a growing recreational trend, supporting the proposal for a form of kayak storage. Paddle boarding could also be considered. This form of passive boating was also described as an equitable form of water based recreation compared to motorised boating.

Operational details of the kayak kiosk will be determined at a later stage. It was mentioned that the storage of kayaks was an increasing challenge for the management of public spaces. Council staff participants in the SIA interview agreed that a rental facility would have better outcomes for the park than private storage facilities, and prevent potential future risk of dumping or long term storage by a selected few.

Based on this the proposal will almost certainly create new opportunities for more equitable water-based recreation that will benefit the local to regional community, resulting in a medium benefit.

*Measures:*

- Finalise the nature and operator of the future kayak kiosk in consultation with existing operators, also considering paddle boarding uses or other passive water based uses. It is not possible at this stage to determine the possible price points of the future operator or whether specific measures could be taken to support access for underprivileged communities.
- Noting community concerns about negative impacts on waterways due to littering, ensure adequate bins and maintenance are provided along the foreshore.

*Monitoring measures:*

- Monitor the take-up of kayak and non-motorised boating activities launching from the park
- Monitor the use of kayak hire facilities vs personal kayak use
- Engage with passive boating and water users to understand any unmet demand.

<p>5.1.2.6 Impact: Benefits of a recreation space sheltered by the bridge for active and passive uses</p>	<p>Social rating: High (positive)</p>
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As identified in the baseline and during engagement, there are not many spaces in the City of Sydney that provide sheltered spaces for people to recreate during rainy or hot days. Consultation conducted prior to the SIA and for the SIA identified that the location of the park and the presence of the bridge created an environment that lent itself well to an active space with hardscape recreational elements. Covered (weather protected) areas were identified as one of the top positive features of the park by survey respondents (30%). Protected courts were described as a positive feature as well, including by students.



Targeted SIA interviews discussed that the Bank Street Park presented a unique opportunity to provide recreation activities that can often cause conflicts in terms of noise in other parks. This is consistent with the recommendations of the *Social Infrastructure Assessment* (Cred, 2020) prepared for the *Pyrmont Peninsula Place Strategy* (DPE, 2020) which identified an opportunity for active uses under the bridge. During interviews, respondents noted that the noise from traffic over the Anzac Bridge would mitigate any noise created by activities such as basketball, skating or larger groups congregating together, and potentially cancel the impact these activities have on nearby residents. This is not further explored in the *Noise Impact Assessment* report. Impacts of noise on residents is explored further in the ‘Surroundings’ section. Respondents also identified that the Anzac Bridge creates an environment where green space may be difficult to maintain due to lack of sunlight and rain irrigation, strengthening the opportunity to provide more hardscaping to support activities such as skating, parkour and street hockey. While a varied planting strategy is proposed with suitable species as described in the *Design Report* (Oculus, 2023), the site will nonetheless provide active recreation uses.

Some thought that there could be more emphasis on passive water recreation and active play rather than spaces for reflection that already exist in the local area. Overall a mix of uses supporting both passive and active recreation is encouraged. However the park should be future proofed to respond to future needs, and may adapt to the needs of the future Blackwattle Bay Precinct population. Should the built environment and amenity of the park result in low passive recreation usage of the park, and high usage of the court, the design should allow for the park to be repurposed to a more active and hardscape recreation space.

The proposed park, with shelter provided by the bridge, will provide a conducive space for recreation and active uses, as well as inherent shade for passive users. This is likely to benefit future users, including the future resident and worker population of the Blackwattle Bay Precinct, resulting in a high benefit.

*Measures:*

- The park should be future proofed to respond to future needs. For example, should the built environment and amenity of the park result in low passive recreation usage of the park, and high usage of the court, the design should allow for the park to be repurposed to a more active and hardscape recreation space.
- During consultation, many comments were made by the community, including students, about ensuring efficient shading of the play space and a need for additional shading. Some comments were also made about required shading of the fitness equipment. Through detailed design, investigate need for further shading of the play space and fitness equipment.

*Monitoring measures:*

- Monitor the prevalence of active and passive recreation uses as a result of the shade from the bridge.
- Monitor other features of the park, such as the play space to identify any additional shade requirements.

## 5.2 Community

*Composition, cohesion, character, how the community functions, resilience, and people’s sense of place.*

### 5.2.1 Pre-construction – Construction

5.2.1.1	Impact: Temporary activation will provide opportunities for the local community to meet and build connections	Social rating: Medium (positive)
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The new pop-up park will provide opportunities for the local community to meet and build connections.

The nature of this benefit is similar to the impact described in section 5.2.2.1 ‘New outdoor spaces and café will support community connections and cohesion’, but will be shorter in duration and less significant in its magnitude due to a smaller amount of facilities. This benefit is almost certain, resulting in a medium benefit.

*Measures:*

N/A (already open)

*Monitoring measures:*

Monitor use of the pop-up park.

**5.2.2 Operations – when the park is built**

<p>5.2.2.1 Impact: New outdoor spaces and café will support community connections and cohesion</p>	<p>Social rating: High (positive)</p>
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The park will provide a range of new spaces, including a play space, café/kiosk, active space, and spaces to casually sit and meet.

Research<sup>2</sup> has shown that public spaces and green spaces can support social interactions and contribute to community cohesion, where there are opportunities for activities, whether informal or organised, opportunities to sit including in the shade, amenities such as barbecues. Play spaces as well can become a centre of community activity where children benefit from activity and parents/carers benefit from social interaction. The café will also provide social opportunities.

Online survey results identified that ‘meeting with friends’ was anticipated to be a popular activity by respondents.

A space to make connections will support the future resident and worker population of the Blackwattle Bay Precinct.

It is likely that the future space will support community connections and cohesion, creating a high benefit for future users.

*Measures:*

- Future activation of the space via public art, events, and celebration of local heritage will further strengthen community cohesion<sup>3</sup>. Some specific outdoor activation for young people may create further connections with the space.
- Engage with users of the pop up park to understand what could further promote cohesion between future users, to integrate in future design or management.

*Monitoring measures:*

- Monitor the use of the park by different user groups and cohorts.
- Monitor the community interaction with activation initiatives.

<p>5.2.2.2 Impact: Community facility spaces will provide new spaces to support social activities</p>	<p>Social rating: Medium (positive)</p>
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In addition to the dragon boat storage facility, the community facility buildings proposed in the north-west portion of the site will provide, on a single ground floor:

- Former Building D: amenities for park users, bin storage and storage for Placemaking NSW

<sup>2</sup> Jennings V. and Bamkole O., *International Journal of Environmental Research and Public Health*, The Relationship between Social Cohesion and Urban Green Space: An Avenue for Health Promotion, 2019

<sup>3</sup> NSW Department of Planning and Environment, Great Public Spaces Evaluation Tool for Public Space and Public Life

- New community building: marina office/storage, café kiosk, community room with kitchenette (133sqm) and amenities for dragon boat users. The intention behind the community room is to provide a flexible space for community uses/events.

As per the *Blackwattle Bay Design Guidelines* (DPE, 2022), the Precinct is to “provide community facilities and spaces that cater for the needs of the future Blackwattle Bay community and encourage social interaction and cohesion”. As discussed in the baseline and SIA engagement with Council, there is currently no immediate need for community facility floorspace in the Glebe and Pyrmont area. However this proposed space will provide new opportunities for community members and organisations in a desirable location, including existing user groups that require access to a space, and opportunities for the future population of the Blackwattle Bay Precinct. The *Social Infrastructure Assessment* (Elton Consulting, 2022) that informed the Blackwattle Bay Precinct rezoning had also identified a need for a community centre space of a minimum of 400sqm (GFA) in a location that enables its use as a boat house/club house. The facility was also to accommodate existing dragon boat, kayak and canoe paddlers and was to be available for use as general multipurpose community meeting and activity space to members of the Blackwattle Bay and surrounding communities. The current proposal responds to these requirements identified as part of the rezoning. It proposes 133sqm of community meeting room, and 484sqm used by dragon boats for storage (484sqm).

The nature of the opportunities provided by the community space will be developed by Placemaking NSW as future custodian of the site. INSW has advised that Dragon Boat NSW and Tribal Warrior (not for profit First Nations organisation) have expressed a desire to have access to the community room for meetings and classes. Minutes from a meeting with Dragon Boat NSW mentions that an office and desks for five people would be adequate. Future hiring rates will likely influence the type of future user groups. SIA engagement identified that affordable rates could promote use by community and first nations groups, recreation groups or local schools. This would require management by a facility manager (likely Placemaking NSW). Other engagement identified that it will be important to ensure that there is equitable access to the facility, supporting use beyond local residents. The proposed hours of 7am-6pm may also not support broad community use for people who work or have constraints during the day. Should a need for longer hours be identified by users in future, this should be considered.

It is likely that the proposed community facility space will support social activities for dragon boat users as well as other groups, creating a medium benefit.

*Measures:*

- Ensure detailed design supports a flexible space that can be used for a range of purposes, by a range of different user groups
- If a need is identified, consider extending hours of operation particularly after 6pm to support broader community use, with due consideration given to noise impacts.
- Implement a range of rates to support use by community organisations and not for profit organisations. A framework with community criteria could be developed to support Placemaking NSW in maximising affordable use.
- Incorporate the management of the future community facility in a broader Plan of Management to make sure the facility remains equitably accessible to all.

*Monitoring measures:*

- Monitor booking and user patterns, type of user groups, and hire rates, and overall capacity of the space to identify needs to extend operating hours.
- Monitor community satisfaction with the community facility including accessibility and affordability.

5.2.2.3	Impact: There may be a risk of conflict between users on land and/or water	Social rating: Medium (negative)
5.2.2.4	The identified risk of conflict between different users may be exacerbated when the Blackwattle Bay Precinct is developed, with a significant influx of users resulting from development of this precinct.	Social rating: Medium (negative, cumulative)

SIA engagement identified that the space should remain welcoming to all, with a small risk of semi-privatisation of some spaces by some groups. Concern was also raised in submissions about conflicting uses of the space and potential for antisocial behaviour. These conflicts could arise between active and passive recreation activities in the park but also between motorised and passive watercraft on the harbour, or between passive uses and motorised boating activities. The future park will support a range of uses and user groups in a relatively small space. Cyclists and pedestrians will be required to share access points and promenade, evolving at different speeds. Having dogs off leash was also noted as a safety concern for walkers and cyclists.

The court should be designed, as also discussed in the Way of life section, to maximise use by multiple groups. Some people expect the space to be a place of respite and relaxation. Passive boating will be encouraged in an environment where motorised boating, including potentially future ferries as identified in the Blackwattle Bay Design Guidelines, is actively operated, noting however that dragon boat users already use the space. Existing users such as dragon boat members expect to continue to use the site for their activities. Parts of the community building will be used by the marina. The location of the dragon boat facility and dragon boat ramp should minimise future conflict between these users and the general public, which was appreciated during consultation.

With many different features proposed in the space creating a quality multipurpose space, the park is likely to attract a broad range of users and become a successful destination. There will be established groups (e.g. Dragon boat users, marina) within a public open space. There may be different expectations of the space, on land and water, perhaps mainly after opening as communities get accustomed to the space and its various offerings. There may be feelings of semi-privatisation by some groups using dedicated facilities (e.g. dragon boats).

There may therefore be a risk of conflict between some future anticipated user groups due to the number of anticipated activities, resulting in potential management issues, social tensions or reduced popularity of the space. With adequate management, this should remain a short term risk. This may be a renewed and cumulative risk when new populations at Blackwattle Bay Precinct move in, with a significant influx of users. This is a possible medium risk.

