

Bank Street Park
Blackwattle Bay / Tjerruing

SSD-53386706

Appendix E

Blackwattle Bay Design Guidelines Assessment (Architectus)



December 2023

Acknowledgement of Country

Architectus acknowledges the Australian Aboriginal and Torres Strait Islander peoples of this nation as the Traditional Custodians of the lands on which we live and work.

We pay our respects to Elders, past and present and emerging.

Architectus is committed to honouring Australian Aboriginal and Torres Strait Islander peoples' unique cultural and spiritual relationships to the land, waters, and seas and their rich contribution to society.

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Blackwattle Bay Design Guidelines Assessment

2.1 Locality Statement

Blackwattle Bay Design Guidelines provision	Assessment
<p>This Country is tucorah/tuggorah, where two waters and their unique environments meet. It is here that nattaigalo (fresh or sweet water) rises from underground springs and travels in streams across the land. Thick forests of Tjerruing (callicoma serratifolia or blackwattle) protect the freshwater as it flows into garigalo (saltwater) Country on the rocky sandstone shorelines of what is now known as Blackwattle Bay. These two diverse environments create the fertile wetlands and swamps of biddigalo (bitter or sour water) that are home to Dahl'wah (casuarina) and the stories of our women.</p> <p>For thousands of generations, this Country has been carefully protected in a reciprocal relationship with eora (local custodians).</p> <p>We pay our respects to the Ancestors and Elders, past, present and emerging and honour their unique Ancestral connections to Country, story and knowledge.</p> <p>Country here has provided for these local communities in great abundance for countless generations. It will be through honouring the enduring spirit of Country as a provider, healer and vital connection to culture that we can create a future whereby many diverse communities can continue to prosper connected to, and united by, Country.</p> <p>Shannon Foster Registered Sydney Traditional Owner and D'harawal Knowledge Keeper</p> <p>Blackwattle Bay will be renewed to deliver a mix of community facilities, parks and open spaces, as well as retail, commercial and residential uses. Relocating the current Sydney Fish Market will return the foreshore to the public, enabling the provision of a continuous, accessible and open waterfront promenade enjoyed by locals and visitors for a range of uses that will connect Glebe to Pyrmont and extending to Woolloomooloo Bay.</p> <p>The renewal of Blackwattle Bay will make a significant contribution to employment and housing needs in Pyrmont. Campus-style workplaces, culture and entertainment functions, retail, local services and housing will achieve a balance of uses and complement the broad visitor appeal of the new Sydney Fish Market. Located above the employment uses that frame and activate the streets and public</p>	<p>Bank Street Park aligns with the locality statement for Blackwattle Bay Precinct as it will 'deliver a mix of community facilities, parts and open spaces', as well as provide the public access to Sydney's harbour foreshore. Bank Street Park seeks to provide a split-level promenade along the foreshore, which will eventually provide a continuous boardwalk to the new Sydney Fish Markets as other sites within Blackwattle Bay are developed.</p> <p>In addition, Bank Street Park will offer culture and entertainment functions through provision of a community facility and other design features such as playgrounds, a multi-purpose court, and a public plaza with cultural and heritage interpretation. Such features are to complement the broad visitor appeal of the new Sydney Fish Market, by providing an easily accessible place for the public to use and socialise.</p>

spaces by day and by night, residential apartments will ensure the evening and weekend vibrancy of Blackwattle Bay. Refer to Figure 2 for an Illustrative precinct plan.



Figure 2 Illustrative Precinct Plan

2.2 Principles


Blackwattle Bay Design Guidelines provision	Assessment
Open Space and amenity	
<p>Principle 1: Improve access to Blackwattle Bay, the foreshore and water activities for all users.</p>	<p>The design of Bank Street Park improves access to Blackwattle Bay, the foreshore and water activities for the public. Bank Street Park is to be a key destination within Blackwattle Bay for people to connect and socialise.</p> <p>Features such as dragon boat storage, a dragon boat ramp, a kayak launch jetty and the marina provides opportunity for the public to engage in water activities. Further, the boardwalk will enhance access to Blackwattle Bay.</p>
<p>Principle 2: Minimise additional shadowing to Wentworth Park and Glebe Foreshore in mid-winter and create new places with comfortable conditions for people to enjoy.</p>	<p>The design of Bank Street Park will not cause additional shadowing to Wentworth Park and Glebe Foreshore. Refer to the Design Report at Appendix J for further detail.</p> <p>A Pedestrian Wind Environment Statement has been prepared at Appendix AK which outlines the likely wind impacts on the critical outdoor areas within and around the site. It details how Bank Street Park has enhanced comfort levels through its design.</p> <p>Overall, Bank Street Park will provide comfortable conditions for all people to use and enjoy.</p>
<p>Principle 3: Maintain and enhance water uses and activities.</p>	<p>The design of Bank Street Park maintains existing uses of the water for dragon boat racing through providing dragon boat storage and ramp. The park facilities will enhance use of Blackwattle Bay for water activities through the provision of the marina and the kayak launch jetty.</p>
Sustainability	
<p>Principle 4: Pursue leading edge sustainability outcomes including climate change resilience, improved water quality and restoration of natural ecosystems.</p>	<p>Refer to the Sustainability Strategy prepared by Atelier 10 at Appendix AQ.</p> <p>Infrastructure NSW signed an agreement with the Green Building Council of Australia for the Communities Rating Tool v1.1 in Nov 2023, for the</p>

	<p>Blackwattle Bay precinct (including Bank Street Park). This rating tool is pivotal in achieving a highly ambitious, sustainable precinct and will be realised as part of the ongoing development of the government owned lands.</p>
<p>Principle 5: Deliver development that is economically, socially, culturally and environmentally viable.</p>	<p>Bank Street Park has been designed to meet the social and cultural needs of the intended users of the space, through new and adapted facilities for community use and public domain works.</p> <p>Refer to the Social Impact Assessment prepared by WSP at Appendix V for further detail.</p> <p>The proposed development has been designed to embed sustainability into the Park. Refer to the Sustainability Strategy prepared by Atelier 10 at Appendix AQ.</p>
Culture and place	
<p>Principle 6: Adopt “Connecting with Country” design and consultation approaches, acknowledging and respecting Country as well as the social and cultural history of Tjerruing Blackwattle Bay.</p>	<p>Refer to the Design Report prepared by Oculus and Collins + Turner at Appendix J, and the Designing with Country Integration Report prepared by Greenaway Architects & Greenshoot Consulting at Appendix R.</p>
<p>Principle 7: Expand the range of recreational, community and cultural facilities.</p>	<p>Bank Street Park proposes a variety of recreation, community and cultural facilities such as the provision of a new building with community facilities and a café, new multi-purpose courts, fitness equipment, open lawn areas, playspace, and a new cycleway.</p> <p>The proposed kayak launch jetty, kayak rental kiosk, dragon boat storage and ramp will also maintain the recreational use of Blackwattle Bay as a site for dragon boat racing and kayaking.</p>
<p>Principle 8: Provide for the future community's education, health, social and cultural needs.</p>	<p>The design of Bank Street Park will deliver a rich and diverse public space to provide for Sydney's future health, social and cultural needs.</p> <p>The Park provides a range of spaces for recreational and sports activities through provision of new multi-purpose courts, fitness equipment, open lawn areas, playspace, and a new cycleway.</p> <p>Consideration has also been given to enhance social interaction through features such as seating, shading, and the new and adapted facilities for community use.</p>
<p>Principle 9: Embed and interpret the morphology, heritage and culture of the site to create an authentic and site responsive place</p>	<p>The rich cultural and industrial history of the site has been thoughtfully embedded throughout the design process. A Heritage Interpretation Framework has been prepared by GML Heritage (Appendix P) and a Designing with Country Integration Report has been prepared by Greenaway Architects & Greenshoot Consulting (Appendix R), which addresses how the development has incorporated heritage interpretation that integrates Connection with Country, built heritage and historical archaeology considerations.</p>
<p>Principle 10: Foster social and cultural understanding and respect to heal and grow relationships.</p>	<p>Bank Street Park fosters socio-cultural understanding through the integration of Indigenous knowledges and heritage throughout the design. A Preliminary Heritage</p>

	<p>Interpretation Framework has been prepared by GML Heritage at Appendix P, which addresses how the development integrates Connection with Country, built heritage and historical archaeology considerations.</p> <p>Consultation has also been undertaken with Metropolitan Local Aboriginal Land Council representatives and Blak Diggers group to identify key themes for storytelling throughout the design of Bank Street Park. Refer to the Aboriginal Cultural Heritage Assessment Report and Heritage Interpretation Framework prepared by GML Heritage at Appendix Q and Appendix P, respectively.</p>
Transport	
Principle 11: Prioritise movement by walking, cycling and public transport.	<p>The proposed development promotes use of active transport when accessing the site by providing:</p> <ul style="list-style-type: none"> – A new cycleway and a widened footpath on Bank Street; – New pedestrian links across Bank Street Park including connections to the future waterfront promenade running the length of Blackwattle Bay, as well as a potential future active transport connection across the Glebe Island Bridge; and – Bicycle parking on site. <p>Refer to the Transport and Accessibility Impact Assessment prepared by JMT Consulting at Appendix AN for further detail.</p>
Principle 12: Balance diverse traffic movement and parking needs for all users.	<p>Car parking spaces along Bank Street Park will be mostly retained.</p> <p>Refer to the Transport and Accessibility Impact Assessment prepared by JMT Consulting at Appendix AN for further detail.</p>
Principle 13: Link the Blackwattle Bay Precinct to the City, Glebe Island and White Bay and other surrounding communities and attractors.	<p>The proposed boardwalk will eventually connect the foreshore of Bank Street Park to the rest of Blackwattle Bay. In addition, new pedestrian links are proposed across the site which will provide connections to the future waterfront promenade running the length of Blackwattle Bay, as well as a potential future active transport connection across the Glebe Island Bridge. Bicycle parking is also provision at the park for the use of visitors.</p> <p>Refer to the Transport and Accessibility Impact Assessment prepared by JMT Consulting at Appendix AN for further detail.</p>
Built Form	
Principle 14: Mandate Design Excellence in the public and private domain.	<p>A Design Excellence Strategy has been prepared for the project and endorsed by Government Architect. Refer to the Design Excellence Strategy at Appendix L.</p>
Mixed Use Precinct	
Principle 15: Integrate employment and retail uses including housing without compromising commercial	<p>Bank Street Park will provide 102 full time equivalent jobs during construction, and 15 full time equivalent jobs during operation.</p>

uses to create a vibrant, walkable, mixed use precinct on the city's edge.	Retail uses are also proposed through provision of a café kiosk within the new community facilities building at 1-3 Bank Street.
Principle 16: Allow for co-existence and evolution of land uses over time.	Bank Street Park will deliver a new waterfront public park that is compatible with the current and future land uses within Blackwattle Bay including residential and mixed use development, offices, retail, and the Sydney Fish Markets.
Principle 17: A place for everyone that is inviting, unique in character, socially inclusive and affordable.	Bank Street Park will provide a new public waterfront park and high-quality public domain. It includes a range of features suitable for use by all ages, including a new foreshore promenade, dragon boat ramp, multi-purpose court, an inclusive children's play space, and a new building with community space.


2.3 Structure Plan

Blackwattle Bay Design Guidelines provision	Assessment
<p>Development within Blackwattle Bay will be generally in accordance with the Structure Plan illustrated in Figure 3 Structure plan.</p> 	Bank Street Park is consistent with the Structure plan.

2.4 Staging and Delivery

Blackwattle Bay Design Guidelines provision	Assessment
Objectives	
a. Ensure the redevelopment of Blackwattle Bay is planned and delivered in an orderly manner.	<p>Bank Street Park is the second State Significant Development Application to be lodged within the Blackwattle Bay Precinct (after the new Sydney Fish Market).</p> <p>Bank Street Park is identified as 'Stage 1 (2024-2027)' on the Staging Plan (Figure 4 of the Blackwattle Bay Design Guidelines). Bank Street Park will be delivered in accordance with this. It will ensure the early delivery of public infrastructure, prior to an increase in population within the Precinct.</p>
b. Ensure the delivery of supporting public infrastructure, including utilities, parks, streets, public art and community facilities as the population increases.	Bank Street Park supports the delivery of public infrastructure in Sydney through the development of a new public waterfront park with new community facilities, a new building with community uses, public domain works, harbour works, and road works.

	<p>Public art will be delivered as part of Bank Street Park, as per the Bank Street Park Public Art Plan prepared by Cultural Capital at Appendix N.</p> <p>An Infrastructure Delivery, Management and Staging Report has also been prepared by Mott MacDonald to support the development of Bank Street Park, at Appendix AM.</p>
c. Ensure stormwater and other services are planned and implemented prior to works for the construction of new buildings so that land is made suitable for its intended use and adjacent areas are not adversely affected.	The Infrastructure Delivery, Management and Staging Report has also been prepared by Mott MacDonald outlines the infrastructure upgrades required to support the development of Bank Street Park, including sewerage, stormwater, electricity, gas, and telecommunications. Refer to Appendix AM .
d. Ensure that the development of sites can occur independently to the greatest extent possible.	The development of Bank Street Park allows for the delivery of sites within the Blackwattle Bay precinct to be delivered independently and in accordance with the Blackwattle Bay Structure Plan.
e. Manage conflicts associated with existing land uses particularly the ongoing operation of the concrete batching plant through development staging.	Refer to the PCEMP prepared by JBS&G at Appendix AD .
Provisions	
<p>1. New building lots are to be established generally in accordance with Figure 3 to:</p> <ul style="list-style-type: none"> a. ensure the redevelopment of the precinct is coordinated in an orderly manner; b. considers the need to stage certain land to align with infrastructure delivery; c. ensure activities of adjacent sites are not adversely impacted upon; and d. enable development to occur independently without reliance on infrastructure from adjacent sites. 	N/A – Bank Street Park is not identified as a building lot on Figure 3 of the Blackwattle Bay Design Guidelines.
2. All building lots are to have frontage to, and be accessible from, a public road.	N/A – Bank Street Park is not identified as a building lot on Figure 3 of the Blackwattle Bay Design Guidelines.
<p>3. Stormwater management solutions and decontamination and remediation works are to be coordinated across each stage of development so that:</p> <ul style="list-style-type: none"> a. land is suitable for its intended use prior to works commencing; and b. development of a building lot does not unreasonably impact on the ability of other proximate building lots to develop. 	Refer to the Stormwater Management Report prepared by Enspire at Appendix AE .
<p>4. Development staging is to occur generally in accordance with Figure 4. Alternative staging may be considered where it is demonstrated that:</p> <ul style="list-style-type: none"> a. development is undertaken in a coordinated and orderly manner; b. the required public infrastructure, facilities and services that are needed to support the alternative staging, including intersection designs approved by Transport for NSW (refer Section 5.2) can be delivered; and c. development is otherwise consistent with these Design Guidelines. 	Bank Street Park is identified as 'Stage 1 (2024-2027)' on the Staging Plan (Figure 4 of the Blackwattle Bay Design Guidelines). Bank Street Park will be delivered in accordance with this.

 <p>Figure 4 Staging Plan</p>	
<p>1. Development applications must demonstrate that infrastructure can be provided to support development and transport and access arrangements are satisfactory to Transport for NSW and the consent authority.</p>	<p>Proposal complies. Refer to the Transport Impact Assessment at Appendix AN.</p>
<p>2. New streets, street widenings and open space (including the foreshore promenade) on Government sites are to be retained in government ownership and managed by PMNSW.</p>	<p>Bank Street Park will be retained in government ownership and managed by Place Management NSW.</p>
<p>3. New streets and street widening on privately owned sites are to be constructed and dedicated to Place Management NSW.</p>	<p>N/A – The site is not privately owned land.</p>
<p>4. Any required upgrades to existing streets are to be provided in conjunction with adjacent development.</p>	<p>The new separated cycleway on Bank Street and associated works are proposed to be delivered in line with the park.</p>
<p>5. Public open space (including the foreshore promenade) on privately owned sites is to be embellished and dedicated to Place Management NSW. Embellishment of the public open space is to be undertaken to a standard consistent with the Design Guidelines, and in collaboration and agreement with Place Management NSW.</p>	<p>N/A – The site is not privately owned land.</p>
<p>6. Through-site links on private land are to be provided as an easement on title.</p>	<p>N/A – The site is not privately owned land.</p>

2.5 Connecting with Country

Blackwattle Bay Design Guidelines provision	Assessment
Objectives	
<p>a. Provide opportunities for collaboration and co-leadership with Aboriginal and Torres Strait Islander peoples in major development.</p>	<p>Refer to the Design Report prepared by Oculus and Collins + Turner at Appendix J, Preliminary Heritage Interpretation Framework by GML Heritage at Appendix P, Designing with Country Integration Report by Greenshoot Consulting and Greenaway Architects at Appendix R, and Wayfinding and Interpretation Strategy prepared by Buro North at Appendix M.</p>
<p>b. Maintain and enhance the social, cultural and economic presence of Aboriginal and Torres Strait Islander peoples, organisations and businesses in the area.</p>	
<p>c. Ensure development maintains and contributes to the Precinct having a place of belonging and pride for Aboriginal and Torres Strait Islander peoples.</p>	
<p>d. Design public spaces to acknowledge Country and create opportunities for local Sydney Traditional Owners to share their stories of Country with visitors.</p>	
2.5.1 General	

<p>1. Development is to consider Indigenous inclusion, comfort and access in the design and operation of publicly accessible areas, including building forecourts, through-site links, retail spaces and hospitality venues.</p>	<p>Proposal complies. First Nations people have been engaged as part of the process, including integrated within the Design Team.</p> <p>Refer to the Design Report prepared by Oculus and Collins + Turner at Appendix J, Preliminary Heritage Interpretation Framework by GML Heritage at Appendix P, Designing with Country Integration Report by Greenshoot Consulting and Greenaway Architects at Appendix R, and Wayfinding and Interpretation Strategy prepared by Buro North at Appendix M.</p>
<p>2. Development is encouraged to consider opportunities for acknowledging and celebrating Aboriginal and Torres Strait Islander living cultures through art, performance, architecture, landscaping and other creative expression involving the engagement of suitably qualified Indigenous practitioners and respect for ICIP.</p>	
<p>3. Development is to identify potential impacts, such as displacement, on Aboriginal and Torres Strait Islander people and organisations.</p>	
<p>4. Where impacts are identified, development is encouraged to consult with the affected community with an aim to ameliorating or reducing impacts.</p>	
<p>2.5.2 Public Spaces</p>	
<p>1. Public space design is to be informed by the Connecting with Country Framework for Tjerruing Blackwattle Bay.</p>	<p>The existing framework formed the foundation for additional and more comprehensive engagement with First Nations people throughout the project.</p> <p>Refer to the Design Report prepared by Oculus and Collins + Turner at Appendix J, Preliminary Heritage Interpretation Framework by GML Heritage at Appendix P, Designing with Country Integration Report by Greenshoot Consulting and Greenaway Architects at Appendix R, and Wayfinding and Interpretation Strategy prepared by Buro North at Appendix M.</p>
<p>2. The public space is to be designed to create opportunities for local Sydney Traditional Owners to share local stories of Country and culture through interpretation and design in the public space.</p>	
<p>3. Languages of Country and Aboriginal names are to be used for streets, parks, promenades, plazas, in consultation with Aboriginal people</p>	
<p>4. Interpretive education about Aboriginal Culture is to be incorporated into signage, maps and wayfinding material.</p>	
<p>5. Identifiably local Aboriginal visual expressions of culture through public art, graphic design, materiality and the like are to be provided in prominent spaces.</p>	<p>Three elements have driven the Aboriginal Cultural Heritage narrative of Bank Street Park:</p> <ol style="list-style-type: none"> 1. Healing Country 2. Revealing Country 3. Caring for Country <p>Cultural presence of Aboriginal and Torres Strait Islander peoples is integrated into the design of Bank Street Park through ground place treatment (pavement design), façade integration (potential embedded honour role), shelter design (intimate gathering), firepit (support ceremonial practice), boat shed (embedded motifs and larger gather space), play space (graphic/curated art integration) dual language (as part of wayfinding), endemic planting, and public art commissions.</p> <p>The proposed commissioning of public art on the surface of multipurpose court and other locations provides a prominent expression of Indigenous culture through art.</p>

	For further detail, refer to the Public Art Plan prepared by Cultural Capital at Appendix N , Heritage Interpretation Framework prepared by GML Heritage at Appendix P , and the Designing with Country Integration Report by Greenshoot Consulting and Greenaway Architects at Appendix R .
6. The unique stories of Tjerruing Blackwattle Bay as a women's space are to be incorporated into the public space, and opportunities to promote women's activities investigated.	Refer to the Aboriginal Cultural Heritage Assessment Report prepared by GML Heritage at Appendix Q , the Engagement Reports prepared by Cred Consultant at Appendix AT and AU , and the Designing with Country Integration Report by Greenshoot Consulting and Greenaway Architects at Appendix R .
7. Investigate the following opportunities for the public space: a) highlighting outcrops and peninsula highpoints as ceremonial spaces. b) including a Makarrata circle within the Precinct. c) telling stories of Aboriginal involvement in the working harbour and fishing for food. d) incorporating Aboriginal narratives that intersect with geological and topography features.	
2.5.3 Consultation	
1. The approach to Aboriginal stakeholder engagement as set out in the Aboriginal Cultural Advice and Community Engagement Findings Report (Murawin Consulting, March 2020) is to guide all consultation activities with the Aboriginal and Torres Strait Islander communities.	Community consultation involved the collaboration between the Metropolitan Local Aboriginal Land Council representatives and Greenshoot Consulting, Greenway Architects and INSW. Consultation between Blak Diggers and Greenshoot Consulting and Greenway Architects provided further advice regarding how Blak Digger stories should be recognised in the space. Refer to the Aboriginal Cultural Heritage Assessment Report prepared by GML Heritage at Appendix Q , the Engagement Reports prepared by Cred Consultant at Appendix AT and AU .
2. Consultation activities are to involve Indigenous-owned consultation advisors or organisations with Indigenous consultation experience.	Greenshoots Consulting and Greenaway architects are indigenous organisations. Refer to the Aboriginal Cultural Heritage Assessment Report prepared by GML Heritage at Appendix Q , the Engagement Reports prepared by Cred Consultant at Appendix AT and AU , and the Designing with Country Integration Report by Greenshoot Consulting and Greenaway Architects at Appendix R .
3. For development of new buildings and open space, targeted consultation with the Aboriginal and Torres Strait Islander community is required to seek community views: a) on whether the proposed development impacts on existing or recent spaces or activities on the site, or on surrounding properties, that are important for Aboriginal and Torres Strait Islander communities b) on whether consider the proposed development impacts on the wider context of the Precinct being a place of belonging and pride for Aboriginal and Torres Strait Islander people. c) on how the development may best maximise the presence, visibility and celebration of Aboriginal and Torres Strait Islander peoples, organisations, businesses and living cultures.	

<p>4. Development applications for major development are to include an Aboriginal and Torres Strait Islander consultation report, detailing pre-lodgement consultation activities, the outcomes of consultation, and measures to address issues and concerns raised in consultation. Any ICIP is to be respected and acknowledged in the report.</p>	<p>Refer to the Aboriginal Cultural Heritage Assessment Report prepared by GML Heritage, the Designing with Country Integration Report by Greenshoot Consulting and Greenaway Architects at Appendix R and the Engagement Reports prepared by Cred Consulting at Appendix Q and Appendix AT and AU, respectively.</p>
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3 Public Space

Blackwattle Bay Design Guidelines provision	Assessment
General	
<p>a. Provide high quality, integrated, permeable and multifunctional public spaces that cater for movement, recreation and social interaction and that:</p> <ul style="list-style-type: none"> i. directly connects to the existing foreshore walks in Glebe and Pyrmont along the waterfront via a new foreshore promenade ii. ensures the waterfront is accessible from surrounding streets and public places iii. is safe and accessible for all people iv. seamlessly integrates trees, landscaping, stormwater and water sensitive urban design with provision for walking, cycling and minimal vehicle use v. 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 vi. reflects First Nations culture and heritage and provides opportunity to collaborate with First Nations in both programmed and flexible spaces vii. draws inspiration from the existing landscape and Aboriginal knowledge and culture and provides opportunities for heritage interpretation and storytelling. 	<p>Bank Street Park will be a high quality, integrated, permeable and multifunctional public space that caters for movement, recreation and social interaction.</p> <ul style="list-style-type: none"> i. Bank Street Park is a waterfront park that will provide foreshore access to Blackwattle Bay through delivery of an overwater boardwalk. As other sites are developed within Blackwattle Bay Precinct, a continuous boardwalk will be provided, linking Bank Street Park to the new Sydney Fish Market. ii. Bank Street Park will provide a continuous publicly accessible waterfront promenade throughout the entirety of the precinct that provides a critical missing piece in the regional pedestrian and cycling network. iii. The safety of the site has been carefully considered with the adoption of CPTED principles, as detailed in the CPTED Report prepared by Core42 at Appendix W. Accessibility has been considered in the design of Bank Street Park, as discussed in the Accessibility Report and Building Code of Australia Compliance Report prepared by Philip Chun at Appendix AG and Appendix AI. iv. Ample landscaping and planting is included within the design of Bank Street Park, with consideration of stormwater and water sensitive urban design. The proposed development enhances walking and cycling through pedestrian and road upgrades including provision of a zebra crossing, new cycleway, and a widened footpath on Bank Street, and new pedestrian links within the site. v. A new building is proposed at 1-3 Bank Street which will provide flexible community space for use by the public, in addition to marina office and storage, and a café/kiosk that will provide outdoor dining opportunities. vi. Consultation has also been undertaken with Metropolitan Local Aboriginal Land Council representatives and Blak Diggers group to identify key themes for storytelling throughout the design of Bank Street Park. For further detail, refer to the Public Art Plan prepared by Cultural Capital at Appendix N, Heritage Interpretation Framework prepared by GML Heritage at Appendix P, and the Designing with


	<p>Country Integration Report by Greenshoot Consulting and Greenaway Architects at Appendix R.</p> <p>vii. A Preliminary Heritage Interpretation Strategy was prepared by GML Heritage at Appendix P which provides an overview of heritage interpretative strategies that are incorporated into the Bank Street Park design.</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>The proposed development accounts for a future connection to the proposed boardwalk to the south, which will eventually link to the new Sydney Fish Markets as other sites within Blackwattle Bay Precinct are developed. The interface with the southern private sites has been considered in developing the design (refer to the Design Report at Appendix J)</p> <p>The proposed development also includes enhanced pedestrian connectivity which will link the site to existing and proposed public transport, as follows:</p> <p>Proposed raised pedestrian crossing on Bank Street at the southern end of the site to accommodate safe and efficient pedestrian crossing movements towards the Anzac Bridge, fish market light rail and future Pymont metro station.</p> <p>Provision for future active transport connection to the Glebe Island Bridge.</p> <p>Refer to the Transport and Accessibility Impact Assessment prepared by JMT Consulting at Appendix AN for further detail.</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>Bank Street Park is designed to provide a broad range of uses and events, experiences and activities through delivery of a new community centre including a café/kiosk, public plaza, outdoor seating, open lawn area, fitness equipment, multi-purpose court, kayak and dragon boat facilities, play space and outdoor fitness areas. Refer to the Landscape Plans and Design Report prepared by Oculus at Appendix H and Appendix J, respectively.</p>
Foreshore promenade	
<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 Pymont.</p>	<p>The proposed development will provide a promenade that will eventually link to the new Sydney Fish Markets as other sites within Blackwattle Bay Precinct are developed.</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 Pymont peninsula.</p>	<p>The proposed development will provide a promenade that will provide public access to the foreshore of Pymont peninsula.</p>
<p>f. Ensure the design of the promenade:</p> <p>i. maximises accessibility to and from the surrounding street network and key locations</p>	<p>The promenade will facilitate future connectivity to the rest of the Blackwattle Bay Precinct along the water's edge before cutting across the site to facilitate primary pedestrian movement.</p> <p>Bank Street Park provides the northern access point to the future foreshore promenade that will run the length</p>