*Measures:*

- Prepare Plan of Management to clearly guide future uses of the space including community facility space which is to remain a space available for the broad community with no exclusive uses for specific groups. Provide guidance on uses, cycling speed, hiring, alcohol consumption, dogs, commercial activities, security and management of the space. Review the Plan of Management regularly including when Blackwattle Bay Precinct resident and worker population start increasing.
- Provide clear signage identifying security safe points, and contact details in case of a management issue (as the space will not be managed by City of Sydney).
- Implement random inspections to assess level of use and use patterns
- Engage with TfNSW to discuss possible conflicts on water due to increased passive water use and motor boating in the future.
- Prepare and conduct regular user satisfaction surveys.

- Re-assess the Plan of Management after the Blackwattle Bay Precinct is developed and conduct new user surveys

*Monitoring measures:*

- Monitor user feedback and implement any necessary improvements to park management.
- Monitor any arising conflicts between land and/or water based users.

## 5.3 Accessibility

*How people access and use infrastructure, services and facilities, whether provided by a public, private, or not-for-profit organisation.*

### 5.3.1 Pre-construction – Construction

There are no anticipated impacts on accessibility. Changes to the way current users will access the site for activities was addressed in Section 5.1.1. The provision of new temporary facilities in the form of a pop up park was also addressed in Section 5.1.1. Any construction impacts on the areas surrounding the site are addressed in Section 5.6.1.

### 5.3.2 Operations – when the park is built

5.3.2.1 Impact: Increased public access to foreshore and land and water based activities will benefit the broad community	Social rating: High (positive)
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The site is currently restricted to only limited uses and only accessible by a limited number of user groups. The future park will result in opening up the site to the public, allowing access to the currently restricted site. Current fencing and gates along Bank Street will be removed.

Increased public access to foreshore and water and land-based activities will benefit the broad community instead of limited user groups, including users of the study area (e.g. residents, businesses, visitors), future residents of the Blackwattle Bay Precinct, and visitors from further afield. This benefit is almost certain resulting in a high benefit.

*Monitoring measures:*

- Monitor accessibility of all areas of the site.

5.3.2.2 Impact: Increased active transport options, also benefitting the broader area	Social rating: Medium (positive)
5.3.2.3 Impact: When built, the continuation of the foreshore promenade along the site and Blackwattle Bay Precinct will create cumulative benefits with the creation of a continuous foreshore link	Social rating: High (positive, cumulative)

There are already cycling options in the area however there is no formal infrastructure along Bank Street. The proposed new separated cycleway will connect the site to the existing recreational route that exists along the majority of Pyrmont, as described in the baseline, and will connect to existing infrastructure along Bridge Road. Bike parking for 30 bikes will be provided in various locations within the site. Within the Park, the *Design Report* (Oculus, 2023) describes that there will be a shared route with bollards for slower speed cycling, along the promenade and via the diagonal connection across the site.

Online survey responses supported the provision of new cycling infrastructure connecting to other areas in the precinct such as the Fish Markets and Wentworth Park, as well as the possibility of cycling along the waterfront.

In addition, the project will provide an overwater boardwalk and continuity with existing walking opportunities along the foreshore. It is noted that continuity to the south will be subject to future development of the Blackwattle Bay rezoning precinct. The timing of this promenade is already established in the Blackwattle Bay Design Guidelines indicating that the foreshore promenade will be delivered as part of Stage 1.

A new pedestrian crossing point will be provided across Bank Street, supporting safe movements from the eastern side of Bank Street.

The project will therefore connect the site to existing active infrastructure and support active movements in the study area and beyond, benefitting users, local communities and visitors (SIA engagement identified that the foreshore already attracts visitors from the broader Sydney area and beyond, including domestic and international visitors). This benefit is almost certain, however its magnitude is minor as it is partly subject to the rest of the promenade being developed as part of the Blackwattle Bay Precinct. This results in a medium benefit.

When built, the continuation of the foreshore promenade within the site and the Blackwattle Bay Precinct will create cumulative benefits with the creation of a continuous foreshore link, with increased magnitude resulting in a high benefit.

*Measures:*

- Plan of management to manage cycling speeds.
- Advocate for the reopening of Glebe Island Bridge, which would extend active transport options to the site to a broader area.

*Monitoring measures:*

- Monitor pedestrian and cycling numbers through the park
- Monitor incidents involving cyclists (or other form of active transport e.g. scooters) and pedestrians.

<p>5.3.2.4 Impact: Proximity to existing public transport and future major public transport will support use from broader area</p>	<p>Social rating: Medium (positive)</p>
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The location of the proposal will support public transport use, with current bus and light rail opportunities, noting the future Pymont Metro station anticipated to be operational in 2030, which will be within a 10-minute walk from the site, as per JMT’s *Transport and Accessibility Impact Assessment (2023)*.

As also described by JMT, NSW is seeking to support a higher share of public and active transport modes rather than private vehicle modes. Concerns expressed during consultation about lack of parking are noted, however there are advantages in providing a place that can be reached in ways other than driving. The Project for Public Spaces article 10 Qualities of a Great Waterfront Destination (2009) states that “people feel more at ease when not overwhelmed by traffic and parking lots, creating a climate that fosters a full breadth of waterfront activity”<sup>4</sup>. Previous engagement identified that the proposed amenities for dragon boat users will offset the loss of car parking on the site for existing dragonboat users.

The *Wayfinding Strategy* (Büro North, 2023), recommends wayfinding to/from public transport. Further, the Draft Pymont Ultimo Transport Plan identifies measures to improve connections to the future Metro station from the broader Pymont area (including the site)

The proximity to existing public transport and future major public transport will therefore support use from a relatively large area and beyond, for those who wish to visit the future park. This benefit is likely, resulting in a medium benefit.

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<sup>4</sup> Project for Public Spaces, 10 Qualities of a Great Waterfront Destination

*Measures:*

- N/A

*Monitoring measures:*

- Monitor visitation numbers and visitor travel modes.
- Monitor pedestrian travel patterns to and from the park and public transport stops and stations.

## 5.4 Culture

*Both Aboriginal and non-Aboriginal, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings.*

### 5.4.1 Pre-construction – Construction

<p>5.4.1.1 Impact: The proposal will affect places of Aboriginal heritage significance</p>	<p>Social rating: High (negative, cumulative)</p>
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The *ACHAR* (GML, 2023) identifies an Aboriginal archaeological deposit within the site as well as cultural values associated with the site and the wider area holding high significance to First Nations people. It also identifies low potential for additional areas of deposits, and:

- A minor partial impact to aesthetic values and views to Blackwattle Bay although the connection to water is a recognised key design principle in the proposal
- Partial or total impact to social values associated with traditional connections, noting the site has a high level of social value
- Partial or total impact to identified archaeological deposit’s value.

There is no impact on the intangible connection to Blak Diggers. The *ACHAR* has been reviewed by Registered Aboriginal Parties (RAPs).

There is therefore a high likelihood of the project impacting Aboriginal heritage values at an overall moderate magnitude, resulting in a high negative impact. This impact will start during construction and could last permanently. With expected development in Blackwattle Bay, there may also be other impacts on cultural heritage.

The report proposes measures including avoidance of deposit areas and/or archaeological monitoring when these cannot be avoided (particularly at 1-3 Bank Street), excavation of found deposits, heritage induction for all contractors and others involved in construction, unexpected finds procedure and artefact management.

*Measures:*

As noted by GML Heritage and the Preliminary CEMP.

*Monitoring measures:*

As noted by GML Heritage.

5.4.2 Operations – when the park is built

<p>5.4.2.1 Impact: Existing heritage assets will be affected however proposed re-use of Building D and interpretation gardens retains heritage fabric to create public interaction with maritime heritage</p>	<p>Social rating: Medium (negative)</p>
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Consultation findings identified mixed feedback regarding the re-use of the existing buildings at 1-3 Bank Street. Some identified the opportunity to acknowledge the heritage significance of buildings at 1-3 Bank Street. A majority thought that all buildings could be demolished or only partly re-used, as opposed to a full re-use. Respondents who preferred to keep some or all of the buildings suggested adapting for community use or as facilities for passive watercraft users or for commercial use such as a café or bar.

As per GML Heritage’s *Statement of Heritage Impact* (2023):

- Buildings A, B and D are assessed as having moderate significance due to prior modifications. Appropriate treatment should be retention and conservation where possible. If retained, Building A would have resulted in a park split into two, poor integration. Buildings B and C were going to be detrimental in the provision of a continuous waterfront promenade. Building B was also unusable under flood and sea level guidelines.
- Only Building D is proposed for adaptative re-use, with other buildings proposed to be removed. Bricks from removed buildings are proposed to be re-use on the floor of the dragon boat storage and beside Building D.
- Elements of Building A’s northeast rooms will be retained as ‘ruins’ and adapted into an Interpretation Garden. This is described as retaining the evidence of the site’s significant use as a maritime-industrial warehouse and is considered acceptable by GML.

Therefore, starting from construction, the proposal will have a major adverse impact to the heritage values of 1-3 Bank Street due to the demolition of Buildings A, B, C. As per GML’s conclusions, re-use of Building D and integration of Building A elements into an Interpretation Garden partially mitigates the impact to the heritage fabric. This impact is almost certain and results in a medium negative impact considering limited public interest in retaining these.

*Measures:*

As noted by GML Heritage.

- During operations, additional measures to connect users to maritime heritage could be explored via public art displays (indoor or outdoor) or education programs.

*Monitoring measures:*

As noted by GML Heritage.

<p>5.4.2.2 Impact: The proposed design will contribute to cultural awareness of Country</p>	<p>Social rating: High (positive)</p>
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There is an opportunity for the site to communicate Aboriginal stories and connect visitors to Country. With the site’s location on a future continuous walk along the foreshore, this has the potential to reach a high number of people, locals and visitors like. As described in City of Sydney’s *Harbour Walk Storytelling Report* (2019), reflecting the past, present and future presence of Aboriginal people could be expressed in multiple ways and take many forms. Consultation also identified that Blackwattle Bay was an important meeting place for First Nations people living around the Sydney Harbour. Engagement conducted by Cred and Greenshoot Consulting x Greenaway Architects identified that the site has great significance for First Nations people, in relation to healing and medicine, fishing around the site for women, and ‘Blak Diggers’. There are opportunities to explore and celebrate this heritage in the park design. There are also



opportunities to represent heritage in the use of local landscape and flora. Various suggestions were made during engagement by First Nations people.

Greenshoot Consulting’s *Designing with Country’s Integration Report* (2023) identifies a series of opportunities, identified and workshoped with First Nations representatives, including:

- Design of the viewing deck over dragonboats storage with choice of materials and embellishments
- Pavilions providing cultural gathering opportunities
- Community building with choice of materials and colours
- Indigenous planting species selection.

This has been incorporated in the *Design Report* (Oculus, 2023). Other design measures celebrating Country include opening up of sightlines to the water, use of language in wayfinding and other landscaping measures.

It is therefore possible that the proposed design will contribute to cultural awareness of Country resulting in a medium benefit, however detailed design and park activation will allow further awareness in the long term.

*Measures:*

Greenshot Consulting’s recommendations are noted. In addition:

- Additional story telling and interpretive material to be considered throughout the site
- Involve Aboriginal and Torres Strait Island artists, practitioners, elders and knowledge holders in the detailed design of the future park and in longer term programming and activation of the site, e.g. via educational programs and/or temporary or longer term installations. As part of future lighting designs, there may be an opportunity to maximise links to Sky which could be discussed and designed with Indigenous communities and designers
- Conduct a culturally appropriate consultation process to guide the naming of the future park, noting previous information received from consultation.
- Given the high profile location of the park, use portion of the future community facility for educational programs that could be targeted to various groups (e.g. international or domestic visitors, youth, school groups) and conducted by First Nations businesses.

*Monitoring measures:*

- Monitor the opportunities for use by First Nations community groups and businesses in the park and community facility.
- Maintain relationships with Traditional Owners and First Nations groups to ensure cultural information and education remains up to date, relevant and respectful.

## 5.5 Health and wellbeing

*Physical and mental health especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, access to open space and effects on public health.*

### 5.5.1 Pre-construction – Construction

5.5.1.1	Impact: There are possible risks to workers and communities due to contaminated material	Social rating: Medium (negative)
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As described in the Preliminary CEMP, there is known contaminated material within the site and the possibility of additional hazards that will be identified when construction starts. In this case the Preliminary CEMP describes that a

Remedial Action Plan has been prepared and that the unexpected finds protocol (UFP) shall be implemented if required. An Environmental Emergency Response has also been prepared in the case of environmental incidents.

It is possible that workers and/or local communities be affected due to contamination which results in a medium negative impact prior to mitigation.

*Measures:*

Measures in the Preliminary CEMP are noted. These will be finalised as part of a final CEMP.

*Monitoring measures:*

- Monitor any incident involving contaminated material and impact on workers and/or communities.

**5.5.2 Operations – when the park is built**

5.5.2.1	Impact: Community health and wellbeing benefits associated with green and blue spaces	Social rating: Medium (positive)
5.5.2.2	Impact: Community health and wellbeing benefits associated with green and blue spaces for apartment-dwellers	Social rating: High (positive)
5.5.2.3	Impact: The nature-based playspace will likely create specific physical, social and cognitive opportunities for children aged 2-12	Social rating: High (positive)

There is significant research, such as that prepared by the Australian Heart Foundation<sup>5</sup>, indicating the links between open spaces and recreation spaces, and community health. Opportunities for physical activity and exercise can benefit people’s health and quality of life, and parks have been associated with improved mental health. As discussed in Section 5.2, the space will create opportunities for community connections and support social cohesion, which also contributes to wellbeing.

A green environment is a contributor to people’s comfort. It was also a key priority identified by community consultation participants. As discussed in Section 4, online survey findings suggested that the most important features for the future Bank Street Park included grassy open spaces, shade trees, and Indigenous plantings. A comprehensive planting strategy has been put forward in the Design Report (Oculus, 2023) providing a flora and habitat for fauna and avi-fauna.

The nature-based playground will provide play opportunities amongst planting for children aged 2-12. Research by the Heart Foundation identifies that children may prefer these natural settings that may feel more exciting and challenging and promote further interaction with nature and green settings which has benefits on mental health. Other research<sup>6</sup> identifies positive physical activity outcomes and positive impacts on cognitive play behaviours (e.g. imaginative and dramatic play), with some other reports of improved social behaviours.

More recent research<sup>7</sup> has also specifically looked at the benefits of blue spaces, which includes waterways such as Blackwattle Bay and the broader harbour. This has shown positive associations between exposure to outdoor blue spaces and mental health and wellbeing benefits, particularly short term stress reduction, as well as physical activity levels.

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<sup>5</sup> Healthy Active by Design, Heart Foundation

<sup>6</sup> Dankiw K.A., et al, 2020, The impacts of unstructured nature play on health in early childhood development: A systematic review

<sup>7</sup> White M.P. et al, Environmental Research, Blue space, health and well-being: A narrative overview and synthesis of potential benefits, 2020

While some expressed enthusiasm at swimming opportunities off of the site, it is understood from INSW that the current water quality is poor and not suitable for swimming. Given the working harbour nature of the area, there could also be conflicts between users. Other more suitable locations are being investigated by State Government.

The proposal will therefore likely contribute to the physical and mental health and wellbeing of its future users, resulting in a medium benefit. Also noting that many existing and future residents of the local area live in apartment dwellings and will benefit from open spaces, this would result in a high benefit for these apartment dwellers.

The nature-based playspace will likely create specific physical, social and cognitive opportunities for children aged 2-12, resulting in a high benefit.

*Measures:*

- Ensure high levels of walkability and cycleability to the park to maximise active transport to the site
- While the Design Report notes an all-abilities carousel, ensure broad inclusive play design in future detailed design of the playspace.

*Monitoring measures:*

- Community satisfaction via satisfaction surveys (yearly), including questions around contribution of the park to general health and physical activity

<p>5.5.2.4 Impact: The proposal will result in a comfortable open and green space where users are able to stay</p>	<p>Social rating: Medium (positive)</p>
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The NSW DPE Great Public Spaces Guide identifies a range of criteria that contribute to a space where people are able to stay. This includes: a range of comfortable places to sit, stay or relax in the shade or in the sun; provision of amenities; presence of vegetation; well maintained space; shelter from sun, rain and wind; protection from noise, dust, unpleasant smells or pollution. There was some concern during consultation about the location under the bridge due to noise associated with echoes from the court, and pollution from traffic.

Pollution from traffic was a key consideration during the Blackwattle Bay precinct rezoning. Previous literature including documentation prepared as part of the rezoning identifies public open spaces such as the proposed development as sensitive receptors in regard to air quality. The *Blackwattle Bay Design Guidelines* further identify that an Air Quality Impact Assessment is to accompany development applications where sensitive receptors will include a public recreational space. However the SEARs did not request such an assessment to be prepared. As part of the rezoning, from an air quality perspective, SLR (*Air Quality Assessment*, 2023) concluded that the Study Area is suitable for the intended uses within the SSP proposal, which included a park in the proposed location. There were no mitigation measures proposed in relation to public open space. In addition, the *Health Risk Assessment* (SLR, 2021) considers people who will spend time at Bank Street Park (e.g. walking, jogging, playing sports, picnicking). It considers areas where air quality may be in excess of criteria (e.g. Low Observed Adverse Effect Concentration). None of the identified locations were located in the proposed new park where people might spend a significant amount of time outdoors. The Assessment concludes that “it is considered unlikely that adverse effects resulting from exposure to NO<sub>2</sub> [nitrogen dioxide] would be experienced by people using the proposed new public open spaces within the Study Area.”

In terms of road traffic noise, the *Noise and Vibration Impact Assessment* (Stantec, 2023) describes that the local ambient noise environment is dominated by noise from the ANZAC bridge and local traffic, but does not comment further on the potential impact on recreational uses that traffic noise may have. Impacts of this on future users is therefore unclear. SLR’s *Noise and Vibration Impact Assessment* (2021) prepared to inform the Blackwattle Bay Precinct rezoning identified that properties higher up (above the bridge) would be more affected than those closer to ground. This may mean that traffic noise may not affect the park’s amenity. It is uncertain if road traffic noise will affect future users’

experience of the park. This will need to be monitored when the park operates. Some people may be more affected than others.

The *Design Report* (Oculus, 2023) describes that the proposed planting strategy will support shading and cooling in summer and wind protection in winter.

Safety considerations are addressed in the following section.

As shown in the *Design Report* (Oculus, 2023):

- There will be various seating opportunities throughout the site, of various forms, including seating at picnic tables
- Amenities will be provided next to the café kiosk
- There will be significant planting throughout the site, contributing to protection from the sun and wind
- The bridge will also provide significant protection from sun, rain and wind
- The café will provide food and beverage for longer stays, with amenities provided adjacent
- In terms of lighting, the playground and court will not be directly lit as part of the lighting strategy to discourage nighttime use, however will receive some secondary light spill from pathway pole lighting.

As noted in the baseline, there is a significant rough sleeper community in the study area, particularly in Wentworth Park. Although the shelter provided by the bridge may provide some level of comfort, it was identified that noise as well as future management and security around the site will likely detract such uses.

It is likely that the proposal provides a comfortable environment for future users, noting potential traffic noise nuisances, resulting in a medium benefit. The level of comfortability may differ on the activity. It is possible that active users and water based recreation users feel less disturbed by environmental factors compared to those seeking a place for respite. Future monitoring of users’ satisfaction will identify any issues regarding comfortability and amenity of the park.

*Measures:*

Measures proposed in the *Pedestrian Wind Environment Statement* (Windtech, 2023) to maximise protection from the wind are noted. In addition:

- Future management of the space will need to ensure a clean and well maintained environment.

*Monitoring measures*

- Monitor complaints made about maintenance and amenity of the site.
- Conduct regular satisfaction surveys with different user groups.
- Monitor air quality in various locations of the park, including playground.
- Monitor traffic noise.
- Monitor user satisfaction and any concerns regarding traffic noise, noise from the court, pollution or other environmental factors (this could be conducted with users of the pop-up park too).

5.5.2.5	Impact: There are possible risks regarding antisocial behaviour and the design of toilets is not optimal.	Social rating: Medium (negative)
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Being and feeling safe during the day and at night is an important part of feeling comfortable and using open spaces. As identified in the baseline, the Pyrmont area has comparatively low crime rates when compared to the Sydney LGA.

The majority (91%) of survey respondents (Phase 1 consultation) agreed that the future design should include adequate lighting to support safety to support night-time uses. Online workshop participants further commented that the safety of all different users should be ensured. Some participants saw a need for additional CCTV cameras and security.

Core42's CPTED report identifies that overall crime frequency is likely to increase in line with population growth in the area particularly with the redevelopment of Blackwattle Bay Precinct, however it is likely that the level of experienced crime at Bank Street Park will be minimal. Most likely risks include drug offences. CCTV will be provided.

SIA engagement with Council and the Police did not identify major security issues. The main likely impact was described to be drinking (as also mentioned during other consultation) and associated noise and broken glass, rather than problematic drug use, which security particularly at night will be able to manage.

Public toilets are proposed within the repurposed Building D, with a joint entrance to male, female, and unisex toilets. The CPTED report (Core42, 2023) identifies that the proposed location is not optimal for passive surveillance, and that toilets are a potential target for assault and antisocial behaviour, particularly during low-use times and at night. The CPTED report further recommends lighting, CCTV surveillance, signage and regular controls by rangers, as well as separation of amenities between males/females. The current design does not allow for a clear entrance directly into a cubicle and does present loitering cues. Ideal design, as seen elsewhere in City of Sydney, presents each cubicle opening onto clearly visible active space<sup>8</sup>, reducing hiding spots or safety issues. It is understood that toilets will be locked at night, reducing risks at night.

It is understood that Placemaking NSW will manage the future park however it has not been confirmed whether security will be provided during the day or at night. It is noted that there is no specific security guard/patrol in other parks in City of Sydney, however the need for this and the occurrence of incidents and complaints should be monitored. Other measures suggested during SIA engagement to prevent safety issues and promote activation included the establishment of sharp bins, provision of help button(s) and commissioning of public art.

There are possible risks regarding antisocial behaviour, and the design of toilets is not optimal. This results in a medium negative impact. Specific groups including women and girls and minorities may be more at risk, also resulting in a medium negative impact.

#### *Measures:*

Measures in the CPTED report are noted. In addition:

- Work with Placemaking NSW to undertake random patrols through the park network, during the day and at night.
- Should the need be identified during operations of the park, and if monitoring identifies issues to be addressed, work with Placemaking NSW to consider additional security measures in collaboration with City of Sydney's Safe City Unit and NSW Police (as per other plans of management for parks in City of Sydney)
- Future activation of the space (programs, events), including at night, will prevent antisocial behaviour to a degree.
- The previously recommended Plan of Management should also address antisocial behaviour considerations, as well as drug and alcohol use, and consider alcohol free zones particularly around play spaces.
- Provide sharp bins in toilets to prevent sharps being disposed of in the open space.
- Provide a help button in case of an emergency, particularly near the water.
- Design lighting that encourages positive activities into the night and capable guardianship of spaces.
- Public art on surfaces can be an efficient measure to prevent illegal graffiti.

#### *Monitoring measures:*

- Monitor security and police attendance and responses to the park.
- Monitor incidents or complaints made regarding use of the park, noise, alcohol or drug use, antisocial behaviour.