<p>ii. provides space for walking, cycling, dwelling and dining, tree planting and landscaping, including a consistent row of mature trees</p> <p>iii. connects to the former Glebe Island Bridge as a possible future active transport connection to Bays West</p> <p>iv. connects to the existing foreshore walks in Glebe and Pyrmont</p> <p>v. optimises its use by the surrounding community.</p>	<p>of the Blackwattle Bay precinct. From the south, the 10m on-land promenade continues along the water's edge past the dragon boats and marina and through the 1-3 Bank Street plaza.</p> <p>Within the park, the promenade and diagonal connection provide a shared route for slower speed cycling, with bollards slowing cyclists at the Bank Street end of the connection. This provides connections to the cycleway which provides the opportunity for a potential future connection to Glebe Island Bridge.</p> <p>Refer to the Landscape Plans and Design Report prepared by Oculus at Appendix H and Appendix J, respectively.</p>
Design Quality	
<p>g. Ensure a consistent and high quality public space design through competitive procurement and/or design processes and community consultation</p>	<p>The design team was appointed after a competitive procurement process. Refer to the Design Excellence Strategy at Appendix L.</p> <p>Bank Street Park has been informed by extensive community consultation. Refer to the Engagement Reports prepared by Cred Consulting at Appendix AT and AU and the Bank Street Park Design Excellence Strategy prepared by INSW at Appendix L for further detail.</p>
<p>h. Encourage variety and character in the urban design and landscape at Blackwattle Bay to provide a fine grain which enriches and enlivens the Precinct's public realm.</p>	<p>Refer to the Design Report prepared by Oculus at Appendix J for urban design and landscape detail of Bank Street Park. Overall, Bank Street Park will deliver a new public open space that will activate Blackwattle Bay Precinct.</p>
Sun Access	
<p>i. Protect existing and future open spaces from overshadowing impacts from new development and ensure adequate solar amenity for open spaces.</p>	<p>A shadow study has been prepared by Oculus at Appendix J which demonstrates that the design of Bank Street Park has adequate solar amenity. It will not impact existing open spaces like Wentworth Park and Glebe foreshore.</p>
Trees and Landscaping	
<p>j. Ensure development of the Precinct is undertaken in a way that:</p> <p>i. maximises the urban tree canopy</p> <p>ii. connects to concept of place</p> <p>iii. creates an appropriate microclimate</p> <p>iv. adheres to safety by design principles</p> <p>v. considers the Urban Forest Strategy</p> <p>vi. comprises endemic vegetation species wherever practicable and appropriate.</p>	<p>The proposed development achieves the minimum tree canopy coverage target of 30% within 10 years and will achieve an anticipated 40% canopy coverage at maturity.</p> <p>Refer to the Design Report at Appendix J for further detail.</p>
Open Space	
<p>k. Provide for a variety of open spaces to accommodate a broad range of uses, events,</p>	<p>Bank Street Park is designed to provide a broad range of uses and events, experiences and activities through delivery of a new community centre including a café/kiosk, public plaza, outdoor seating, open lawn</p>

experiences and activities, both active and passive and cater to the community's needs.	area, fitness equipment, multi-purpose court, kayak and dragon boat facilities, play space and outdoor fitness areas. Refer to the Landscape Plans and Design Report prepared by Oculus at Appendix H and Appendix J , respectively.
l. Provide for landscaping of open spaces that enhances urban biodiversity and green infrastructure for habitat and ecological health and maximises urban tree canopy.	Refer to the Design Report at Appendix J .
m. Achieve desirable public spaces with high levels of amenity addressing safety, climate, activity, circulation, seating and enclosure.	Bank Street Park has carefully considered the amenity of future users of the space. Safety at the proposed development has been assessed within the CPTED Report prepared by Core42 at Appendix W . Bank Street Park has adopted CPTED principles into the design, to ensure opportunities for crime related activities are limited. Climate, activity, circulation, seating and enclosure have been carefully considered within the landscape design of Bank Street Park. Refer to the Landscape Plans and Design Report prepared by Oculus and Collins + Turner at Appendix H and Appendix J , respectively, for further detail.
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.	Bank Street Park has carefully considered the amenity of future users of the space. Ample landscaping, planting, and seating is provided given its use as a recreational area and nature of being a public park. Refer to the Landscape Plans prepared by Oculus at Appendix H . A shadow study has also been prepared by Oculus at Appendix J which demonstrates that the design of Bank Street Park has adequate solar amenity. A Noise and Vibration Impact Assessment has been prepared by Stantec at Appendix AJ . It concludes that the development is able to satisfy all noise criteria, including the external noise emissions at the most affected receivers.
Wayfinding	
o. Develop a legible public domain that encourages people to walk with comfort and confidence within the Precinct and to connect to key destinations outside the Precinct.	Refer to the Wayfinding and Interpretation Strategy Report prepared by Buro North at Appendix M .
p. Ensure the wayfinding framework provides for consistent wayfinding components and information to direct people to their desired destinations.	

3.1 General

Blackwattle Bay Design Guidelines provision	Assessment
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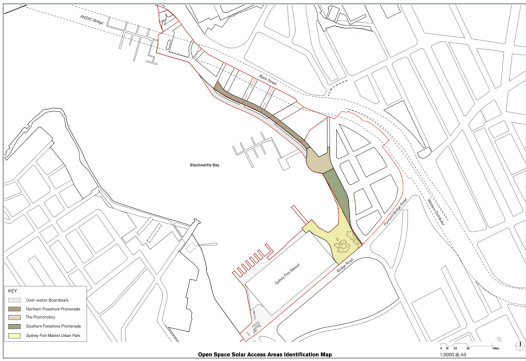
<p>1. Future development of public spaces is to be generally in accordance with the Public Space Plan in Figure 5 and Figure 8, subject to community consultation and competitive procurement and/or design processes (see section 3.2 below).</p>  <p><small>Figure 5 Public space plan</small></p>	<p>Bank Street Park will provide a new waterfront public park in accordance with the Public Space Plan in the Blackwattle Bay Design Guidelines. The proposed design of Bank Street Park is a result of extensive community consultation, as addressed in the Engagement Reports prepared by Cred Consulting at Appendix At and AU. In addition, the proposed development was subject to a competitive procurement process.</p>
<p>2. Development of the public space is to showcase 'Connecting with Country' approaches and comply with the provisions detailed in Section 2.5 and 9.1 of the Design Guidelines.</p>	<p>Refer to the Designing with Country Integration Report prepared by Greenshoot Consulting and Greenaway Architects at Appendix R for how Bank Street Park showcases Connecting with Country approaches and complies with the provisions detailed in Section 2.5 and 9.1 of the Design Guidelines.</p>
<p>3. The future design of parks is to be developed through a process of community consultation, including providing opportunities for the community to comment on park designs.</p>	<p>The proposed development is a result of extensive community consultation. Refer to the Engagement Reports (Phase 1 and 2) prepared by Cred Consulting at Appendix AT and AU. Also refer to the Community Engagement report at Appendix D and Key Stakeholder consultation summary at Appendix AW.</p>
<p>4. Pedestrian/bicycle facilities, public open space and public recreation facilities and public space areas are to meet universal access guidelines.</p>	<p>Refer to the Access Report prepared by Philip Chun at Appendix AG.</p>
<p>5. A Precinct Public Space Plan shall be prepared for:</p> <ul style="list-style-type: none"> – the private landowner sites (and including Miller Street Reserve) by Place Management NSW. – the government owned sites (excluding Bank Street Park) by Infrastructure NSW and/or the developer in consultation with Place Management NSW. 	<p>N/A – Bank Street Park is excluded from the Precinct Public Space Plan.</p>
<p>6. The Precinct Public Space Plan shall be prepared prior to the submission of the first development application for the respective site. Development is to be consistent with the precinct public space plan.</p>	<p>N/A – Bank Street Park is excluded from the Precinct Public Space Plan.</p>
<p>7. Public Space Plans are to have regard to the public space provisions and objectives of the Design Guidelines and provide further details on:</p> <ol style="list-style-type: none"> a. trees and other vegetation b. paving and other hard surfaces including materials c. lighting d. seating and street furniture e. bicycle parking spaces for share bikes and visitors f. bins 	<p>N/A – Bank Street Park is excluded from the Precinct Public Space Plan.</p>

g. signages, including wayfinding signs h. location of public art	
8. A Public Space Plan for the private landowner sites must provide detailed design outcomes to ensure consistency in the design and materials used along the foreshore promenade and through site links.	N/A – Bank Street Park is excluded from the Precinct Public Space Plan.

3.2 Design quality for public space

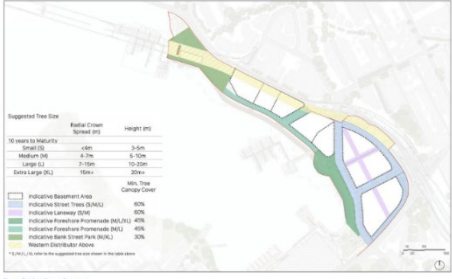
Blackwattle Bay Design Guidelines provision	Assessment
1. The design excellence process for public domain will include: <ul style="list-style-type: none"> a. two rounds of community consultation: b. a competitive tendering process to require a high quality public space design outcome. 	A Design Excellence Strategy was prepared by INSW at Appendix L to establish the framework to deliver design excellence for Bank Street Park. Two rounds of community consultation and a competitive tendering process were undertaken for the proposed development
2. Initial embellishment of the public domain will be subject to a statutory planning approval process.	Bank Street Park is a State Significant Development Application.

3.3 Sunlight to public space

Blackwattle Bay Design Guidelines provision	Assessment
1. Buildings must not result in any additional overshadowing of Bank Street Park between 10am and 2pm all year, Sydney Fish Market Urban Park between 12pm and 2pm on 21 June, Wentworth Park between 10am and 2pm all year, or the Glebe foreshore between 9am and 3pm on 21 June.	Refer to the Design Report prepared by Oculus and Collins + Turner at Appendix J and the Statutory Compliance Table prepared by Architectus at Appendix B .
2. A minimum of two hours sunlight on 21 June is to be provided to the southern foreshore promenade (refer Figure 6).  <p>Figure 6 Open Space Solar Access Identification Map</p>	
3. A minimum of two hours sunlight at equinox is to be provided to 70% of the northern foreshore promenade (refer Figure 6) except where greater sunlight can be achieved due to building and tower separation.	
4. Note: Where provision 3 above cannot be achieved for an individual site, applications must demonstrate that the requirement can be achieved, on average across the whole northern foreshore promenade based on the building envelopes contained in the Design Guidelines.	


<p>5. A minimum of four hours sunlight between 9 am and 3 pm on 21 June is to be provided to 50% of The Promontory (refer Figure 6).</p>	<p>N/A. The proposed development will not result in any overshadowing to The Promontory.</p>
<p>6. Sunlight is to be maximised to streets to enable tree growth and viability and to maximise urban tree canopy with a minimum of two hours targeted.</p>	<p>The park layout is designed in response to solar access, with the playground and sports court receiving shade from the Anzac Bridge in summer and sun in winter. Planting has been selected accordingly. Shade is provided across passive recreation areas through tree canopy cover and additional landscape shelters.</p>
<p>7. Shade protection ideally in the form of tree canopy within parks from direct sun is to be available on 21 December for a minimum of 20% of the area used for passive recreation.</p>	<p>Refer to Section 6.11 of the EIS and the Design Report prepared by Oculus and Collins + Turner at Appendix J for further detail.</p>

3.4 Tree Canopy, street trees and landscaping

Blackwattle Bay Design Guidelines provision	Assessment
<p>1. Development is to be undertaken in accordance with Figure 7.</p>  <p>Figure 7 Urban Forest Strategy</p>	<p>Bank Street Park is subject to a requirement of minimum 30% tree canopy coverage. The proposed development complies with this requirement, proposing 40% of tree canopy cover at maturity.</p> <p>Refer to the Landscape Plans prepared by Oculus at Appendix H.</p>
<p>2. A minimum canopy cover of 60% to streets, 45% to the foreshore promenade and 30% to parks and 30% to private property is to be achieved.</p>	<p>Bank Street Park is subject to requirement of minimum 30% tree canopy coverage. The proposed development complies with this requirement, proposing the required distribution of small (10%), medium (45%), large (35%) and extra-large (10%) tree species has been achieved. The promenade trees are to be planted into a bioretention tree pit with an allowance of 35m³ for each tree.</p> <p>Refer to the Landscape Plans prepared by Oculus at Appendix H.</p>
<p>3. As far as possible, development is to seek to retain existing mature trees in good condition.</p>	<p>The Arboricultural Report at Appendix AO outlined all trees proposed for retention and removal. The supplied plans show that nine (9) trees are to be retained as part of works. Of the 20 trees proposed for removal four (4) have been allocated a retention value of Consider for Removal and six (6) trees have been allocated a Retention Value of Priority for Removal. No trees with a Retention value of Priority for Retention are proposed for removal.</p>
<p>4. Street tree planting is to be generally in accordance with the City of Sydney Street Tree Master Plan. Species selection will be subject to expert review</p>	<p>An additional 114 trees are proposed to be planted as part of the proposed development, to offset those trees being removed from site, provide amenity</p>