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<sup>8</sup> City of Sydney's *Public Toilet Strategy 2014*,

## 5.6 Surroundings

*Ecosystem services such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity.*

### 5.6.1 Pre-construction – Construction

5.6.1.1	Impact: Construction will affect surrounding residential communities	Social rating: Medium (negative)  Social rating for people who may be more affected during the day or due to asthma: Medium (negative)
5.6.1.2	Impact: There could be cumulative construction impacts on the amenity of residential communities	Social rating: Medium (negative, cumulative)

A detailed construction program is not available as part of the SSDA package to know the planned duration of construction. The *Preliminary Construction Environmental Management Plan* (CEMP) describes construction activities as earthmoving works, harbour construction works, construction of buildings / facilities within the internal areas of the site, and transport of construction materials, wastes etc to and from the site. Milestone dates for the proposed Bank Street Park are:

- Construction commencement: Q3 2024
- Construction finalisation: Q1 2026
- Operation: Q2 2026.

Stantec’s *Noise and Vibration Impact Assessment* (2023) contains a preliminary assessment of construction noise and does not identify an exceedance of noise levels on surrounding residences. However this does not mean there will not be nuisances for local residents. While thresholds for noise will not be reached, it can still be expected that local communities will be affected by construction noise during work hours (weekdays 7am-5.30pm; Saturdays: 7.30am-3.30pm, no work on Sundays/public holidays). This may affect Saturday morning activities for weekday workers. This was not discussed during engagement.

As per Stantec’s *Noise and Vibration Impact Assessment* (2023), in terms of traffic, no local roads will be used by construction vehicles who will access the site via Bank Street only. There might be a need for on-street work zones at some stage of construction, removing on-street parking and affecting pedestrian footpaths. There will be no or limited on-site parking for workers however this will not result in the use of local car parks given current time restrictions. A small number of on-street parking may be required for construction vehicle access which is not expected to significantly impact the transport network. Overall the impact of additional construction traffic is expected to be low and not affect current or future movements. It is noted that the Bank Street footpath will remain open at all times during construction. Hoarding will be installed for protection and traffic controllers positioned at access points. Pedestrian movements should therefore be only minimally affected. Negative impacts on transport movements are therefore unlikely and anticipated to be low.

The *Preliminary CEMP* further identifies possible risks in relation to dust.

It is likely that construction activities will affect local residents during the day, resulting in a medium negative impact. As identified in the baseline, between 20 and 30% of residents in the adjacent SA1s are not in the labour force, and likely retired, and may be more affected during the day. There are also people affected by asthma who may be more vulnerable to dust, depending on the location of their dwelling potentially resulting in a medium negative impact.

Although the timeframes of construction of the Bank Street Park are unknown at this stage:

- The location of the new Fish Markets construction site means that there may be some level of cumulative noise affecting local residents. This was also identified in the *Preliminary CEMP*, stating that completion of this development was anticipated late 2024. This may mean that there could be cumulative noise when both developments are constructed at the same time, or continuing cumulative noise if there are current disturbances from the Fish Markets site. It is unknown how local residents are experiencing the construction of the Fish Markets.
- There may be cumulative negative impacts affecting local residents during construction if construction of the Blackwattle Bay Precinct starts at the same time as the park. This is not identified in the *Preliminary CEMP* and constructions timeframes for the broader Precinct are unknown at this point.

It is therefore possible that there will be cumulative impacts during construction, resulting in a medium negative impact.

*Measures*

Measures identified by Stantec (*Noise and Vibration Impact Assessment, 2023*), JMT (*Transport Impact Assessment*) are noted, and current procedures identified in the *Preliminary CEMP* (JBS&G, 2023), including a complaints and feedback protocol, are noted and should mitigate identified negative impacts. In addition:

- Pedestrian and cyclist movements should be considered in a detailed Construction Management Plan. Any modification of footpaths should take into consideration specific needs of people with prams or in wheelchairs, or with other mobility impairments. Good visibility at night of any modified path should be ensured.
- Final CEMP to identify broader Blackwattle Bay Precinct works and suitable scheduling and construction measures to alleviate cumulative impacts on residential communities, if details on construction timings are available at that time.

*Monitoring measures*

- Complaints and incidents during construction.

**5.6.2 Operations – when the park is built**

5.6.2.1 Impact: It is unlikely that future uses will create noise disturbances for local residents	Social rating: Low (negative)
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As identified in the baseline, the location of the park is directly across adjacent residential properties. There were concerns expressed during engagement about potential noise particularly associated with the court, and possible impacts for other users of the park or for adjacent residents. There was mixed feedback regarding the location of the court and potential noise impacts on residents, however some thought the location was ideal for noisier uses such as a court, due to the existing traffic noise.

Stantec’s *Noise & Vibration Impact Assessment* (NVIA) (2023) has identified that:

- In relation to the community centre activities, noise emission from the use of community space and the operational noise of the café/kiosk is expected to comply with the noise emission criteria, even with doors open, and without specific acoustic measures, during the anticipated hours of 7am-6pm.
- In relation to the court, based on the predicted noise levels at the receivers, the noise emission from the use of basketball court is expected to comply with criteria between 7am to 10pm (without the use of whistle) without requiring any specific acoustic mitigation measures. Stantec does not recommend the use of the court during night time period (between 10pm to 7am).

Given proposed hours of operation, it is therefore unlikely that future uses will create noise disturbances for other users or local residents that would affect night time activities and sleep, resulting in a low negative impact.

*Measures:*

- Ensure in Plan of Management that no ball games occur between the hours of 10pm and 7am.

*Monitoring measures:*

- Monitor complaints, incidents or feedback received in relation to noise.

5.6.2.2 Impact: Improved visual aspect from Bank Street users and adjoining residents	Social rating: High (positive)
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During consultation, respondents hoped that access to the beautiful views and scenery would be enhanced by the park design. Enjoying the views and outlook to water was a key aspect heard during both phases of consultation.

Visually speaking, the proposal will modify existing building structures (1-3 and 5-11 Bank Street) except for the existing heritage building at the front of the site, create new landscaping, remove significant fencing along the site, and overall open up an otherwise inaccessible site and enable a closer aspect to the water for the broader public.

As per the *View Analysis and Visual Impact Assessment* (Architectus, 2023), there will be mostly negligible or low potential for view change, except for nearer views from areas east of the site. However this will generally open up new park and water views, limiting impact. The proposal will not block existing views of significant elements for existing residents in the local area (i.e. water, Anzac Bridge and horizon).

From a social perspective, overall this is considered to be a benefit, particularly given new expanded water views available to the broader public – noting the high importance of water views – and the opening up of a currently largely fenced site into a public park. This will result in a high benefit.

*Measures:*

- Ensure appropriate maintenance of the space in the long-term to maximise a visually pleasing aspect.

*Monitoring measures:*

- Complaints about maintenance or detriments to views.

5.6.2.3 Impact: Impact of future construction of Blackwattle Bay precinct on users of the park.	Social rating: Unknown (negative)
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While there is not enough information at this stage to understand the magnitude of this impact, it is possible that future users of the park be affected by future construction. This would be a temporary impact. The exact nature, extent and magnitude of impacts is unknown at this stage. The below measures could prevent a high impact.

*Measures:*

- Advocate that any DA for Blackwattle Bay includes considerations of impacts on Bank Street Park users in their Construction Management Plan(s).
- In due course, and if necessary, consider the need for more active uses on the site during construction.

## 5.7 Livelihoods

*People’s capacity to sustain themselves through employment or business.*



5.7.1 *Pre-construction – Construction*

<p>5.7.1.1 Impact: Future employment opportunities provided during construction will support the livelihoods of workers</p>	<p>Social rating: Medium (positive)</p>
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There will be employment opportunities created during construction timeframes, estimated at 106 direct construction jobs and potentially hundreds of indirect opportunities (Altus Group, *Capital Investment Value Report*, 2023). This will likely benefit the livelihoods of future workers in the broader regional area rather than the local area, resulting in a medium benefit.

*Measures:*

- Integrate social procurement and Aboriginal procurement measures, to maximise employment and training for under-represented people and support gender diversity.

*Monitoring measures:*

- Monitor number of businesses/employees directly and indirectly involved with construction, including number of underrepresented people/businesses.

5.7.2 *Operations – when the park is built*

<p>5.7.2.1 Impact: Long-term employment opportunities associated with future uses will support existing and future businesses</p>	<p>Social rating: Low (positive)</p>
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Primary sources of employment will be the café and facilities management (community building, maintenance, waste). While management of the open space and community facility will be the responsibility of Placemaking NSW, there will be employment associated with operations of the café and potentially kayak kiosk depending on the preferred operational model. The *Capital Investment Value Report* (Altus Group, 2023) identifies potential for 15 operational jobs (including 8 jobs at the marina office).

There will be limited employment opportunities associated with the proposal, resulting in a low benefit.

*Measures:*

- As part of social procurement strategy, work with social enterprises and First nations organisations to maximise the social benefit of future operations for under-represented communities. This could include indirect benefits, for example through the design and implementation of community/educational programs in the facility building.

*Monitoring measures:*

- Number and type of jobs, including number of underrepresented people and minorities.

5.8 Decision-making systems

*The extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms.*

5.8.1 Pre-construction – Construction

<p>5.8.1.1 Impact: There has been significant community consultation conducted to inform this project, involving local communities in decision-making</p>	<p>Social rating: High (positive)</p>
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As described in section 4, significant engagement was conducted to inform the design of Bank Street Park. The majority of people involved were local residents from Pyrmont, Glebe, Ultimo and Rozelle. Local residents combined with dragon boat users represented over 92% of respondents to the Phase 1 survey and 85% of respondents to the Phase 2 survey. Other local groups and students were also involved in consultation.

The extent and associated magnitude of this impact could have been improved by engaging with a broader community, given the likely future catchment of this park. It is noted that City of Sydney consults with the broader LGA community to inform future concept designs for parks.

There has been significant community consultation conducted to inform the future uses and design of the park, resulting in a high benefit.

*Measures:*

- Ensure a broad engagement reach during public exhibition, and identify suburb or postcode of respondents to identify any geographical differences in feedback.

*Monitoring measures:*

- Monitor interest from areas located outside the Local Area.

5.8.2 Operations – when the park is built

<p>5.8.2.1 Impact: Future users will assume the park is managed by City of Sydney, unless clearly identified, which may result in confusion</p>	<p>Social rating: Low(negative)</p>
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It was identified during SIA engagement that future users will require clear identification of management authorities (i.e. Placemaking NSW) in order to easily identify necessary contacts in case of an emergency or management or maintenance issue. It is assumed that users will call emergency services in the case of an emergency however other types of situations will require clear identification of Placemaking NSW. It is noted that other public spaces are managed by Placemaking NSW across Sydney e.g. the Rocks, Darling Harbour, Barangaroo.

This may possibly create confusion for future users of the park particularly in the same of a conflict or maintenance issue, but not serious emergencies, resulting in a low negative impact.

*Measures:*

- Provide clear signage identifying security safe points, and contact details in case of a management issue (as the space will not be managed by City of Sydney).

*Monitoring measures:*

- Identify any confusion from future users and need for additional signage.

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## 5.9 Combined and cumulative impacts

The Guideline defines cumulative impacts as those “...that occur as a result of the project in combination with other relevant future projects” and combined incremental impacts as “...the combined effect of the different impacts of the one project.” This section discusses potential cumulative and combined incremental impacts of the proposal.

Cumulative impacts have been identified throughout this section.

### *Combined impacts*

This assessment has identified a range of positive and negative social impacts associated with the proposal. Some of these will be considered combined impacts, as they will affect some community groups in more than one way during a similar timeframe. Based on the above findings, there are only limited combined impacts that will affect local residents, with only minimal impacts on traffic movements.

Most combined impacts will be positive impacts for future users of the park.

## 6 Summary of enhancement and mitigation measures

This section summarises the measures described in section 5. It also re-assesses the significance of each impact following the implementation of measures, and therefore identifies a residual significance for each impact.

Category	Impact	Rating pre measure	Measures	Residual rating (post measure)
Way of life	Temporary activation with recreation facilities is providing the community with new recreation and play opportunities	Medium A2	N/A	Medium A2
Way of life	Construction will require the relocation of current users and their activities	Medium A2	<ul style="list-style-type: none"> <li>Continue engaging with existing users ahead of construction and support relocation process to an alternate site and back to Bank Street Park.</li> </ul>	Low A1
Way of life	Continuation of existing recreation activities, with improved facilities, will benefit existing users	High A3	N/A	High A3
Way of life	New open space supporting recreation and broad community use	High A3	<ul style="list-style-type: none"> <li>Ensure all abilities and inclusive design of the play space as well as throughout the park</li> <li>Noting the current lighting plan, continue to explore opportunities in detailed design for night time lighting in partnership with local artists, to create public interest, attract multigenerational visitors and activate the park after hours supporting a safe environment</li> <li>Combining the broad community expectation of a place for quiet and respite, with the other expectation of a place where youth can meet, there is an opportunity to create innovative seating designs, that support: meeting as groups, relaxing alone or as a group, studying or working. Some of these locations could be provided around parts of the court, as suggested during engagement, as well as within other parts of the park for quieter recreation. There are also opportunities to involve people including younger people and local artists in public art elements.</li> </ul>	High A3

Category	Impact	Rating pre measure	Measures	Residual rating (post measure)
Way of life	Youth groups will be able to use the park and feel welcome	Medium B2	<p>Detailed design could consider creative seating options as shown in the images above.</p> <ul style="list-style-type: none"> <li>— In detailed design and as discussed during SIA engagement, explore opportunities to split the multipurpose court to provide formal court and informal court /hard space for people to use as they like (e.g. bikes, skates, dancing, hockey). This could be further investigated by engaging with local recreation groups.</li> <li>— During operations, lighting of the court, fitness station and playground after dark is recommended to be explored in collaboration with adjacent neighbours. Subject to noise recommendations, this recognises that some users including workers, multicultural communities and others do seek out play spaces available after dark. Other playgrounds and courts are lit at night in City of Sydney until 8pm or 9pm.</li> </ul>	High B3
Way of life	Nature-based play space will respond to gaps in facilities for children	High A3	<ul style="list-style-type: none"> <li>— Through detailed design, create a 'destinational' unique playspace with unique identity. This could require additional research and engagement.</li> </ul>	High A3
Way of life	New opportunities for more equitable water-based recreation	Medium A2	<ul style="list-style-type: none"> <li>— Finalise the nature and operator of the future kayak kiosk in consultation with existing operators, also considering paddle boarding uses or other passive water based uses.</li> <li>— Noting community concerns about negative impacts on waterways due to littering, ensure adequate bins and maintenance are provided along the foreshore.</li> </ul>	Medium A2
Way of life	Benefits of a recreation space sheltered by the bridge for active and passive uses	High B3	<ul style="list-style-type: none"> <li>— The park should be future proofed to respond to future needs. For example, should the built environment and amenity of the park result in low passive recreation usage of the park, and high usage of the court, the design should allow for the park to be repurposed to a more active and hardscape recreation space.</li> <li>— During consultation, many comments were made by the community, including students, about ensuring efficient shading of the play space and a need for additional shading. Some comments were also made about required shading of the fitness equipment. Through detailed design, investigate need for further shading of the play space and fitness equipment.</li> </ul>	High B3

Category	Impact	Rating pre measure	Measures	Residual rating (post measure)
Community	Temporary activation will provide opportunities for the local community to meet and build connections	Medium A2	N/A	Medium A2
Community	New outdoor spaces and café will support community connections and cohesion	High B3	<ul style="list-style-type: none"> <li>— Future activation of the space via public art, events, and celebration of local heritage will further strengthen community cohesion<sup>9</sup>. Some specific outdoor activation for young people may create further connections with the space.</li> <li>— Engage with users of the pop up park to understand what could further promote cohesion between future users, to integrate in future design or management.</li> </ul>	High B3
Community	Community facility spaces will provide new spaces to support social activities	Medium B2	<ul style="list-style-type: none"> <li>— Ensure detailed design supports a flexible space that can be used for a range of purposes, by a range of different user groups</li> <li>— If a need is identified, consider extending hours of operation particularly after 6pm to support broader community use, with due consideration given to noise impacts.</li> <li>— Implement a range of rates to support use by community organisations and not for profit organisations. A framework with community criteria could be developed to support Placemaking NSW in maximising affordable use.</li> <li>— Incorporate the management of the future community facility in a broader Plan of Management to make sure the facility remains equitably accessible to all.</li> </ul>	High B3

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<sup>9</sup> NSW Department of Planning and Environment, Great Public Spaces Evaluation Tool for Public Space and Public Life

Category	Impact	Rating pre measure	Measures	Residual rating (post measure)
Community	There may be a risk of conflict between users on land and water	Medium C2	<ul style="list-style-type: none"> <li>— Prepare Plan of Management to clearly guide future uses of the space including community facility space which is to remain a space available for the broad community with no exclusive uses for specific groups. Provide guidance on uses, cycling speed, hiring, alcohol consumption, dogs, commercial activities, security and management of the space. Review the Plan of Management regularly including when Blackwattle Bay Precinct resident and worker population start increasing.</li> <li>— Implement random inspections to assess level of use and use patterns</li> <li>— Provide clear signage identifying security safe points, and contact details in case of a management issue (as the space will not be managed by City of Sydney).</li> <li>— Engage with TfNSW to discuss possible conflicts on water due to increased passive water use and motor boating in the future.</li> <li>— Prepare and conduct regular user satisfaction surveys.</li> </ul>	Low D2
Community	The identified risk of conflict between different users may be exacerbated when the Blackwattle Bay Precinct is developed, with a significant influx of users resulting from development of this precinct.	Medium C2	<ul style="list-style-type: none"> <li>— Re-assess the Plan of Management after the Blackwattle Bay Precinct is developed and conduct new user surveys and random inspections</li> </ul>	Low D2
Accessibility	Increased public access to foreshore and land and water based activities will benefit the broad community	High A3	N/A	High A3
Accessibility	Increased active transport options, also benefitting the broader area	Medium B2	<ul style="list-style-type: none"> <li>— Plan of management to manage cycling speeds.</li> <li>— Advocate for the reopening of Glebe Island Bridge, which would extend active transport options to the site to a broader area.</li> </ul>	Medium B2

Category	Impact	Rating pre measure	Measures	Residual rating (post measure)
Accessibility	When built, the continuation of the foreshore promenade within the Blackwattle Bay Precinct will create cumulative benefits with the creation of a continuous foreshore link	High B3	N/A	High B3
Accessibility	Proximity to existing public transport and future major public transport will support use from broader area	Medium B2	N/A	Medium B2
Culture	The proposal will affect places of Aboriginal heritage significance	High A3	As noted by GML Heritage and the Preliminary CEMP	Medium C3
Culture	Existing heritage assets will be affected however proposed re-use of Building D and interpretation gardens retains heritage fabric to create public interaction with maritime heritage	Medium A2	As noted by GML Heritage. <ul style="list-style-type: none"> <li>During operations, additional measures to connect users to maritime heritage could be explored via public art displays (indoor or outdoor) or education programs.</li> </ul>	Medium A2



Category	Impact	Rating pre measure	Measures	Residual rating (post measure)
<b>Culture</b>	The proposed design will contribute to cultural awareness of Country	Medium C3	<p>Greenshot Consulting's recommendations are noted. In addition:</p> <ul style="list-style-type: none"> <li>— Additional story telling and interpretive material to be considered throughout the site</li> <li>— Involve Aboriginal and Torres Strait Island artists, practitioners, elders and knowledge holders in the detailed design of the future park and in longer term programming and activation of the site, e.g. via educational programs and/or temporary or longer term installations. As part of future lighting designs, there may be an opportunity to maximise links to Sky which could be discussed and designed with Indigenous communities and designers</li> <li>— Conduct a culturally appropriate consultation process to guide the naming of the future park, noting previous information received from consultation.</li> <li>— Given the high profile location of the park, use portion of the future community facility for educational programs that could be targeted to various groups (e.g. international or domestic visitors, youth, school groups) and conducted by First Nations businesses.</li> </ul>	High B3
<b>Health and wellbeing</b>	There are possible risks to workers and communities due to contaminated material	Medium C2	Measures in the Preliminary CEMP are noted. These will be finalised as part of a final CEMP.	Low D2
<b>Health and wellbeing</b>	Community health and wellbeing benefits associated with green and blue spaces	Medium B2	<ul style="list-style-type: none"> <li>— Ensure high levels of walkability and cycleability to the park to maximise active transport to the site</li> </ul>	Medium B2
<b>Health and wellbeing</b>	Community health and wellbeing benefits associated with green and blue spaces for apartment dwellers	High C2		High C2
<b>Health and wellbeing</b>	The nature-based playspace will likely create specific physical, social and cognitive opportunities for children aged 2-12.	High C2	<ul style="list-style-type: none"> <li>— While the Design Report notes an all-abilities carousel, ensure broad inclusive play design in future detailed design of the playspace.</li> </ul>	High A3

Category	Impact	Rating pre measure	Measures	Residual rating (post measure)
Health and wellbeing	The proposal will result in a comfortable open space where users are able to stay, noting potential traffic noise nuisances	Medium B2	Measures proposed in the <i>Pedestrian Wind Environment Statement</i> (Windtech, 2023) to maximise protection from the wind are noted. In addition: <ul style="list-style-type: none"> <li>Future management of the space will need to ensure a clean and well maintained environment.</li> </ul>	Medium B2
Health and wellbeing	There are possible risks regarding antisocial behaviour and the design of toilets is not optimal.	Medium C2 – C3	Measures in the CPTED report are noted. In addition: <ul style="list-style-type: none"> <li>Work with Placemaking NSW to undertake random patrols through the park network, during the day and at night.</li> <li>Should the need be identified during operations of the park, and if monitoring identifies issues to be addressed, work with Placemaking NSW to consider additional security measures in collaboration with City of Sydney’s Safe City Unit and NSW Police (as per other plans of management for parks in City of Sydney)</li> <li>Future activation of the space (programs, events), including at night, will prevent antisocial behaviour to a degree.</li> <li>The previously recommended Plan of Management should also address antisocial behaviour considerations, as well as drug and alcohol use, and consider alcohol free zones particularly around play spaces.</li> <li>Provide sharp bins in toilets to prevent sharps being disposed of in the open space.</li> <li>Provide a help button in case of an emergency, particularly near the water.</li> <li>Design lighting that encourages positive activities into the night and capable guardianship of spaces.</li> <li>Public art on surfaces can be an efficient measure to prevent illegal graffiti.</li> </ul>	Low C2
Surroundings	Construction will affect surrounding residential communities	Medium B2	Measures identified by Stantec ( <i>Noise and Vibration Impact Assessment</i> , 2023), JMT ( <i>Transport Impact Assessment</i> ) are noted, and current procedures identified in the <i>Preliminary Construction Management Plan</i> (JBS&G,	Medium C2