<p>during design development and should consider endemic species, where appropriate.</p>	<p>benefits for park users, and generally increase canopy cover to meet required targets.</p>																																										
<p>5. When selecting tree species for planting, species that salt-tolerant, resilient to high winds, and have a strong tolerance to future rainfall/drought conditions are to be prioritised. Tree placement can also seek opportunities to provide wind mitigation effects.</p>	<p>Species have been selected based on solar access, and will need to be supported by piped and passive irrigation where rainfall is impeded by the bridge above. The planting schedule also includes species endemic to Blackwattle Bay, used in Garden Beds throughout the park to provide representation of Aboriginal Country.</p>																																										
<p>6. Where appropriate, new vegetation should consist of species endemic to Blackwattle Bay, especially acknowledging the Tjerruing (<i>Callicoma serratifolia</i>) and Dahl'wah (<i>Causarina glauca</i>) as important species, in consultation with Aboriginal people.</p>	<p>Refer to the Design Report prepared by Oculus and Collins + Turner and Landscape Plans, prepared by Oculus, at Appendix J and H respectively.</p>																																										
<p>7. Aboriginal stakeholders are to be included in endemic species selection and landscape management to contribute to health and wellbeing of Country.</p>																																											
<p>8. Tree height, radial crown spread and number of trees to be planted are to generally in accordance</p> <table border="1" data-bbox="403 880 914 994"> <caption>Table 1 Recommended tree size and distribution</caption> <thead> <tr> <th></th> <th>Radial crown spread</th> <th>Height</th> <th>Distribution</th> </tr> </thead> <tbody> <tr> <td colspan="4">10 years to maturity</td> </tr> <tr> <td>Small</td> <td><4m</td> <td>3-5m</td> <td>10%</td> </tr> <tr> <td>Medium</td> <td>4-7m</td> <td>5-10m</td> <td>45%</td> </tr> <tr> <td>Large</td> <td>7-15m</td> <td>10-20m</td> <td>35%</td> </tr> <tr> <td>Extra large</td> <td>15m+</td> <td>20m+</td> <td>10%</td> </tr> </tbody> </table> <p>with Table 1.</p>		Radial crown spread	Height	Distribution	10 years to maturity				Small	<4m	3-5m	10%	Medium	4-7m	5-10m	45%	Large	7-15m	10-20m	35%	Extra large	15m+	20m+	10%																			
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<p>9.</p> <p>10. Street trees sizing, spacing and soil volumes are to comply with Table 2.</p> <table border="1" data-bbox="403 1218 914 1391"> <caption>Table 2 Street tree specifications</caption> <thead> <tr> <th>Typology</th> <th>Tree size</th> <th>Nominal radial crown width</th> <th>Spacings</th> <th>Soil volume</th> </tr> </thead> <tbody> <tr> <td>Promenade</td> <td>Medium</td> <td>4.5m</td> <td>8.5m</td> <td>35m³</td> </tr> <tr> <td rowspan="2">Gipps Lane</td> <td>Medium</td> <td>4m</td> <td>8.5m</td> <td>35m³</td> </tr> <tr> <td>Large</td> <td>7m</td> <td></td> <td>80m³</td> </tr> <tr> <td rowspan="2">Gipps Street</td> <td>Large</td> <td>7m</td> <td>12.7m</td> <td>80m³</td> </tr> <tr> <td>Medium</td> <td>4m</td> <td></td> <td>35m³</td> </tr> <tr> <td>Bank Lane</td> <td>Medium</td> <td>4m</td> <td>8.5m</td> <td>35m³</td> </tr> <tr> <td rowspan="2">Park Street</td> <td>Medium</td> <td>4m</td> <td>8.5m</td> <td>35m³</td> </tr> <tr> <td>Large</td> <td>7m</td> <td>13.5m</td> <td>80m³+</td> </tr> </tbody> </table>	Typology	Tree size	Nominal radial crown width	Spacings	Soil volume	Promenade	Medium	4.5m	8.5m	35m ³	Gipps Lane	Medium	4m	8.5m	35m ³	Large	7m		80m ³	Gipps Street	Large	7m	12.7m	80m ³	Medium	4m		35m ³	Bank Lane	Medium	4m	8.5m	35m ³	Park Street	Medium	4m	8.5m	35m ³	Large	7m	13.5m	80m ³ +	
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	Large	7m	13.5m	80m ³ +																																							
<p>11. Advanced trees are to be used in landscaping wherever practical.</p>																																											
<p>12. Planting pits below pavements are to be linked to form continuous trenches to meet soil volumes set out in Table 2.</p>																																											
<p>13. Tree species that can thrive under the site conditions, particularly having regard to wind conditions, should be selected.</p>																																											
<p>14. Low shrubs and hedges are to be provided along roads (for example, under trees) to help protect pedestrians from vehicle pollution and reduce air pollution entering buildings.</p>																																											
<p>15. Articulation of the public realm design during design development should ensure that landscape elements (such as trees) do not overly obstruct valued sight lines (such as water views).</p>																																											

3.5 Open Space

Blackwattle Bay Design Guidelines provision	Assessment
<p>1. Future development of the open space network is to be in accordance with the Open Space Plan in Figure 8.</p>  <p>Figure 8 Open space plan</p>	<p>The proposed development of Bank Street Park is, in accordance with Figure 8 of Blackwattle Bay Design Guidelines.</p>
<p>2. Landscaping and design of public open space is to be of high quality, creating interest, consistency and character through thoughtful site planning, adaptable spaces, generous amenities, extensive canopy tree planting, biodiverse planting, well integrated public art, and quality materials and furniture.</p>	<p>Refer to the Design Report at Appendix J.</p>
<p>3. Landscape design is to acknowledge the original foreshore and integrate First Nations perspectives and connection to the landscape in the design (see Sections 2.5 and 9.1).</p>	<p>The landscaped design of Bank Street Park acknowledges the original foreshore and First Nations perspectives and connection to the landscape, through ground place treatment (pavement design), façade integration (potential embedded honour role), shelter design (intimate gathering), firepit (support ceremonial practice), boat shed (embedded motifs and larger gather space), play space (graphic/curated art integration) dual language (as part of wayfinding), endemic planting, and public art commissions.</p> <p>Refer to the Design Report prepared by Oculus and Collins + Turner at Appendix J.</p>
<p>4. Public open space is to be designed in accordance with the principles of Crime Prevention Through Environmental Design (CPTED). In particular, the design should provide for:</p> <ol style="list-style-type: none"> open sightlines and landscaping that allows high levels of public surveillance a clear distinction between private and public open space 	<p>Bank Street Park has been designed in accordance with CPTED principles. Refer to the CPTED Report prepared by Core 42 at Appendix W.</p>

<p>c. lighting in accordance with the City of Sydney's Lighting Design Code and designs out any potential 'hiding spots'</p> <p>d. legible entrances to encourage public use of the open space.</p>																	
<p>5. Open space is to provide for deep soil planting and must not have car parking or basement located underneath, except as per s7.2.2(3).</p>	<p>No car parking or basement is proposed. Deep soil planting is proposed.</p>																
<p>6. Shading and seating arrangements are to consider climate change projections, particularly those related to extreme heat and the number of hot days.</p>	<p>Refer to the Design Report at Appendix J.</p>																
<p>7. Public open space design must consider flood impact and sea level rise considerations informed by flood modelling, including assessment of impacts and any mitigation required.</p>	<p>This has been considered in the Flood Risk and Impact Assessment prepared by Mott MacDonald at Appendix AF.</p>																
3.5.1 Foreshore promenade																	
<p>1. Provide a high quality, world class foreshore promenade with a minimum width of 30 m along the water's edge for the length of the Blackwattle Bay precinct comprising:</p> <p>a. a minimum 30 m wide promenade across northern foreshore promenade (refer Figure 6) consisting of a 10 m wide on-land promenade, 10 m wide colonnade and 10 m wide over water boardwalk designed in accordance with Figure 9 and Figure 11.</p> <div data-bbox="395 1151 866 1659" data-label="Figure"> <table border="1" data-bbox="443 1518 826 1653"> <thead> <tr> <th>Character</th> <th>Planting Strategy</th> </tr> </thead> <tbody> <tr> <td>Structured, legible, linear promenade and boardwalk</td> <td>Cells Australia row of trees with secondary plantings</td> </tr> <tr> <td>Modes</td> <td>Integrated planter boxes, wind screen, trees, streetlights for ambient lighting subject to lighting design and energy analysis</td> </tr> <tr> <td>Public seating</td> <td></td> </tr> <tr> <td>Lowest seating</td> <td></td> </tr> <tr> <td>Walking priority</td> <td></td> </tr> <tr> <td>Microclimate</td> <td></td> </tr> <tr> <td>Open experience</td> <td></td> </tr> </tbody> </table> </div> <p>b. a minimum 30 m wide promenade across southern foreshore promenade (refer Figure 6) designed in accordance with Figure 10, 12 and 13.</p>	Character	Planting Strategy	Structured, legible, linear promenade and boardwalk	Cells Australia row of trees with secondary plantings	Modes	Integrated planter boxes, wind screen, trees, streetlights for ambient lighting subject to lighting design and energy analysis	Public seating		Lowest seating		Walking priority		Microclimate		Open experience		<p>N/A – Foreshore promenade is outside of the Bank Street Park site.</p>
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<p>2. The design of the promenade is to:</p> <p>a. maximise accessibility from surrounding streets and be accessible for all people</p> <p>b. provide space for the planting of a continuous row of mature trees</p>	<p>N/A – Foreshore promenade is outside of the Bank Street Park site.</p>																

<p>c. provide space for walking, cycling, running, strolling and be capable of supporting events, such as fun runs, cycle and school sports</p> <p>d. provide space for dwelling, including dedicated areas or space for sitting and rest with appropriate street furniture and infrastructure with consideration of sunlight in winter and shade in summer</p> <p>e. dining and retail activity, including seating for cafes, restaurants and shops within the 10 m colonnade zone on private land</p>	
<p>3. The over water boardwalk referred to in 1 above is to be designed to:</p> <p>a. be located for the length of privately-owned land</p> <p>b. have regular connections to the on-land promenade</p> <p>c. provide opportunities for movement and dwelling</p> <p>d. be designed and located to avoid and minimise impacts to foreshore ecology</p> <p>e. consider opportunities to provide habitat or improved environment for marine species</p> <p>f. be set at a height that has considered the potential risks associated with estuarine and catchment flooding and sea level rise and may be informed by the precinct-wide Flood Risk and Impact assessment required in Section 4.6.</p>	<p>N/A – Foreshore promenade is outside of the Bank Street Park site.</p>
<p>4. The design and delivery of the foreshore promenade is to include opportunities to acknowledge and celebrate Aboriginal cultural heritage and working harbour history of the Pyrmont Peninsula and Blackwattle Bay.</p>	<p>Refer to the Preliminary Heritage Interpretation Framework at Appendix P and Design Report at Appendix J.</p>
<p>5. The foreshore promenade at the water's edge should include naturalised edges to support marine ecology, manage stormwater and flooding and respond to sea level rise.</p>	<p>The Marine Ecology Report was prepared by EcoLogical at Appendix AS. The proposed development responds to this through a new stepped block seawall and other recommended retrofits (e.g., seawall tiles) would provide intertidal habitat for a range of marine species.</p>
<p>6. The Environmentally Friendly Seawalls guide prepared by Department of Environment and Climate Change and the Sydney Metropolitan Catchment Management Authority is to be considered in the design of any new and reconstruction of any existing seawalls.</p>	<p>A new stepped sandstone block seawall is proposed for part of the foreshore, which meets the Design Principles for New Seawalls (Section 3.2 of OEH 2012), by:</p> <p>3.2.3 - Maximising habitat diversity and complexity</p> <p>3.2.4 - Creating low-sloping seawalls or incorporating changes of slope</p> <p>Refer to the Marine Ecology Report by EcoLogical at Appendix AS.</p>
<p>7. Existing seawalls should be retro-fitted with appropriate environmentally friendly features.</p>	<p>There is opportunity along the seawalls to attach marine habitat features, such as seawall tiles or other water retention pots. Priority areas are smooth concrete, followed by vertical stone walls. This would be addressed during detailed design.</p>

	Refer to the Marine Ecology Report by Ecological at Appendix AS regarding the proposed development 's response to this.
8. Where possible, artificial reef or underwater statues should be fitted to the base of seawalls to improve fish habitat quality.	<p>The proposal can comply.</p> <p>The Marine Ecological Report at Appendix AS provides the following response to the outlined design guideline:</p> <p>The base of seawalls would benefit from additional rock rubble laid on the seafloor to promote colonisation of invertebrates and macroalgae, plus stabilise fine sediments typically suspended from boat wash or stormwater discharge that cause turbulence around the wall. Installation of a shallow reef to connect the existing macroalgae strip would enhance connectivity of fish habitat. Underwater statues are not suited at this site because the depth required clashes with boat/watercraft traffic around the marina and pontoon/ramp. Alternatively, lower profile seahorse hotels could be installed near macroalgae between the submarine cable and approach road to Glebe Island Bridge, which is secluded and away from vessel movement.</p>
9. Any over-water structures should be designed with light penetration features to allow light to start food-chain ecology under hard structures.	Proposal complies. A response to this design guideline is provided in the Marine Ecology Report (Appendix AS):
3.5.2 Parks, Plazas and reserves	
<p>1. The design of the parks, plazas and reserves considers the preliminary designs and character statements in Figures 14 to 17 and refined in subsequent planning, design and public consultation processes. The primary parks, plazas and reserves are:</p> <p>a. Bank Street Park (incorporating 1-3 Bank Street)</p> <p>b. Miller Street Reserve</p> <p>c. Promontory Open Space</p> <p>d. North Entry Plaza</p>	<p>a. Proposal complies. Refer to the Design Report at Appendix J.</p> <p>b. N/A – Outside of Bank Street Park site.</p> <p>c. N/A – Outside of Bank Street Park site.</p> <p>d. N/A – Outside of Bank Street Park site.</p>
2. The buildings at 1 to 3 Bank Street may be redeveloped for uses permitted in the RE1 Public Recreation zone such as community and/or cultural facilities and will be subject to the appropriate planning approvals.	The proposed development seeks to provide a new building providing community, recreational facilities and marina office at 1-3 Bank Street. These are all permissible uses in the zone.
3. Street furniture is to be consistent with the Sydney Streets Design Code and relevant Council public space plans.	<p>Proposal seeks to use a combination of City of Sydney street furniture and bespoke furniture. This will be further developed in consultation with Placemaking NSW, as future owner.</p> <p>Refer to the Design Report at Appendix J.</p>