Category	Impact	Rating pre measure	Measures	Residual rating (post measure)
Surroundings	Construction will affect some people with vulnerabilities more	Medium C2	2023), including a complaints and feedback protocol, are noted and should mitigate identified negative impacts. In addition: <ul style="list-style-type: none"> <li>— Pedestrian and cyclist movements should be considered in a detailed Construction Management Plan. Any modification of footpaths should take into consideration specific needs of people with prams or in wheelchairs, or with other mobility impairments. Good visibility at night of any modified path should be ensured.</li> </ul>	Low D2
Surroundings	There could be cumulative construction impacts on the amenity of residential communities	Medium C2	As per Preliminary CEMP Final CEMP to identify broader Blackwattle Bay Precinct works and suitable scheduling and construction measures to alleviate cumulative impacts on residential communities, if details on construction timings are available at that time.	Medium C2
Surroundings	It is unlikely that future uses will create noise disturbances for local residents	Low D2	<ul style="list-style-type: none"> <li>— Ensure in Plan of Management that no ball games occur between the hours of 10pm and 7am.</li> </ul>	Low D2
Surroundings	Improved visual aspect from Bank Street users and adjoining residents	High A3	<ul style="list-style-type: none"> <li>— Ensure appropriate maintenance of the space in the long-term to maximise a visually pleasing aspect.</li> </ul>	High A3
Surroundings	Impact of future construction of Blackwattle Bay precinct on users of the park.	Unknown	<ul style="list-style-type: none"> <li>— Advocate that any DA for Blackwattle Bay includes considerations of impacts on Bank Street Park users in their Construction Management Plan(s).</li> <li>— In due course, and if necessary, consider the need for more active uses on the site during construction.</li> </ul>	Medium C2
Livelihoods	Future employment opportunities provided during construction will support the livelihoods of workers	Unknow	<ul style="list-style-type: none"> <li>— Integrate social procurement and Aboriginal procurement measures, to maximise employment and training for under-represented people and support gender diversity.</li> </ul>	Unknown
Livelihoods	Long-term employment opportunities associated with future uses will support existing and future businesses	Low B1	<ul style="list-style-type: none"> <li>— As part of social procurement strategy, work with social enterprises and First nations organisations to maximise the social benefit of future operations for under-represented communities. This could include indirect benefits, for example through the design and implementation of community/educational programs in the facility building.</li> </ul>	Medium B2

Category	Impact	Rating pre measure	Measures	Residual rating (post measure)
Decision-making systems	There has been significant community consultation conducted to inform this project, involving local communities in decision-making	High A3	<ul style="list-style-type: none"> <li>Ensure a broad engagement reach during public exhibition, and identify suburb or postcode of respondents to identify any geographical differences in feedback.</li> </ul>	High A3
Decision-making systems	Future users will assume the park is managed by City of Sydney, unless clearly identified, potentially resulting in confusion to address issues	Low C1	<ul style="list-style-type: none"> <li>Provide clear signage identifying security safe points, and contact details in case of a management issue (as the space will not be managed by City of Sydney).</li> </ul>	Low D1

# 7 Conclusions

This SIA report was completed to inform a SSDA for the future Bank Street Park.

This report has been prepared in accordance with the NSW Social Impact Assessment (SIA) Guideline (2023) (SIA Guideline). It includes:

- A review of relevant background documents including local and regional plans and strategies
- A baseline chapter providing a description of the social locality and the profile of the existing community within this locality.
- A description of engagement conducted to date
- A community infrastructure and needs analysis – including future population projections and profile, identification of future social infrastructure and human services requirements
- A section where social impacts are identified and analysed, with their significance assessed and enhancement/mitigation measures explained
- A summary of proposed measures and assessment of residual significance, as well as monitoring measures.

Only one high negative impact is anticipated as a result of this project, in relation to impacts on Aboriginal heritage. Mitigation could result in a medium impact.

Approximately half of the low and medium negative impacts are anticipated during construction and would be largely affecting local residents. A small number of negative impacts may affect future users of the park but should mostly be able to be mitigated via the measures proposed in this report.

The vast majority of positive impacts, however, are anticipated following construction, when the park is developed, with a broad extent due to the anticipated high profile of the park. About half of anticipated positive impacts have been rated as high pre-measure. Anticipated high benefits will mostly affect future users of the park, who are expected to include the existing and future local community (i.e. residents, workers, users including those from Blackwattle Bay Precinct) as well as visitors from LGA and broader region due to the high profile location. These high benefits include:

- There has been significant community consultation conducted to inform this project, involving local communities in decision-making
- New open space supporting recreation and broad community use
- New opportunities for more equitable water-based recreation
- Benefits of a recreation space sheltered by the bridge for active and passive uses
- New outdoor spaces and café will support community connections and cohesion
- Increased public access to foreshore and land and water based activities will benefit the broad community
- The proposed design will contribute to cultural awareness of Country
- Community health and wellbeing benefits associated with green and blue spaces
- The nature-based playspace will likely create specific physical, social and cognitive opportunities for children aged 2-12
- Improved visual aspect from Bank Street users and adjoining residents.

None of these benefits would occur in the case of alternative scenarios where the project would not occur. Only the continuation of targeted user groups would be able to continue, as opposed to broad public access to recreation. It is anticipated that adequate management of the park during operations will address negative impacts and ensure a positive experience for park users and adjacent local communities.

# Appendix A

Baseline data



Place of usual residence	City of Sydney LGA		Forest Lodge		Pyrmont		Ultimo		Glebe		Total Local Area (excluding City of Sydney LGA)		11703164130		11703164113	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
<b>Total population</b>	211,632		4,965		12,658		7,410		11,680		36713				845	
<b>Total dwellings</b>	97,743		697		5,583		2926		5,231		16437				439	
<b>Indigenous population</b>	3,009	1.4%	43	0.9%	146	1.2%	77	1.0%	381	3.3%	647	1.76%		1.0%		0.0%
<b>Gender</b>												% of total population				
<b>Male</b>	110,615	52.3%	2,435	49.0%	6,391	50.5%	3,763	50.8%	5,581	47.8%	647	1.76%		50.8%		50.8%
<b>Female</b>	101,018	47.7%	2,531	51.0%	6,267	49.5%	3,644	49.2%	6,097	52.2%	647	1.76%		49.2%		49.2%
<b>Age Structure</b>												% of total population				
<b>Babies and pre-schoolers (0 to 4)</b>	7,461	3.5%	276	5.6%	620	4.9%	222	3.0%	400	3.4%	1518	4.13%		7.7%		6.1%
<b>Primary schoolers (5 to 11)</b>	6,365	3.0%	270	5.4%	502	4.0%	214	2.9%	534	4.6%	1520	4.14%		6.4%		5.5%
<b>Secondary schoolers (12 to 17)</b>	4241	2.0%	150	3.0%	350	2.8%	110	1.5%	430	3.7%	1040	2.83%		2.1%		1.8%
<b>Tertiary education/independence (18 to 24)</b>	24,817	11.7%	514	10.4%	838	6.6%	1,476	19.9%	1,348	11.5%	4176	11.37%		4.5%		3.3%
<b>Young workforce (25 to 34)</b>	68,109	32.2%	1283	25.8%	3,191	25.2%	2,648	35.7%	2,544	21.8%	9666	26.33%		24.1%		9.2%
<b>Parents and homebuilders (35 to 49)</b>	51,497	24.3%	1347	27.1%	3,496	27.6%	1,619	21.8%	2,424	20.8%	8886	24.20%		38.2%		28.8%

<b>Older workers &amp; pre-retirees (50 to 59)</b>	20,404	9.6%	516	10.4%	1,361	10.8%	486	6.6%	1,390	11.9%	3753	10.22%		4.9%		16.8%
<b>Empty nesters and retirees (60 to 69)</b>	15,064	7.1%	370	7.5%	1,223	9.7%	346	4.7%	1,318	11.3%	3257	8.87%		8.5%		17.3%
<b>Seniors (70 to 84)</b>	11,628	5.5%	221	4.5%	955	7.5%	235	3.2%	1,155	9.9%	2566	6.99%		3.4%		10.7%
<b>Frail aged (85 and over)</b>	2,037	1.0%	24	0.5%	99	0.8%	57	0.8%	146	1.3%	326	0.89%		0.0%		0.4%
<b>Median age</b>	34		34		37		30		38					N/A		N/A
<b>Family Composition</b>											8441	% of total families				
<b>Couples without children</b>	29,833	63.9%	655	51.2%	1,876	57.9%	808	59.9%	1,361	52.9%	4700	55.68%		53.4%		62.2%
<b>Couples with children</b>	10,868	23.3%	449	35.1%	889	27.4%	313	23.2%	704	27.4%	2355	27.90%		33.1%		28.8%
<b>One parent families</b>	4,609	9.9%	147	11.5%	394	12.2%	149	11.1%	444	17.3%	1134	13.43%		11.3%		9.4%
<b>Other family</b>	1,394	3.0%	24	1.9%	79	2.4%	81	6.0%	68	2.6%	252	2.99%		2.3%		1.1%
<b>Housing Composition</b>												% of total dwellings				
<b>Family households</b>	46,287	47.4%	1277	55.5%	3,203	57.4%	1,329	45.5%	2,550	48.7%	8359	50.85%		58.3%		75.9%
<b>Lone person households</b>	40,160	41.1%	824	35.8%	1,838	32.9%	1071	36.6%	2,221	42.5%	5954	36.22%		28.1%		21.0%
<b>Group households</b>	11,299	11.6%	198	8.6%	538	9.6%	528	18.1%	463	8.9%	1727	10.51%		13.6%		3.1%
<b>Average number of people per household</b>	1.9		2.1		2.1		2.1		2.0				2.1		2.2	
<b>Unemployment</b>																
<b>Unemployment</b>		5.3%		3.8%		5.4%		9.9%		6%		0.00%		4.4%		4.4%
<b>Disability data</b>												% of total population				



<b>Core activity need for assistance</b>	5,812	2.7%	96	1.9%	323	2.6%	148	2.0%	647	5.5%	1214	3.31%		2%		2%
<b>People caring for people with disability, health condition or old age</b>	12,719	6.5%	355	8.2%	911	8.0%	307	4.4%	1,068	10.1%	2641	7.19%		6.6%		11.3%
<b>Health</b>																
<b>Arthritis</b>	8,316	3.9%	193	3.9%	566	4.5%	155	2.1%	834	7.1%	1748	4.76%		4.6%		5.8%
<b>Asthma</b>	13,836	6.5%	379	7.6%	727	5.7%	344	4.6%	987	8.5%	2437	6.64%		5.5%		5.4%
<b>Cancer (including remission)</b>	3,939	1.9%	90	1.8%	292	2.3%	71	1.0%	338	2.9%	791	2.15%		1.2%		5.3%
<b>Dementia (including Alzheimer's)</b>	716	0.3%	4	0.1%	20	0.2%	13	0.2%	50	0.4%	87	0.24%		0.0%		0.0%
<b>Diabetes (excluding gestational diabetes)</b>	4,684	2.2%	96	1.9%	346	2.7%	116	1.6%	403	3.5%	961	2.62%		2.2%		2.8%
<b>Heart disease (including heart attack or angina)</b>	4,281	2.0%	74	1.5%	303	2.4%	75	1.0%	366	3.1%	818	2.23%		1.2%		4.5%
<b>Kidney disease</b>	1,108	0.5%	25	0.5%	70	0.6%	28	0.4%	91	0.8%	214	0.58%		1.0%		0.0%
<b>Lung condition (including COPD or emphysema)(b)</b>	1,805	0.9%	31	0.6%	114	0.9%	30	0.4%	197	1.7%	372	1.01%		0.6%		0.7%
<b>Mental health condition (including depression or anxiety)</b>	17,911	8.5%	488	9.8%	728	5.8%	419	5.7%	1,431	12.3%	3066	8.35%		5.7%		3.7%
<b>Stroke</b>	925	0.4%	17	0.3%	51	0.4%	12	0.2%	74	0.6%	154	0.42%		0.0%		0.4%
<b>Any other long-term health condition(s)(c)</b>	14,625	6.9%	364	7.3%	869	6.9%	405	5.5%	1,090	9.3%	2728	7.43%		7.9%		7.3%