3.6 Events in public spaces

Blackwattle Bay Design Guidelines provision	Assessment
<p>1. A Blackwattle Bay Outdoor Events Policy is to be prepared by Place Management NSW prior to the lodgement of the first DA for residential or commercial buildings on Government owned land in the precinct, to provide guidance on the use, care, operation and management of temporary events in the public domain.</p>	<p>N/A – The proposed development is not a residential or commercial building.</p>
<p>2. The Events Policy is to have regard to best practice measures to minimise noise impacts on surrounding receptors, including existing and future residential receivers.</p>	<p>N/A – The proposed development is not a residential or commercial building.</p>
<p>3. Public space design considers:</p> <ul style="list-style-type: none"> a. accommodate a range of experiences and activities including space for outdoor performances, events and temporary art installations b. include design elements, furniture and fixtures to facilitate temporary events, both small and large scale. 	<p>Proposal complies.</p> <p>Refer to the Design Report at Appendix J.</p>

3.7 Wayfinding

Blackwattle Bay Design Guidelines provision	Assessment
<p>1. A Precinct-wide wayfinding strategy is to be prepared by Infrastructure NSW with the lodgement of the first development application on Government owned land in the precinct which:</p> <ul style="list-style-type: none"> a. ensures connectivity and legibility for visitors, residents and workers b. provides a flexible and future-proofed wayfinding framework centred on a cohesive information system with a clear relationship to recognisable elements in the public realm c. co-ordinates with the wayfinding systems of the City of Sydney d. integrates with wayfinding initiatives being developed for Pyrmont as outlined in the Pyrmont Peninsula Place Strategy. 	<p>Infrastructure NSW is currently preparing a Precinct wide wayfinding strategy in consultation with Placemaking NSW. The precinct wide strategy will be finalised prior to the first development application for residential or commercial use on the Government owned land.</p>
<p>2. The wayfinding strategy is to provide clear guidance for visitors to connect to the New Sydney Fish Market, Foreshore Promenade and public transport, including the Pyrmont Metro Station and Light Rail station and other key destinations outside the Precinct. This should include signage generally in accordance with Figure 31 – Public Transport.</p>	
<p>3. The wayfinding strategy should not only relate to signage but also consider other elements such as public art, digital information, environmental graphics and buildings.</p>	
<p>4. Interpretive education about Aboriginal Culture is to be incorporated into signage, maps and wayfinding material.</p>	

4 Environmental Management and Sustainability

Blackwattle Bay Design Guidelines provision	Assessment
Objectives	
Energy and Carbon	
a. Establish benchmarks to help deliver a net-zero carbon precinct by 2041	<p>Proposal will comply. Infrastructure NSW has signed an agreement with the Green Building Council of Australia for the Communities Rating Tool v1.1 in Nov 2023, for the Blackwattle Bay precinct (including Bank Street Park). This rating tool is pivotal in achieving a highly ambitious, sustainable precinct and will be realised as part of the ongoing development of the government owned lands.</p> <p>Refer to the Sustainability Strategy Report at Appendix AQ.</p>
b. Maximise on-site renewable energy generation	
c. Reduce the need for active heating and cooling by incorporating passive design measures including design, location and thermal properties of glazing, natural ventilation, appropriate use of thermal mass and external shading, including vegetation.	
Water Management	
d. Reduce potable water use and incorporate rainwater use and water recycling	<p>Proposal will comply.</p> <p>Refer to the Waste Management Plan prepared by Mott Macdonald at Appendix AL.</p>
e. Ensure an integrated approach to water management through the use of water sensitive urban design principles.	
f. Manage stormwater to minimise flooding and reduce the effects of stormwater pollution on receiving waterways.	
g. Ensure that development above the flood planning level as defined in the SLEP 2012 will minimise the impact of stormwater and flooding on other developments and the public domain both during the event and after the event.	
h. Ensure that flood risk management addresses public safety and protection from flooding.	
Waste	
i. Minimise waste generation	<p>Refer to the Waste Management Plan prepared by Mott Macdonald at Appendix AL.</p>
j. Set high standards and targets for waste diversion from landfill and commence the path towards a circular economy.	
Climate change and sea level rise	
k. Mitigate identified risks of climate change and sea level rise	<p>Proposal will comply.</p> <p>Refer to the Sustainability Strategy Report at Appendix AQ.</p>
l. Ensure the health, safety and comfort of people in streets and buildings by minimising the heat island effect from buildings	
m. Ensure development and infrastructure design is resilient to the effects of climate change.	
Ecology and landscape	
n. Ensure that the amenity of residents, workers and visitors is enhanced by high quality, biodiverse landscaping, and private and common open space	<p>Proposal will comply.</p> <p>Refer to the Design Report at Appendix J.</p>
o. Encourage green roofs and podiums in developments to improve amenity and aesthetic	

quality of the urban environment as well as ambient air temperature and bird habitat	
p. Enhance terrestrial and marine ecology within the Precinct	Refer to the Marine Ecology Report at Appendix AS and Design Report at Appendix J .
Contamination	
q. Ensure that the Precinct can be made suitable for the range of intended uses as proposed and that the risks posed by contamination can be managed in such a way as to be adequately protective of human health and the environment.	Proposal will comply. A Detailed Site Investigation has been prepared by JBS&G to manage contamination risks on site. Refer to contamination discussion in the EIS or Appendix Y for further detail. Also refer to the Site Audit Statement at Appendix AB .

4.1 ESD targets and net zero pathway

Blackwattle Bay Design Guidelines provision	Assessment
1. Buildings are to incorporate sustainability measures and initiatives that contribute to achieving net zero emissions by being highly efficient and maximising on-site renewal energy generation.	Proposal complies. Infrastructure NSW has signed an agreement with the Green Building Council of Australia for the Communities Rating Tool v1.1 in Nov 2023, for the Blackwattle Bay precinct (including Bank Street Park). This rating tool is pivotal in achieving a highly ambitious, sustainable precinct and will be realised as part of the ongoing development of the government owned lands. Refer to the Sustainability Strategy Report prepared by Atelier 10 at Appendix AQ .
2. Development is to be designed, constructed and operated to meet the targets set out in Table 3.	
3. Buildings should aim to meet the stretch targets in Table 3.	

4.2 Precinct scale utilities

Blackwattle Bay Design Guidelines provision	Assessment
1. Investigations are to be undertaken into potential precinct-scale facilities, to determine how they can be included in the precinct prior to lodgement of the first development application on Government-owned land: a. Microgrid and grid-scale battery storage b. water recycling system. c. food organic waste facilities. d. precinct parking (decoupled, unbundled and/or consolidated) e. electric vehicle charging, grid-scale battery storage.	These controls were intended to apply to the first land parcels developed in the precinct for residential and/or commercial land uses and not for the proposed park. The opportunity for precinct-scale facilities to improve sustainability outcomes is currently being investigated by Infrastructure NSW on the basis that the development of the broader precinct will provide the critical mass of demand and utilisation required to catalyse investment. Bank Street Park will be integrated into potential future precinct scale utilities as a customer.

4.3 Urban and marine ecology

Blackwattle Bay Design Guidelines provision	Assessment
1. The consent authority may require the preparation of an impact assessment (Biodiversity Assessment Report (BDAR) and Marine Impact Assessment) where terrestrial and/or marine ecology is likely to be adversely affected by development. The impact assessment should measure loss and calculate	A BDAR and Marine Ecology Assessment Report have been prepared by Ecological for the proposed development at Appendix AP and Appendix AS , respectively.

biodiversity offsets and include targeted micro-bat surveys around built structures.	
2. Aquatic habitat enhancement opportunities, summarised in Table 4, should be considered during the detailed design of the public domain.	The Marine Ecology Assessment Report (Appendix AS) has been prepared by Eco Logical which summarises the aquatic enhancement opportunities provided in the design of Bank Street Park. These will be considered further during detailed design of the park, as per the guidelines.
3. Terrestrial habitat features are to be incorporated into landscape plans and building designs. This should aim to provide both micro-habitats, stratified habitats and improve connectivity along existing or broken habitat corridors wherever practicable.	Refer to the Design Report at Appendix J .

4.4 Waste management

Blackwattle Bay Design Guidelines provision	Assessment						
1. Waste management systems for developments are to be designed in accordance with: <ul style="list-style-type: none"> a. NSW EPA Better practice guide for resource recovery in residential developments. b. City of Sydney's Guidelines for Waste Management in New Developments. c. NSW Government's Waste and Sustainable Materials Strategy 2041. 	<p>Proposal complies.</p> <p>Refer to the Waste Management Plan prepared by Mott Macdonald at Appendix AL.</p>						
2. Design waste management systems for public spaces in accordance with the NSW Government Better Practice Guide for Public Place Recycling.							
3. Construction and demolition waste is to be managed in accordance with the City of Sydney's Guidelines for Waste Management in New Developments.							
4. Circular economy principles are to be applied to material selection, waste management plans, and waste system design, including the waste management hierarchy – reduce, re-use, recycle, recover, disposal.							
5. Waste management systems are to demonstrate how the targets set out in Table 5 are to be achieved. Where feasible, waste management systems should aim to meet the stretch targets set out in Table 5.							
<table border="1"> <thead> <tr> <th>Waste Type</th> <th>Target</th> <th>Stretch Target</th> </tr> </thead> <tbody> <tr> <td>Construction and demolition waste</td> <td>80% construction and demolition waste diverted from landfill</td> <td></td> </tr> </tbody> </table>	Waste Type	Target	Stretch Target	Construction and demolition waste	80% construction and demolition waste diverted from landfill		
Waste Type	Target	Stretch Target					
Construction and demolition waste	80% construction and demolition waste diverted from landfill						

Operational Waste	80% operational waste diverted from landfill	90% operational waste diverted from landfill	
Food and organic waste	All households to be provided with access to food and organic waste recycling		
6. Investigate the feasibility of precinct-scale waste facilities having regard to the City of Sydney's existing food scraps recycling services future plans for community gardens within Blackwattle Bay NSW EPA resource recovery orders and exemptions.			

4.5 Urban heat management and reflectivity

Blackwattle Bay Design Guidelines provision	Assessment
1. Urban heat island effects are to be reduced through: <ul style="list-style-type: none"> a. meeting canopy coverage targets in Section 3.4 of these Design Guidelines. b. introducing water sensitive urban design features into landscape and streetscape where practical c. providing shading and arranging seating to allow visitors to seek respite from heat during hot weather d. providing shade to active transport routes and public transport connections. 	Proposal complies. Refer to the Design Report at Appendix J .
2. Shading and seating arrangements are to consider climate change projections, particularly those related to extreme heat and the number of hot days.	
3. A Reflectivity Report that analyses potential solar glare from the proposed building design is to be provided with development applications for new buildings.	
4. Light reflectivity from building materials used on facades is not to exceed 20%	
5. All new buildings are to be designed to incorporate suitable self-shading elements to minimise undesirable summer afternoon solar gain and improve the passive sustainability performance of buildings.	
6. Building materials are to be selected having regard to minimising urban heat island effect.	
7. Road carriageway widths and other hardstand in the street are to be minimised.	Refer to the Transport Impact Assessment at Appendix AN .

8. Use pavements and other materials which are permeable (where appropriate), light coloured, reflective or “cool”.	Proposal complies. Refer to the Design Report at Appendix J and the Sustainability Strategy Report at Appendix AQ .
9. The selection of building equipment and materials is to cater to higher operating temperatures and extreme heat events to reduce local occurrence of interruptions.	

4.6 Flood planning and sea level rise

Blackwattle Bay Design Guidelines provision	Assessment
<p>1. A precinct-wide Flood Risk and Impact Assessment is to be prepared by Infrastructure NSW prior to the lodgement of the first Development Application in the precinct. The study should:</p> <ul style="list-style-type: none"> a. be prepared in accordance with the NSW Flood Prone Land Policy, the principles of the Floodplain Development Manual 2005, the Considering flooding in land use planning guidelines 2021 and any adopted floor study and/or floodplain risk management plan prepared by the City of Sydney Council b. to identify precinct-wide flood and risk mitigation for individual sites, public and open space c. consider additional duration frequency flood events d. consider emergency response and consultation with the SES e. be prepared in consultation with Environment and Heritage Group <p>Note: the design and delivery of public space should be informed by the precinct-wide Flood Risk and Impact Assessment.</p>	<p>A Precinct wide Flood Risk and Impact Assessment has been prepared for the precinct. The EHG provided feedback on early drafts and have been provided the final version.</p> <p>A project Flood Risk and Impact Assessment for the park has also been prepared by Mott MacDonald at Appendix AF. The park has been designed in accordance with the precinct wide assessment.</p>
<p>2. Development, including public and open spaces such as roads and parks are to be designed to comply with:</p> <ul style="list-style-type: none"> a. any site-specific recommendations from the Flood Risk and Impact Assessment required in 1 above b. ensure there is no net loss in flood storage or floodway area because of the development c. all floor levels are to be at or above the Flood Planning Level identified in an adopted flood study and/or floodplain risk management plan prepared in accordance with the principles of the Floodplain Development Manual 2005 as adopted by the relevant Council, or as otherwise determined through a site-specific flood study prepared in consultation with Environment and Heritage Group d. notwithstanding 2b above, consideration may be provided to some or all of the nonresidential floor levels having a freeboard of less than 500 mm above the 1% AEP flood level provided that satisfactory flood proofing is achievable to the Flood Planning Level. All entrances and evacuation routes servicing any residential components must be above the Flood Planning Level. 	