<b>No long-term health condition(s)</b>	142,226	67.2%	3417	68.8%	8,630	68.2%	5,532	74.7%	6,780	58.0%	24359	66.35%		75.4%		67.8%
<b>Not stated</b>	18,134	8.6%	250	5.0%	1,120	8.8%	630	8.5%	1,069	9.2%	3069	8.36%		2.2%		6.2%
<b>Country of birth top responses (excluding Australia)</b>																
<b>1</b>	China 16,583	7.8%	China 350	7.1%	China 781	6.2%	China 1247	16.8%	England 512	4.4%	2842	7.74%		3.0%		9.1%
<b>2</b>	England 10,101	4.8%	England 293	5.9%	England 529	4.2%	Thailand 529	7.1%	China 464	4.0%	897	2.44%		3.6%		5.6%
<b>3</b>	Thailand 6,381	3.0%	NewZealand and 161	3.2%	India 510	4.0%	India 324	4.4%	New Zealand 319	2.7%	834	2.27%				
<b>4</b>	Indonesia 5,786	2.7%	USA 66	13.3%	Thailand 318	2.5%	Indonesi a 295	4.0%	Vietnam 258	2.2%	1334	3.63%				
<b>Australia</b>	94,475	44.6%	2764	55.7%	5,147	40.7%	1,981	26.7%	6,661	57.0%	13789	37.56%		42.2%		46.5%
<b>Languages other than English</b>																
<b>1</b>	Mandarin 18,213	8.6%	Mandari n 364	7.3%	Mandari n 872	6.9%	Mandari n 1,329	17.9%	Mandari n 513	4.4%	3078	8.38%		Spanish 7.1%		Mandari n 10.1%
<b>2</b>	Cantones e 6,006	2.8%	Cantones e 116	2.3%	Cantones e 545	4.3%	Thai 508	6.9%	Vietnam ese 319	2.3%	1321	3.60%		Japanese 4.2%		Cantones e 5.6%
<b>3</b>	Thai 5916	2.8%	Spanish 85	1.7%	Spanish 424	3.4%	Cantones e 463	6.3%	Spanish 247	2.1%	1027	2.80%		Mandari n 3.0%		Greek 1.8%
<b>4</b>	Spanish 5054	2.4%	Italian 45	0.9%	Thai 325	2.6%	Spanish 271	3.7%	Cantones e 197	1.7%	833	2.27%				

<b>5</b>	Indonesian 4,376	2.1%	German 44	0.9%	Indonesian 208	1.64%	Indonesian 200	2.7%	Greek 120	1.0%						
<b>English only used at home</b>	122,723	58.0%	3,470	69.9%	6,657	52.6%	2,560	34.5%	7,960	68.2%	20647	56.24%		48.5%		60.8%
<b>Households where a non-English language is used</b>	38,319	39.2%	747	32.6%	2,533	47.1%	1807	61.8%	1,519	29.0%	6606	17.99%		55.8%		40.7%
<b>Method of travel to work</b>												% of total population				
<b>Car as driver or passenger</b>	18127	13.5%	438	13.5%	1,032	13.6%	429	9.8%	981	15.5%	2880	7.84%		19.3%		19.3%
<b>Walked only</b>	11722	8.7%	214	6.6%	784	10.3%	523	11.9%	375	5.9%	1896	5.16%		6.6%		6.6%
<b>Public transport</b>	14541	10.8%	234	7.2%	571	7.5%	697	15.9%	478	7.6%	1980	5.39%		1.3%		1.3%
<b>Worked at home</b>	66323	49.4%	1839	56.7%	3776	49.6%	1615	36.8%	3,258	51.5%	10488	28.57%		63.4%		63.4%

Source: Australian Bureau of Statistics, Census of Population and Housing 2021. Compiled and presented in profile.id by .id (informed decisions).  
NSW Bureau of Crime Statistics and Research, Crime Statistics by LGA, 2019

# Appendix B

Preliminary scoping of impacts



Potential impact	Impact categories <sup>10</sup>	Extent	Nature	Considerations/ data sources
Opportunity for diverse arts and culture representation in the area	Community Culture Surroundings	All users of the site	Positive	<ul style="list-style-type: none"> <li>— Engagement with Aboriginal and Torres Strait Islander peoples</li> <li>— Engage with wide range of arts and cultural groups</li> <li>— Cultural backgrounds of residents - ABS</li> </ul>
Impact on cultural significance of the site	Culture	Aboriginal and Torres Strait Islander people	Unknown	<ul style="list-style-type: none"> <li>— Engage with Traditional owners and other Aboriginal and Torres Strait Islander community groups</li> <li>— Review and engage with Heritage and Cultural studies findings</li> </ul>
First Nations culture isn't considered or represented, leading to feelings of exclusion	Culture	Aboriginal and Torres Strait Islander people	Negative	<ul style="list-style-type: none"> <li>— Engage with Traditional owners and other Aboriginal and Torres Strait Islander community groups</li> <li>— Incorporate findings or advice into design process</li> </ul>
Opportunities for multi-use spaces that support recreation, arts and cultural development	Community Culture Surroundings Accessibility	All users of the site	Positive	<ul style="list-style-type: none"> <li>— Data on attendance at, or participation in, arts and cultural experiences</li> <li>— Audit of uses in other spaces in study area – open spaces and courts recreation passive and active, community facilities</li> <li>— Engagement findings</li> </ul>
Increased active transport options with bike path and connected walking paths	Accessibility	Broader community Commuters	Positive	<ul style="list-style-type: none"> <li>— Existing active transport use</li> <li>— Benefits of cycleways / walking paths in parks in encouraging active transport</li> </ul>
Increased activation	Way of life Community Culture	Broader community	Positive	<ul style="list-style-type: none"> <li>— User counts</li> <li>— Health and wellbeing benefits</li> </ul>

<sup>10</sup> As defined in the Social Impact Assessment Guideline, DPIE, February 2023, p. 7.

Potential impact	Impact categories <sup>10</sup>	Extent	Nature	Considerations/ data sources
Increased on-water recreation participation with appropriate dragon boat and kayak facilities	Way of life Accessibility Surroundings	Users of the site  Local community	Positive	<ul style="list-style-type: none"> <li>— User counts</li> <li>— Club membership</li> <li>— Noise measurements</li> <li>— Traffic and pedestrian counts</li> </ul>
Spaces aren't designed to maximise use in all weather	Accessibility Surroundings	Users of the site	Negative	<ul style="list-style-type: none"> <li>— Adopt best-practice design for all-weather access, where possible</li> </ul>
Loitering and anti-social behaviour occurs at the site	Health and wellbeing Surroundings	Broader community  Vulnerable people	Negative	<ul style="list-style-type: none"> <li>— Plan for and adopt gender-responsive and CPTED design</li> <li>— BOCSAR crime data</li> </ul>
Women, girls and gender diverse people feel unsafe due to gendered design	Way of life Community	Women, girls, gender diverse people  Broader community	Negative	<ul style="list-style-type: none"> <li>— Plan for and adopt gender-responsive and CPTED design</li> <li>— Engagement findings</li> </ul>
Design is not accessible for people living with disability	Accessibility Surroundings	Broader community	Negative	<ul style="list-style-type: none"> <li>— Design for all-ability access</li> <li>— Census data - people living with disabilities</li> </ul>
Area has limited accessibility/increases traffic during construction	Way of life Accessibility Surroundings Health and wellbeing	Immediate community  Broader community	Negative	<ul style="list-style-type: none"> <li>— Traffic and access data</li> <li>— Noise data</li> <li>— Construction management plan – review</li> <li>— Engagement findings</li> </ul>
Noise from construction impacts nearby residents, businesses, recreational users – possible health impacts	Way of life Surroundings Health and wellbeing	Immediate community	Negative	<ul style="list-style-type: none"> <li>— Traffic and access data</li> <li>— Noise data</li> <li>— Construction management plan review</li> <li>— Engagement findings</li> </ul>
Natural environment – grassy, open spaces, shade trees, indigenous planting and wildlife, nature play – health and wellbeing benefits	Way of life Community Health and wellbeing Surroundings	All users of the site	Positive	<ul style="list-style-type: none"> <li>— Data on wellbeing benefits of interaction with nature</li> <li>— Engagement findings</li> </ul>
Connection to water in Blackwattle Bay and wellbeing benefits	Accessibility Health and wellbeing	All users of the site	Positive	<ul style="list-style-type: none"> <li>— Data on wellbeing benefits of interaction with nature</li> <li>— Engagement findings</li> </ul>

Potential impact	Impact categories <sup>10</sup>	Extent	Nature	Considerations/ data sources
	Surroundings			
Design maximises the opportunity to enjoy views and nature	Health and wellbeing Surroundings	All users of the site	Positive	<ul style="list-style-type: none"> <li>— Data on wellbeing benefits of interaction with nature</li> <li>— Review Visual impacts of the project</li> </ul>
Infrastructure that supports sports activities (basketball, handball, volleyball, scooting)	Way of life Health and wellbeing Surroundings	All users of the site	Positive	<ul style="list-style-type: none"> <li>— Sports participation and recreational use data</li> <li>— Engagement findings</li> </ul>
Outcome of the current buildings – mixed views from community	Community Accessibility Culture Surroundings	All users of the site	Unknown	<ul style="list-style-type: none"> <li>— Engagement around building use</li> <li>— Response to design concepts</li> </ul>
Appropriate thoroughfares that support mixed use (walking, cycling, accessibility)	Way of life Accessibility Health and wellbeing Surroundings	All users of the site Commuters	Positive	<ul style="list-style-type: none"> <li>— Data on benefits of cycleways / walking paths in parks in encouraging active transport</li> </ul>
Noise from activity at the park is disruptive to nearby residents, or other users looking for a quiet open space	Community Health and wellbeing Surroundings	Immediate community	Negative	<ul style="list-style-type: none"> <li>— Engagement findings</li> </ul>
Potential café or restaurant in the existing buildings – unknown if liquor licence that may encourage unwanted behaviour or uses in the park. (trading hours?)	Way of life Health and wellbeing Surroundings	All users of the park	Positive/negative	<ul style="list-style-type: none"> <li>— Review lighting, trading hours, visibility, location, adjacent uses</li> <li>— BOCSAR</li> <li>— Liquor offenses</li> </ul>
Public space alcohol consumption	Way of life Health and wellbeing Surroundings	All users of the park	—	<ul style="list-style-type: none"> <li>— City of Sydney policies for outdoor recreation</li> <li>— BOCSAR</li> <li>— Liquor offenses</li> </ul>
Opportunities to encourage more access to the water – watercraft, swimming, fishing	Way of life Accessibility Health and wellbeing	Users of the park	Positive	<ul style="list-style-type: none"> <li>— Engagement findings</li> <li>— Benefits of recreation</li> </ul>

Potential impact	Impact categories <sup>10</sup>	Extent	Nature	Considerations/ data sources
Park is designed so that diverse groups are able to utilise it	Way of life Community Accessibility Culture Health and wellbeing Surroundings livelihoods	All users of the site	Positive	<ul style="list-style-type: none"> <li>— Explore opportunities through Engagement process</li> <li>— Census data re age, abilities, gender, cycle use and walking, use of mobility aids</li> </ul>
Park is too busy and children focussed – isn't welcoming for all people	Way of life Community Accessibility Surroundings	All users of the site – non-users	Negative	<ul style="list-style-type: none"> <li>— Explore range of uses in engagement process</li> <li>— Census data on age groups</li> </ul>
Litter left behind in the park, including impact on waterways. Also consideration of the litter generated by some activities (e.g plastic ping pong balls from the provision of tables)	Health and wellbeing Surroundings	All users of the site	Negative	<ul style="list-style-type: none"> <li>— Design to minimise litter flow into Harbour</li> </ul>
Cumulative development impacts with other nearby projects	Way of life Community Accessibility Health and wellbeing Surroundings	Immediate community	Negative	<ul style="list-style-type: none"> <li>— Review other technical studies</li> </ul>
Impact of future construction in BWB on the park	Way of life Community Accessibility Health and wellbeing	All users of the site	Negative	<ul style="list-style-type: none"> <li>— Likely unknown at the moment / unknown timeframes</li> </ul>



# Appendix C

Impact assessment process tools



The impact assessment and predication section of this SIA utilises tools from the DPE *SIA Guideline* and Technical Supplement (2023). These tools have been used to complete the assessment of impacts.