<p>e. Basement car parking must have all access and potential water entry points above the Flood Planning Level and provide a clearly signposted flood free pedestrian evacuation route from the basement area separate to the vehicle access ramps</p> <p>f. Where access to the water is to occur, a suitable edge treatment such as a stepped naturalised embankment between the promenade and water is to be provided to ensure access to water is maintained regardless of sea level.</p>	
<p>3. Potential flooding at Bank Street is to be mitigated to ensure no increase in off site flooding due to the development in the precinct. These measures may include, but are not limited to:</p> <p>a. upgrading existing and/or new drainage to carry flows from the impacted area on Bank Street to the discharge outlet across the proposed Miller Street reserve</p> <p>b. providing overland flow path at the rear of proposed development adjoining the impacted area on Bank Street to the discharge outlet across the proposed Miller Street reserve</p> <p>c. revisions to building layout to allow floodwaters to flow around the buildings to mitigate any predicted off-site impacts</p> <p>d. regarding Bank Street to introduce a flow path that connects the proposed flow path on the proposed Miller Street Reserve</p> <p>e. a combination of these measures, or other measures</p> <p>f. Flood mitigation and modification works must ensure they do not have an adverse impact on any surrounding property. The final mitigation design option is to be informed by consultation with Environment and Heritage Group and City of Sydney Council.</p>	
<p>4. Development applications for new buildings are to be subject to a site-specific flood study prepared in accordance with the NSW Floodplain Development Manual 2005, the NSW Coastal Planning Guideline: Adapting to Sea Level Rise, NSW Coastal Risk Management Guide: Incorporating Sea Level Rise Benchmarks in Coastal Risk Assessments and the NSW Flood Risk management Guide: Incorporating Sea Level Rise Benchmarks in Flood Risk Assessments. The study is to include, but not limited to:</p> <p>a. a detailed topographical survey that defines flow paths, storage areas and hydraulic controls;</p> <p>b. flood modelling that uses appropriate hydrological and hydraulic techniques and incorporates boundary conditions</p> <p>c. relevant recommendations and/or mitigations from the precinct-wide Flood Risk and Impact Assessment required in 1 above</p>	

<p>The site-specific flood study is to show pre-development and post-development scenarios, and at a minimum is to include water surface contours, velocity vectors, velocity and depth product contours, delineation of flood risk precincts and flood profiles for the full range of events for total development including all structures and works.</p>	
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4.7 Water management

Blackwattle Bay Design Guidelines provision	Assessment
<p>1. A water sensitive urban design (WSUD) Strategy is to be prepared for the Precinct by Infrastructure NSW or the developer prior to the lodgement of the first development application on the southern government land, and be generally in accordance with Figure 18 to deliver:</p> <p>a. Best practice quality / quantity targets including specifically a total area of 3,100m² for bio retention. Water quality treatment measures are to be incorporated into the development to meet this bio filtration area requirement noting that this area could be reduced/ substituted / offset during detailed design where additional measures such as green roofs, stormwater harvesting etc. are pursued.</p> <p>b. A reduction in post-development baseline (i.e. proposed development without any water quality treatment) annual pollutant loads of:</p> <ul style="list-style-type: none"> o Gross Pollutants (GP) (litter and vegetation >5 mm) 90% o Total Suspended Solids (TSS) 85% o Total Phosphorus (TP) 65%,and o Total Nitrogen (TN) 45%. 	<p>N/A – The site is not on the southern government land.</p>
<p>2. WSUD measures are to include:</p> <p>a. Filtration devices such as cartridge systems within building footprints, tree pits within road reserves, small raingardens in road reserves or open spaces, larger bioretention basins in open spaces</p> <p>b. gross pollutant traps (GPTs) as end of pipe systems</p> <p>c. potential harvesting of rainwater from roofs for potable or non-potable purposes within buildings</p> <p>d. potential harvesting of stormwater to reuse for irrigation or other non-potable purposes.</p>	<p>As part of the proposed stormwater management strategy, WSUD measures have been introduced to improve the quality of stormwater runoff into Blackwattle Bay. Refer to the Stormwater Management Report prepared by Enspire at Appendix AE for further detail.</p>
<p>3. WSUD measures are to be incorporated into streets where practicable.</p>	
<p>4. Public open space is to be irrigated with recycled water.</p>	
<p>5. On-site water capture and reuse is to be provided in all developments and used to water vegetation in parks and public spaces.</p>	
<p>6. Opportunities to reuse water in the landscape through WSUD are to be maximised.</p>	

<p>7. New development is to consider recycled water initiatives as part of integrated water management and, at a minimum, make provision for dual plumbing in all new development to allow the precinct to connect in future centralised non-potable water systems, such as recycled water.</p>	
<p>8. Local drainage management plans prepared in accordance with Sydney DCP 2012 and in consultation with City of Sydney Council are required for new development.</p>	

4.8 Contamination

Blackwattle Bay Design Guidelines provision	Assessment
<p>1. The processes outlined in the Site Wide Remedial Concept Plan – Blackwattle Bay Study Area, (JBS&G Australia Pty Ltd, 12 January 2021) are to be implemented, including:</p> <p>a. a Remediation Environmental Management Plan (REMP), to document the monitoring and management measures required to control the environmental impacts of the works and ensure the validation protocols are being addressed</p> <p>b. a Work Health and Safety Management Plan (WHSP) to document the procedures to be followed to manage the risks posed to the health of the remediation workforce.</p>	<p>Proposal complies.</p> <p>Refer to the RAP prepared by JBS&G at Appendix AA.</p>
<p>2. A REMP must be provided by the applicant as a separate document for each remediation works stage. A WHSP is to be developed prior to the commencement of remediation works.</p>	
<p>3. Each REMP and WHSP should address the potential for a range of chemical contaminant conditions in soil in addition to groundwater, ground gas/vapour and sediment in various areas of the Precinct, in addition to the potential occurrence and storage / handling of asbestos contaminated soils on the Precinct.</p>	
<p>4. Upon completion of the works, validation reports and on-going Environmental Management Plans (EMPs) for residual impacted materials as may be retained beneath the specific area footprints will be required to be submitted to the consent authority documenting that the applicable footprint is considered suitable for the proposed use(s), subject (where applicable) to implementation of the relevant ongoing EMP.</p>	
<p>5. Any development is not to activate polluted sediments by disturbance.</p>	
<p>6. Strategies for extraction, capture and disposal are to be developed for the most polluted sediments (close to existing stormwater outfalls) to ensure that the local marine ecosystem improves in line with well-established biodiversity conservation principles and obligations.</p>	

<p>7. Continued engagement of a NSW EPA accredited site auditor/s is required, where necessary, to help any consent authority be satisfied that the specific parcels of land are suitable for all the purposes for which it is permitted to be used.</p>	
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5 Transport, movement and parking

Blackwattle Bay Design Guidelines provision	Assessment
<p>Objectives</p>	
<p>a. Ensure that the demand for transport generated by development is managed in a sustainable manner by:</p> <ul style="list-style-type: none"> i. prioritising safe and comfortable access and movement of people ii. minimising through traffic and impacts of vehicle access and servicing in public spaces iii. delivering the precinct that makes walking the preferred mode iv. promoting a walkable urban environment with access for all abilities v. encouraging access by public and active transport (walking and cycling) to reduce car dependency. 	<p>Bank Street Park supports this objective by:</p> <ul style="list-style-type: none"> – Delivering enhanced walking and cycling infrastructure that connects with the regional active transport network. – Reallocating road space on Bank Street to support improved amenity and capacity for active transport modes. – Not providing on-site car parking.
<p>b. Provide a legible network of pedestrian and cycle links and new streets that prioritises public and active transport as a mode of transport over private motor vehicles.</p>	<p>The proposed development includes a new cycleway on Bank Street, a widened footpath on Bank Street and new pedestrian links within the site, including connections to the future waterfront promenade running the length of Blackwattle Bay as well as a potential future active transport connection across the Glebe Island Bridge.</p> <p>Refer to the Transport Impact Assessment at Appendix AN.</p>
<p>c. Ensure the streets are enhanced by transport and have the appropriate space allocation to move people and goods safely and efficiently and connect places together.</p>	<p>The proposed development will involve the reallocation of road space on Bank Street to prioritise active transport.</p> <p>Refer to the Transport Impact Assessment at Appendix AN.</p>
<p>d. Ensure legible pedestrian access to the future Pymont Metro Station, Wentworth Park and Fish Market light rail stations, and bus stops, with through-block permeability, active frontages on key pedestrian routes, sight-lines and wayfinding.</p>	<p>The proposed development includes a new cycleway on Bank Street, a widened footpath on Bank Street and new pedestrian links within the site, including connections to the future waterfront promenade running the length of Blackwattle Bay as well as a potential future active transport connection across the Glebe Island Bridge.</p> <p>Refer to the Transport Impact Assessment at Appendix AN.</p>
<p>e. Ensure bike parking is delivered in all developments with end of trip facilities such as change rooms, showers in non-residential development and secure areas for bike parking in all development.</p>	<p>Bicycle parking is included within the preferred concept design for the use of visitors to Bank Street Park.</p> <p>Refer to the Transport Impact Assessment at Appendix AN.</p>

f. Ensure through-site links are publicly accessible, being safe, well lit, highly accessible and pleasant.	The proposed development will comply with this objective by providing high quality and publicly accessible active transport links. Safety and lighting have been considered within the CPTED Report prepared by Core42 at Appendix W .
g. Design vehicle access and basement layouts and levels to maximise pedestrian safety and create level interfaces between buildings and the public space.	N/A - Not relevant to this proposal given no vehicle access or car parking is provided, except for maintenance access.
h. Car parking design is to enable future adaptive re-use and incorporate provisions for electric vehicle charging facilities	N/A - Not relevant to this proposal given no car parking is provided.
i. Ensure the demand for freight movement in the Precinct is accommodated within the development and does not rely on on-street loading and servicing, and the street network is able to accommodate the required level of access.	It is not proposed to introduce a dedicated servicing zone within Bank Street Park as it would create the potential for trucks to conflict with pedestrians and cyclists. Instead, the project makes provision for a loading zone at the northern end of Bank Street adjacent to the site of approximately 8m length. This loading bay can accommodate a Small Rigid Vehicle (SRV) which is suitable to accommodate the servicing needs of the community facilities and other park features. A kerb ramp will be provided near the loading zone to allow goods to be efficiently transport by trolley from the street into the site.
j. Provide for a connection to a future pedestrian and cycling connection at the Glebe Island Bridge.	The proposal makes provision for a future pedestrian and cycling connection at the Glebe Island Bridge via the inclusion of new pedestrian pathways that connect through to Bank Street.

5.1 Street network

Blackwattle Bay Design Guidelines provision	Assessment
<p>1. Streets are to be designed in accordance with:</p> <p>a. Figure 19 and Figure 20</p> <p>b. the standards set out in Table 6.</p> <p>c. the indicative street cross-sections at Figures 21 to 28</p> <p>d. the City of Sydney Public Domain Manual (or any replacement of that document)</p> <p>e. the City of Sydney Streets Design Code and Technical Specifications as they apply from time to time.</p>	<p>a. A promenade of at least 10m wide is provided along the foreshore of the Bank Street Park site.</p> <p>b. N/A – Outside of the Bank Street Park site</p> <p>c. N/A – Outside of the Bank Street Park site</p> <p>d. Refer to the Design Report at Appendix J.</p> <p>e. Refer to the Transport Impact Assessment at Appendix AN.</p>
<p>2. Each street and pedestrian thoroughfare should be designed to ensure a comfortable and safe wind environment.</p>	<p>A Pedestrian Wind Environmental Statement has been prepared by Windtech to assess the likely impact on the local wind environment at the critical outdoor areas within and around the site.</p> <p>The results of the assessment indicate that Bank Street Park has incorporated several design features and wind mitigation strategies.</p> <p>It is expected that wind conditions for the variation trafficable outdoor areas within and around the site will be suitable for their intended uses, and that wind</p>

	<p>speeds will satisfy the applicable criteria for pedestrian comfort and safety.</p> <p>Refer to Appendix AK for further detail.</p>
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5.2 Street intersections

Assessment: N/A – Outside of the Bank Street Park site.

5.3 Pedestrian footpaths, walkways and crossing

Blackwattle Bay Design Guidelines provision	Assessment
<p>1. The pedestrian network is to be designed in accordance with Figure 30 and the following principles:</p> <ul style="list-style-type: none"> a. Easy to cross – facilities which make it easy for pedestrians of all abilities and ages to cross roads b. Shade and shelter – ample urban greening provides cover along pathways to ensure good amenity and comfortable use in all seasons c. Places to stop and rest – shaded spaces for pedestrian to stop during journeys, in particular for people with restricted mobility d. Not too noisy – pedestrians can hold conversations while walking on footpaths adjacent to roads e. People feel safe – the environment is and feels safe for pedestrians to ensure all users, including those of different ages and mobility levels, feel able to walk comfortably at all times f. Quick and direct – pedestrian access to and from locations is uninterrupted to ensure timely travel over shorter distances g. Ample provision of space and distance between pedestrians on footpaths – wide enough to accommodate all users at a safe distance h. Variety – the walking environment is interesting for pedestrians through the presence of urban greenery, active frontages and activated places 	<p>The proposal complies.</p> <p>Refer to the Transport Impact Assessment prepared by JMT at Appendix AN.</p>
<p>2. The design of pedestrian footpaths, walkways and crossings are to consider the following Transport for NSW Guidelines:</p> <ul style="list-style-type: none"> a. Urban Freight and Servicing Last Mile b. Future Transport Strategy c. Movement and Place d. Cycleway Design Toolbox e. Walking Space Guideline f. Beyond the Pavement 	
<p>3. Footpath layout, design and width is to cater for the anticipated high pedestrian flows within and to and from the Precinct.</p>	

4. Low shrubs and hedges to reduce air pollution should be considered along roads (for example, under trees) to help protect pedestrians from vehicle pollution and reduce air pollution entering buildings.	
5. Existing intersections at Bridge Road & Wattle Street and Bank Street & Miller Street are to be upgraded and reconfigured to optimise pedestrian, and where relevant, cyclist crossing legibility and safety. These works are to be undertaken by Infrastructure NSW or a developer prior to the completion of development of the southern government owned lands.	N/A – Outside of the Bank Street Park site.
6. A series of access points to the water are to be provided from Bank Street through arcades and lanes between built form generally aligned to the Pyrmont grid to optimise visual connections.	N/A – this applies to the private landowner sites.


5.4 Bicycle network and infrastructure

Blackwattle Bay Design Guidelines provision	Assessment											
1. The cycle network within the Precinct is to be generally in accordance with Figure 30.	<p>A separated bi-directional cycleway on the western side of Bank Street is proposed which will promote the use of cycling as a mode of transport to the site and reduce reliance on private vehicles.</p> <p>Recreational cyclists travelling are also expected to use the internal pathways within the site, particularly following the completion of the waterfront promenade. These will act as shared pathways where cyclists must travel at lower speeds (advised at 10km/h) and give way to pedestrians at all times.</p> <p>These pathways will act in a similar manner to that already in existence on the western side of Blackwattle Bay where pavement markings are implemented to guide cyclists to slow down and give way to pedestrians. Commuter cyclists travelling at higher speeds are expected to travel along the dedicated cycleway to be provided along Bank Street.</p> <p>This new cycleway will be complemented by the provision of publicly accessible bicycle parking to be provided within the site. The development provides 30 bicycle spaces, which is considered reasonable given this is likely to represent between 5% to 10% of the typical onsite population for the park at any one point in the day.</p> <p>These public bicycle parking spaces will be located in areas with strong levels of passive surveillance at the periphery of the park to discourage cyclists riding in the heart of the park and potentially clashing with pedestrians.</p> <p>The Proposal therefore complies with the relevant design guidelines. Refer to the Transport Impact</p>											
2. Deliver bicycle infrastructure that accommodates and separates recreational and commuter users with appropriate infrastructure. Bicycle connections should align with surrounding existing and planned bicycle network to support accessibility to and from the site and surrounding areas.												
3. Public bicycle parking facilities are to be provided in the public domain with convenient access to commuter and recreational cycleways in the Precinct.												
4. All development is to provide on-site bike parking designed in accordance with the relevant Australian Standards for the design criteria of bike parking facilities.												
5. Bike parking spaces for new developments are to be provided in accordance with the rates set out in Table 7, except where:												
<p>a. an apartment in a residential building has a basement storage area on title that is large enough to accommodate a bike and is no smaller than a Class 1 bike locker, then additional bike parking for that apartment is not required; and</p> <p>b. a proposed use is not included in Table 3.5 On-site bike parking rates, an applicant is to provide bike facilities to accommodate Council's mode share target for trips by bike as described in the City of Sydney Cycle Strategy and Action Plan 2007-2017.</p> <table border="1"> <thead> <tr> <th>Proposed use</th> <th>Residents/Employees</th> <th>Customer/Visitors</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td></td> <td></td> </tr> <tr> <td>Residential accommodation</td> <td>1 per dwelling</td> <td>1 per 10 dwellings</td> </tr> <tr> <td>Tourist and Visitor Accommodation</td> <td></td> <td></td> </tr> </tbody> </table>	Proposed use	Residents/Employees	Customer/Visitors	Residential			Residential accommodation	1 per dwelling	1 per 10 dwellings	Tourist and Visitor Accommodation		
Proposed use	Residents/Employees	Customer/Visitors										
Residential												
Residential accommodation	1 per dwelling	1 per 10 dwellings										
Tourist and Visitor Accommodation												

Hotel or motel accommodation or serviced apartment	1 per 4 staff	1 per 20 rooms	Assessment prepared by JMT at Appendix AN for further detail.
Backpackers accommodation	1 per 4 staff	1 per 10 beds	
Commercial			
Office premises or business premises	1 per 15sqm GFA 1 per 400sqm GFA		
Bulky goods premises	1 per 600sq, GFA	1 per 1000sqm GFA	
Shop, Restaurant or cafe	1 per 250sq, area 2 plus	1 per 100sqm over 100sqm GFA	
Shopping centre	1 per 200sqm GFA	1 per 300sqm sales GFA	
Pub	1 per 100sqm GFA	1 per 100sqm GFA	
Entertainment facility	-	Greater of 1 per 15 seats or 1 per 40 sqm GFA	
Place of public worship	-	Greater of 1 per 15 seats or 1 per 40sqm GFA	
Industry			
Industry or warehouse or distribution centre	1 per 10 staff		
Community			
Child care centre	1 per 10 staff	2 per centre	
Medical centre, Health consulting rooms	1 per 5 practitioners / professionals	1 per 200sqm GFA	
Tertiary educational institution	1 per 10 staff and 1 per 10 students	-	
Swimming pool	1 per 10 staff	2 per 20 sqm of pool area	
Library	1 per 10 staff	2 plus 1 per 200sqm GFA	
Art gallery or museum	1 per 1000 sqm GFA	1 per 200sqm	
6. Secure bike parking facilities are to be provided in accordance with the following: a. Class 1 bike lockers for occupants of residential buildings; b. Class 2 bike facilities for staff/employees of any land use; and c. Class 3 bike rails for visitors of any land use.			
7. Where bike parking for tenants is provided in a basement, it is to be located: a. on the uppermost level of the basement; b. close to entry/exit points; and c. subject to security camera surveillance where such security systems exist.			
8. A safe path of travel from bike parking areas to entry/exit points is to be marked.			
9. Access to bike parking areas are to be: a. a minimum of 1.8m wide to allow a pedestrian and a person on a bike to pass each other and may be shared with vehicles within buildings and at entries to buildings); b. accessible via a ramp; c. clearly identified by signage; and			

<p>d. accessible via appropriate security or intercom systems.</p>	
<p>10. Bike parking for visitors is to be provided in an accessible on-grade location near a major public entrance to the development and is to be signposted.</p>	
<p>11. For non-residential uses, the following facilities for bike parking are to be provided at the following rates:</p> <ul style="list-style-type: none"> a. 1 personal locker for each bike parking space; b. 1 shower and change cubicle for up to 10 bike parking spaces; c. 2 shower and change cubicles for 11 to 20 or more bike parking spaces are provided; d. 2 additional showers and cubicles for each additional 20 bike parking spaces or part thereof; e. showers and change facilities may be provided in the form of shower and change cubicles in a unisex area in both female and male change rooms; and f. locker, change room and shower facilities are to be located close to the bike parking area, entry and exit points and within an area of security camera surveillance where there are such building security systems. 	

5.5 Public transport

Blackwattle Bay Design Guidelines provision	Assessment
<p>1. Development is to be designed to facilitate easy, efficient and safe connectivity to existing and proposed public transport (Figure 31). Transport for NSW is to be consulted during the design development stage in this regard.</p>  <p>Figure 31 Public transport</p>	<p>The proposed development includes enhanced pedestrian connectivity which will link the site to existing and proposed public transport, as follows:</p> <p>Proposed raised zebra crossing on Bank Street at the southern end of the site to accommodate safe and efficient pedestrian crossing movements towards the Anzac Bridge, fish market light rail and future Pyrmont metro station.</p> <p>Provision for future active transport connection to the Glebe Island Bridge.</p> <p>Refer to the Transport and Accessibility Impact Assessment prepared by JMT Consulting at Appendix AN for further detail.</p>
<p>2. Transport for NSW is to be consulted regarding any proposals to provide for a ferry wharf in Blackwattle Bay.</p>	<p>N/A – The proposed development does not seek approval for a ferry wharf.</p>

5.7 Through site links and publicly accessible rights of way

N/A – Outside of the Bank Street Park site.

5.8 Awnings and colonnades

N/A – Outside of the Bank Street Park site

6 Land use

Blackwattle Bay Design Guidelines provision	Assessment
Objectives	
Land use mix	
a. Redevelop Blackwattle Bay into a vibrant new urban quarter focused on knowledge-based jobs, cultural and entertainment, visitor and tourism, retail and residential uses, connected to public transport, including the Pymont Metro station and anchored by the new Sydney Fish Market.	Bank Street Park will support cultural, and visitor and tourism uses at Blackwattle Bay. Pedestrian and cycleway works are proposed which will assist in connecting users to Pymont Metro station and the new Sydney Fish Market.
b. Provide for a minimum quantum of non-residential land use for jobs and industries of the future as well as other non-residential uses, whilst retaining flexibility for increased commercial uses should market demand support higher levels of workplace accommodation.	The estimated jobs generated during construction is 106. While the estimated jobs throughout the operation of Bank Street Park is 15.
c. Provide residential development without compromising commercial development and the attractiveness of Blackwattle Bay for cultural, entertainment, arts and leisure activities supporting a diverse and vibrant 24-hour economy.	N/A – No residential uses proposed.
Commercial Uses	
d. Deliver a range of workplace building typologies including different sized floorplates.	N/A – Workplace building not proposed.
e. Encourage clustering of commercial office uses to create commercial activity in a core.	A marina office and small café/kiosk is proposed within the new building at 1-3 Bank Street, to meet the needs of residents, works and visitors of Bank Street Park.
f. Encourage diverse retail and services to meet the needs of residents, workers and visitors.	
g. Create opportunities for a range of complementary active uses on the ground level - such as food and beverage, outdoor dining and retail that will enhance and activate public spaces.	
h. Encourage a broad mix of night time uses that reflect the diverse entertainment and recreational needs of people who work and live in Blackwattle Bay as well as people who visit the Precinct.	Bank Street Park will be always publicly accessible, which supports the diverse recreational needs of those visiting, working and living in Blackwattle Bay.
i. Encourage premises with extended trading hours that are of a type that do not operate exclusively during late night hours and may be patronised both day and night.	N/A – late night trading not proposed.
j. Encourage a diversity of night time activity by incentivising performance, creative or cultural uses in licensed premises and dedicated performance venues.	
k. Ensure that a commitment is made by operators of late night trading premises to good management through the monitoring and implementation of robust plans of management.	
Community Uses	
o. Provide community facilities and spaces that cater for the needs of the future Blackwattle Bay community and encourage social interaction and cohesion.	The proposed development will provide community facilities and spaces that encourage social interaction and cohesion including, but not limited to, the community centre space, public open space, multi-

	<p>purpose courts, play space, outdoor fitness areas, seating and seating shelters, and facilities to support dragon boat users and kayakers.</p> <p>For further detail, refer to the Social Impact Assessment prepared by WSP at Appendix V.</p>
Waterway Uses	
p. Ensure that access to and from the water in Blackwattle Bay is improved and maintained for public recreational purposes.	Pedestrian access to and from Blackwattle Bay is provided from Bank Street and also through provision of an overwater boardwalk that will eventually connect to the new Sydney Fish Markets.
q. Make provision for public boating facilities along the waterfront.	The proposed development provides space for kayak storage, dragon boat storage, and a launching ramp for passive watercraft.
r. Allow for future water-based public transport (such as ferries).	The proposed development does not propose a ferry stop.
s. Ensure a prosperous working harbour and maintain an effective maritime transport corridor.	The proposed development is to have no impact on maritime transport.
t. Ensure the safe coordination of commercial and recreational vessels within the bay.	The proposed development is to have no impact on commercial and recreational vessels within the bay.
Land Use Conflicts	
u. Ensure new development is located to avoid, minimise and mitigate land use conflicts with existing industrial uses and transport infrastructure.	<p>The proposed development seeks to provide a recreation area for the primary purpose of a public park. This is public infrastructure that will not conflict with existing industrial uses and transport infrastructure.</p> <p>Specific uses and activities will be managed to ensure no impacts on surrounding residents,</p>
v. Ensure new residential development is designed to minimise amenity impacts from events and activation in public space.	N/A – No residential uses proposed.
w. Ensure that new non-residential development is located and designed to avoid, minimise and mitigate land use conflicts with residential development.	The proposed development seeks to provide a recreation area for the primary purpose of a public park. This is public infrastructure that supports those living in nearby residential developments.
x. Ensure that occupiers of future residential apartments and non-residential tenancies are made aware regarding noisy activities in the public space.	A Noise and Vibration Impact Assessment has been prepared by Stantec at Appendix AJ . It concludes that the development is able to satisfy all noise criteria, including the external noise emissions at the most affected receivers.
y. Ensure that late night trading premises are managed to have regard to the amenity of residential or other sensitive land uses.	N/A
Active Frontages	
z. Ensure ground floor frontages are pedestrian oriented, of high design quality to add vitality to streets and public space and to encourage outdoor dining and activation both day and night.	N/A

aa. Allow for active frontages in other non-identified locations to contribute to the amenity of the streetscape.	
bb. Encourage frequent building entries that face and open towards the street and provide safe access.	
Signage	
cc. Encourage well designed and suitably located signs which: achieve a high level of design quality; complement the architectural design and use of buildings, and the character of streetscapes; do not contribute to a cumulative visual clutter on and around buildings; and do not detrimentally impact on streetscape and residential amenity.	Refer to the Signage Strategy Plan prepared by Collins + Turner at Appendix I , and the Wayfinding Strategy by Buro North at Appendix M .
dd. Require an integrated approach for multiple signs on new buildings	

6.1 Location of land uses

Blackwattle Bay Design Guidelines provision	Assessment
1. Land uses within the Precinct are to have consideration to site constraints, harness the opportunities for outlook and amenity in the upper portions of the built form and maximise activation of the public domain.	Bank Street Park will be a public recreational area on land zoned RE1. There are ample social and community uses proposed which will activate the public domain.
2. The podiums of the PLO1-1, PLO1-2, PLO2, PLO3-1 and PLO3-2 sites are to be non-residential uses.	N/A – Outside of the Bank Street Park site
3. The ground floor of buildings are to contain uses such as retail, food and beverage, cultural and entertainment uses that contribute to the activation of the streets and lanes.	The new building proposed at 1-3 Bank Street is one storey and will provide food and beverage, and cultural and entertainment uses such as a cafe/kiosk, and flexible community space.