Table C.1 Likelihood assessment tool

LIKELIHOOD LEVEL	MEANING
Almost certain	Definite or almost definitely expected (e.g., has happened on similar projects)
Likely	High probability
Possible	Medium probability
Unlikely	Low probability
Very unlikely	Improbable or remote probability

Source: DPE, *Social Impact Assessment Guideline and Technical Supplement, 2023*

Table C.2 Magnitude assessment tool

CHARACTERISTICS	DETAILS NEEDED TO ENABLE ASSESSMENT	
MAGNITUDE	Extent	Who specifically is expected to be affected (directly, indirectly, and/or cumulatively), including and vulnerable people? Which location(s) and people are affected? (e.g., near neighbours, local, regional, future generations).
	Duration	When is the social impact expected to occur? Will it be time-limited (e.g., over particular project phases) or permanent?
	Intensity or scale	What is the likely scale or degree of change? (e.g., mild, moderate, severe).
	Sensitivity or importance	How sensitive/vulnerable (or how adaptable/resilient) are affected people to the impact, or (for positive impacts) how important is it to them? This might depend on the value they attach to the matter, whether it is rare/unique or replaceable, the extent to which it is tied to their identity, and their capacity to cope with or adapt to change.
	Level of concern/interest	How concerned/interested are people? Sometimes, concerns may be disproportionate to findings from technical assessments of likelihood, duration and/or intensity.

Source: DPE, *Social Impact Assessment Guideline and Technical Supplement, 2023*

Table C.3 Magnitude level assessment tool

MAGNITUDE LEVEL	MEANING AND EXAMPLES
Transformational	Substantial change experience in community wellbeing, livelihood, amenity, infrastructure, services, health, and/or heritage values; permanent displacement or addition of at least 20% of a community.
Major	Substantial deterioration/improvement to something that people value highly, either lasting for an indefinite time, or affecting many people in a widespread area.
Moderate	Noticeable deterioration/improvement to something that people value highly, either lasting for an extensive time, or affecting a group of people.

MAGNITUDE LEVEL	MEANING AND EXAMPLES
Minor	Mild deterioration/improvement, for a reasonably short time, for a small number of people who are generally adaptable and not vulnerable.
Minimal	Little noticeable change experienced by people in the locality.

Source: DPE, Social Impact Assessment Guideline and Technical Supplement, 2023

Table C.4 Social impact significance assessment tool

MAGNITUDE LEVEL					
LIKELIHOOD LEVEL	1	2	3	4	5
	Minimal	Minor	Moderate	Major	Transformational
A Almost certain	Low	Medium	High	Very high	Very high
B Likely	Low	Medium	High	High	Very high
C Possible	Low	Medium	Medium	High	High
D Unlikely	Low	Low	Medium	Medium	High
E very unlikely	Low	Low	Low	Medium	Medium

Source: DPE, Social Impact Assessment Guideline and Technical Supplement, 2023

# Appendix D

Social impact ratings



Category	Impact	Duration	Nature	Likelihood	Extent	Intensity	Sensitivity	Level of concern	Magnitude	Rating pre measure
Way of life	Temporary activation with recreation facilities is providing the community with new recreation and play opportunities	Pre-construction	Positive	Almost certain	Local community (residents, workers, users including those from Blackwattle Bay Precinct), visitation from LGA and broader region is likely due to high profile location	Moderate	Minor	Minor	Minor	Medium A2
Way of life	Construction will require the relocation of current users and their activities	Construction	Negative	Almost certain	Existing users – dragonboat users and marina	Moderate	Minor	Minor	Minor	Medium A2
Way of life	Continuation of existing recreation activities, with improved facilities, will benefit existing users	Operations	Positive	Almost certain	Dragonboat users	Moderate	Minor	Moderate	Moderate	High A3
Way of life	New open space supporting recreation and broad community use	Operations	Positive	Almost certain	Existing users, future users including local community (residents, workers, users including those from Blackwattle Bay Precinct), visitation from LGA and broader region is likely due to high profile location	Major	Minor	Major	Moderate	High A3
Way of life	Youth groups will be able to use the park and feel welcome	Operations	Positive	Likely	Future youth groups using the park	Minor	Moderate	Minor	Minor	Medium B2
Way of life	Nature-based play space will respond to gaps in facilities for children	Operations	Positive	Almost certain	Future children and families using the park	Moderate	Minor	Moderate	Moderate	High A3

Category	Impact	Duration	Nature	Likelihood	Extent	Intensity	Sensitivity	Level of concern	Magnitude	Rating pre measure
Way of life	New opportunities for more equitable water-based recreation	Operations	Positive	Almost certain	Future users of the park as described above	Minor	Minor	Moderate	Minor	Medium A2
Way of life	Benefits of a recreation space sheltered by the bridge for active and passive uses	Operations	Positive	Likely	Future users of the park as described above – users of active recreation spaces	Moderate	Minor	Moderate	Moderate	High B3
Community	Temporary activation will provide opportunities for the local community to meet and build connections	Pre-construction	Positive	Likely	Users of the pop up park	Moderate	Minor	Minor	Minor	Medium A2
Community	New outdoor spaces and café will support community connections and cohesion	Operations	Positive	Likely	Future users of the park as described above	Moderate	Minor	Moderate	Moderate	High B3
Community	Community facility spaces will provide new spaces to support social activities	Operations	Positive	Likely	Future users as described above, noting interest from Dragonboat NSW and Tribal Warrior	Minor	Minor	Moderate	Minor	Medium B2
Community	There may be a risk of conflict between users on land and water	Operations – possibly more directly after opening	Negative	Possible	Future different user groups including established user groups (dragon boat nsw, marina) and broader public	Minor	Moderate	Minor	Minor	Medium C2
Community	The identified risk of conflict between different users may be exacerbated when the Blackwattle Bay Precinct is developed, with a significant influx of users resulting from development of this precinct.	Operations – possibly more directly after opening	Negative	Possible	Future different user groups including established user groups (dragon boat nsw, marina) and broader public	Minor	Moderate	Minor	Minor	Medium C2

Category	Impact	Duration	Nature	Likelihood	Extent	Intensity	Sensitivity	Level of concern	Magnitude	Rating pre measure
Accessibility	Increased public access to foreshore and land and water based activities will benefit the broad community	Operations	Positive	Almost certain	Future users as described above	Major	Moderate	Moderate	Moderate	High A3
Accessibility	Increased active transport options, also benefitting the broader area	Operations	Positive	Likely	Future users of the park, other pedestrians and cyclists using Bank Street who could be local to regional visitors or tourists	Moderate	Minor	Minor	Minor	Medium B2
Accessibility	When built, the continuation of the foreshore promenade within the site linking to the Blackwattle Bay Precinct will create cumulative benefits with the creation of a continuous foreshore link	Operations	Positive	Likely	Future users of the park, other pedestrians and cyclists using Bank Street who could be local to regional visitors or tourists	Moderate	Minor	Minor	Moderate	High B3
Accessibility	Proximity to existing public transport and future major public transport will support use from broader area	Operations	Positive	Likely	Future users of the park as described above	Minor	Minor	Minor	Minor	Medium B2
Culture	The proposal will affect places of Aboriginal heritage significance	Construction - Operations	Negative	Almost certain	First nations tangible and intangible heritage (intangible not affected)	Moderate	Moderate	Moderate	Moderate	High A3
Culture	Existing heritage assets will be affected however proposed re-use of Building D and interpretation gardens retains heritage fabric to create public interaction with maritime heritage	Construction - Operations	Negative	Almost certain	Heritage values of the site	Minor	Moderate	Minor	Minor	Medium A2

Category	Impact	Duration	Nature	Likelihood	Extent	Intensity	Sensitivity	Level of concern	Magnitude	Rating pre measure
<b>Culture</b>	The proposed design will contribute to cultural awareness of Country	Operations	Positive	Possible	Future users of the park, First Nations community	Moderate	Moderate	Moderate	Moderate	Medium C3
<b>Health and wellbeing</b>	There are possible risks to workers and communities due to contaminated material	Construction	Negative	Possible	Workers involved in construction and local communities	Minor	Major	Minor	Minor	Medium C2
<b>Health and wellbeing</b>	Community health and wellbeing benefits associated with green and blue spaces	Operations	Positive	Likely	Future users of the park as described above	Moderate	Minor	Minor	Minor	Medium B2
<b>Health and wellbeing</b>	Community health and wellbeing benefits associated with green and blue spaces	Operations	Positive	Likely	Existing and future apartment dwellers including future Blackwattle Bay Precinct	Moderate	Moderate	Minor	Moderate	High C2
<b>Health and wellbeing</b>	The nature-based playspace will likely create specific physical, social and cognitive opportunities for children aged 2-12.	Operations	Positive	Likely	Children using future playspace	Moderate	Moderate	Moderate	Moderate	High C2
<b>Health and wellbeing</b>	The proposal will result in a comfortable open space where users are able to stay, noting potential traffic noise nuisances	Operations	Positive	Likely	Future users Users of active spaces may be less disturbed by traffic noise than passive recreation users	Minor	Minor	Minor	Minor	Medium B2
<b>Health and wellbeing</b>	There are possible risks regarding antisocial behaviour, and the design of toilets is not optimal.	Operations	Negative	Possible	Future users, particularly at night, and particularly women and girls and minorities	Minor	Moderate to major	Minor	Minor to moderate	Medium C2 – C3
<b>Surroundings</b>	Construction will affect surrounding residential communities	Construction	Negative	Likely	Residents of adjacent SA1s – away during work hours	Minor	Minor	Minor	Minor	Medium B2



Category	Impact	Duration	Nature	Likelihood	Extent	Intensity	Sensitivity	Level of concern	Magnitude	Rating pre measure
<b>Surroundings</b>	Construction will affect some people with vulnerabilities more	Construction	Negative	Possible	Vulnerable communities in adjacent SA1s e.g. older, people with asthma or other health condition, people at home during the day	Minor	Moderate	Minor	Minor	Medium C2
<b>Surroundings</b>	There could be cumulative construction impacts on the amenity of residential communities	Construction	Negative	Possible	Residents of adjacent SA1s – away during work hours	Moderate	Minor	Minor	Minor	Medium C2
<b>Surroundings</b>	It is unlikely that future uses will create noise disturbances for local residents	Operations	Negative	Unlikely	Local residents particularly residing 1 Distillery Drive and 50 Bank Street	Minor	Minor	Moderate	Minor	Low D2
<b>Surroundings</b>	Improved visual aspect from Bank Street users and adjoining residents	Operations	Positive	Almost certain	Broader public, users of the park and Bank Street	Major	Moderate	Moderate	Moderate	High A3
<b>Surroundings</b>	Impact of future construction of Blackwattle Bay precinct on users of the park.	Operations – temporary	Negative	Possible	Future users of the park as described above	Unknown	Unknown	Unknown	Unknown	Unknown
<b>Livelihoods</b>	Future employment opportunities provided during construction will support the livelihoods of workers	Construction	Positive	Likely	Future workers	Moderate	Minor	Minor	Minor	Medium B2
<b>Livelihoods</b>	Long-term employment opportunities associated with future uses will support existing and future businesses	Operations	Positive	Likely	Those associated with future operations of the park, café and community building	Minor	Minimal	Minimal	Minimal	Low B1

Category	Impact	Duration	Nature	Likelihood	Extent	Intensity	Sensitivity	Level of concern	Magnitude	Rating pre measure
<b>Decision-making systems</b>	There has been significant community consultation conducted to inform this project, involving local communities in decision-making	Construction	Positive	Almost certain	Mainly Pyrmont, Glebe, Ultimo and Rozelle as well as local groups and students	Moderate	Moderate	Major	Moderate	High A3
<b>Decision-making systems</b>	Future users will assume the park is managed by City of Sydney, unless clearly identified, potentially resulting in confusion to address issues	Operations	Negative	Possible	Future users as described above	Minimal	Minor (emergency services will attend any serious situations)	Minor	Minimal	Low C1

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