6.2 Retail, commercial and other non-residential uses

N/A – these controls are relevant to redevelopment of the MU1 zoned land.

6.3 Residential and mixed use development

Assessment: N/A – No residential or mixed use development proposed.

6.4 Community and cultural uses

Blackwattle Bay Design Guidelines provision	Assessment
1. Development is to include floorspace that is suitable for community facilities as follows: 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. b. a community centre space of a minimum of 400 square metres (GFA) in a location that enables its	Community facilities exceeding 400 square metres (GFA) is proposed, including: – Community centre: 425sqm – Recreation facilities (boat storage and amenities) for not for profit organisation (DBNSW): 484sqm Cultural and creative uses will be provided for elsewhere within the precinct.

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.	
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.	The proposed community facilities at 1-3 Bank Street are a result of detailed investigations and stakeholder engagement. Refer to the Engagement Report prepared by Cred Consulting at Appendix AT and AU , and the Social Impact Assessment prepared by WSP at Appendix V .
3. Place Management NSW is to be consulted on the design and development of cultural and creative spaces.	Placemaking NSW has been involved in the design and development of Bank Street Park. Refer to the Engagement Reports prepared by Cred Consulting at Appendix AT and AU . Future cultural and creative spaces will be designed in consultation with Placemaking NSW.
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.	An Emergency Response/Evacuation Strategy has been prepared within the Flood Risk and Impact Assessment by Mott MacDonald. Refer to Appendix AF .

6.5 Waterway uses and management

Blackwattle Bay Design Guidelines provision	Assessment
1. Infrastructure for recreational boat launching and storage is to be provided in the Bank Street open space.	These are provided at part of the proposed development.
2. Any future proposals to increase the existing number of vessels will be subject to assessment to ensure recreational uses are not impacted.	Refer to The Navigation Impact Assessment at Appendix AH .
3. A Marine Traffic Management Plan is to be submitted with any development application (DA) involving changes in marine traffic. The Marine Traffic Management Plan is to be submitted to and approved by Transport for NSW and the Harbour Master.	
4. A Navigation Impact Analysis is to be submitted with any development application for any new maritime structure, such as a wharf or jetty.	

6.6 Land use conflicts

Blackwattle Bay Design Guidelines provision	Assessment
6.6.2 Development in the vicinity of existing industrial uses	
1. Development must demonstrate consideration of existing industrial operations and impacts on the proposed development	N/A
2. Cumulative noise impacts must be considered within the Precinct, taking into account the contribution of existing (and making allowance for future) industrial and commercial noise sources.	

3. Should residual noise impacts be experienced at residential land uses adjacent to the existing industrial uses, consideration should be given to controlling noise at the source, where reasonable and feasible.	
4. Measures such as buffers and barriers, as well as other measures detailed in Section 8.3 Noise of these Guidelines, are to be implemented to ensure that residences or other sensitive receiving environments are not adversely affected by noise, dust, odour, chemicals, or the like from existing operations.	
5. New development is to be designed to minimise impact on existing industrial traffic movements, having particular regard to avoiding conflicts between industrial traffic and pedestrians/cyclists.	
6.6.3 Noise generating land uses	
1. A noise management plan is required for all noise-generating development in the Precinct and provide a framework for setting noise limits for each noise-generating use within the development to ensure noise criteria at sensitive receivers, particularly residential development maintain acoustic amenity.	N/A – the proposal is not a noise generating use
2. Late night trading venues are to comply with the provisions set out in Section 6.3 of these Design Guidelines.	N/A – The proposed development does not propose any late night trading venues.
3. High noise-generating uses (such as licensed premises) are to be located together and away from residential receptors. Cumulative impacts from these uses are to be considered.	<p>High noise events have been assessed in the Noise and Vibration Impact Assessment prepared by Stantec. The noise emission is expected to exceed the noise criteria during the high noise event (i.e. major gathering or dance party with loud music). Therefore, to ensure that the noise emission criteria is being met at all times, Stantec has recommended the following:</p> <p>For typical event (i.e. meetings, group gathering, or lunch function). Operable wall separating the L1 community space and outdoor terraces must be closed after 10pm.</p> <p>For high noise event (i.e. major gathering or dance party with loud music). Operable wall separating the L1 community space and outdoor terraces must be closed at all time.</p> <p>Refer to Appendix AJ for further detail.</p>
4. Non-residential development should be positioned to shield residential areas from noise wherever practicable.	N/A

6.7 Active frontages

Assessment: N/A – Outside of the Bank Street Park site.

7 Building layout, form and design

Blackwattle Bay Design Guidelines provision	Assessment
Design Excellence	

a. Ensure high quality and varied design through the use of competitive design processes for large and prominent developments.	Refer to the Architectural Plans at Appendix I and the Design Report at Appendix J .
b. Ensure development individually and collectively contributes to the architectural and overall urban design quality of Blackwattle Bay.	
c. Encourage variety in architectural design and character across large developments to provide a fine grain which enriches and enlivens Blackwattle Bay's public realm.	
d. Provide for a design excellence process that delivers cohesive precinct outcomes and seamless integration with the public domain.	A Design Excellence Strategy was prepared by INSW at Appendix L to establish the framework to deliver design excellence for Bank Street Park.
Built Form	
e. Ensure the built form complements and enhances Pyrmont in line with the Pyrmont Peninsula Place Strategy.	Refer to the Architectural Plans at Appendix I and the Design Report at Appendix J .
f. Provide a range of building heights, types and architectural styles to create diversity and visual interest whilst protecting solar access to the new waterfront promenade, public domain and open space areas.	
g. Minimise overshadowing to neighbouring residential uses	
h. Minimise overlooking of existing and proposed buildings.	
i. Ensure adequate building separation is achieved between all proposed built form and setbacks to existing surrounding infrastructure.	
j. Ensure satisfactory sunlight access to new and existing public open space and public domain is achieved that supports vegetation and recreational uses	
k. Built form elements have appropriate orientation, proportion, composition and articulation, including ensuring the height of future buildings complement existing landmarks and provide an appropriate character for the new Sydney Fish Market.	
l. Incorporate good design for wind to ensure pedestrian comfort and safety.	<p>A Pedestrian Wind Environmental Statement has been prepared by Windtech to assess the likely impact on the local wind environment at the critical outdoor areas within and around the site.</p> <p>The results of the assessment indicate that Bank Street Park has incorporated several design features and wind mitigation strategies.</p> <p>It is expected that wind conditions for the variation trafficable outdoor areas within and around the site will be suitable for their intended uses, and that wind speeds will satisfy the applicable criteria for pedestrian comfort and safety.</p>

m. Use layout and building envelopes to positively respond to local climate and shape microclimates	Refer to the Architectural Plans at Appendix I and the Design Report at Appendix J .
n. Provide maximum street wall heights that reflect the existing morphology of the area and ensure a human scale to the public domain and open space areas.	
o. provide adequate tower setbacks from the public domain and open space areas to preserve a human scale from the public domain and open space areas.	N/A – no towers proposed.
p. To deliver built form that encourages and complements public life at the ground plane, where buildings adjoin public space and streets, clearly frame spaces and contribute to activation and natural surveillance.	Refer to the Architectural Plans at Appendix I and the Design Report at Appendix J .
q. Provide interfaces to the public realm that contribute to the overall articulation, variation, visual interest and amenity.	
r. Maximise a sense of openness within the site and adjacent areas with massing to respond to local conditions, views to sky, as well as terminating views or landmark buildings, with additional height or variation in orientation and setbacks to deliver the outcome.	
s. Ensure that plant and lift overruns are designed as simple compact forms that are visually unobtrusive and add to the quality of the architectural form.	
t. Use building design and detailing, including materials, to complement the desired character of adjacent public space that are appropriate for the local area and will reduce urban heat.	
u. Integrate and consolidate services to minimise impact on the public realm.	

7.1 Design guidance

Blackwattle Bay Design Guidelines provision	Assessment
1. Each building is to be subject of a competitive design process undertaken in accordance with applicable design excellence competition guidelines of the Government Architect NSW or the City of Sydney Council's Competitive Design Policy.	Pursuant to Clause 6.21D of the Sydney Local Environmental Plan 2012, a competitive design process is not required for the proposed development. Notwithstanding, a Design Excellence Strategy has been prepared by INSW at Appendix L to establish the framework to deliver design excellence for Bank Street Park.
2. No additional floorspace or building height under Clause 6.21D (3) of the Sydney LEP 2012 will be awarded for a building demonstrating design excellence.	N/A as proposal does not rely on this clause

7.2 Building envelopes

Blackwattle Bay Design Guidelines provision	Assessment
7.2.3 Building Height	
Floor to floor and floor to ceiling heights are to be in accordance with Table 9.	N/A

Table 9 Minimum floor-to-floor and floor-to-ceiling heights			
Use	Floor to floor height in metres		Floor to ceiling height in metres
	Minimum	Maximum	Minimum
Retail	5	6.5	3.6
Commercial	3.8	-	2.7
Residential	3.2	3.3	2.7*
Community	3.6	-	3.0

*Habitable 2.7m/Non Habitable 2.4m (as per ADG)

2. Achieving the maximum building height is subject to compliance with other built form and design excellence controls contained in the SLEP 2012, including the maximum floor space ratio.

7.2.6 Overshadowing

1. Building envelopes must ensure that the height, bulk and orientation of buildings deliver adequate solar access to public space and minimise overshadowing impacts to neighbouring residential development.

Refer to Section 6.11 of the EIS and the Design Report at **Appendix J**.

7.5 Landscape

Blackwattle Bay Design Guidelines provision	Assessment
<p>1. For new development, a landscape plan prepared by a suitably qualified Landscape Architect is to be submitted with the development application that includes:</p> <ul style="list-style-type: none"> • Landscape design statement to demonstrate how the design addresses these Design Guidelines. • Site analysis including site constraints and opportunities, including levels adjacent to the public space • Site plan to show design and circulation incorporate a variety of integrated, functional, connected and people friendly landscape spaces. • Landscape Plan including: <ul style="list-style-type: none"> o planting, materials, furniture schedules o significant trees to be protected (including management plan) o Including: <ul style="list-style-type: none"> o planting schedule with numbers and species of plants (botanical and common name/s) o number and name (botanical and common name/s) of mature trees on site o type and detail of paving, lighting and other details of external areas of the site. 	<p>Refer to the Landscape Plan prepared by Oculus and Design Report prepared by Oculus and Collins + Turner at Appendix H and Appendix J, respectively.</p>
<p>2. All development proposals are to be designed to minimise the impact upon street trees and trees on adjoining land.</p>	<p>No street trees or trees on adjacent land will be impacted.</p> <p>An Aboricultural Impact Assessment has been prepared by treeiQ at Appendix AO to determine the impact of the proposed development on trees, and where appropriate, recommend the use of sensitive construction methods and tree protection measures to minimise adverse impacts.</p>

3. Landscaping should give precedence to species with low water needs and that are best suited to the environmental conditions, with trees and shrubs selected and positioned to maximise control of sun and winds.	<p>Species are selected are largely indigenous, endemic species selected to suit the site attributes.</p> <p>A green roof with solar PV is proposed.</p> <p>Refer to the Design Report prepared by Oculus and Collins + Turner at Appendix J.</p>
4. Green roofs and podiums are encouraged, balanced with other competing sustainability and operational objectives such as solar PV and utility servicing needs.	
5. Green roofs and podiums should be planted out with suitable plants (Australian native or endemic to the Sydney region where possible).	

8 Amenity

Blackwattle Bay Design Guidelines provision	Assessment
Objectives	
a. 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.	An Air Quality Assessment (AQA) was undertaken for the rezoning and development of the Blackwattle Bay SSP. The AQA 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.
b. Ensure that land uses within the site, particularly sensitive uses such as residential, child care centres and health facilities, are appropriately sited and designed to mitigate impacts from vehicle and other emissions.	No sensitive land uses are proposed on site. The use of the site for a public park is suitable and in accordance with the land use zoning under the SLEP 2012.
c. Ensure development is sited and designed to create a habitable noise environment for people in apartments while also enabling natural ventilation.	N/A – The development does not propose residential uses.
d. Ensure public space, including parks, the foreshore promenade and reserve, streets and other public places have a safe and comfortable wind environment suitable for the use.	A Pedestrian Wind Environment Statement has been prepared by Windtech to assess the local wind environment at critical outdoor areas within and around the site. It identifies how the design of Bank Street Park achieves a comfortable wind environment in the courtyard area, dragon boat deck, marina area, pedestrian footpaths and sports and activity areas. Refer to Appendix AK .
e. Ensure new developments mitigate adverse wind effects.	
f. Minimise light spill to the sky.	Minimal lighting is proposed. Refer to the Design Report at Appendix J .

8.1 General

Blackwattle Bay Design Guidelines provision	Assessment
<p>1. The following policies apply when siting and designing sensitive development:</p> <p>a. Development Near Rail Corridors and Busy Roads Interim Guidelines (NSW Department of Planning, 2008)</p> <p>b. Child Care Planning Guidelines (NSW Planning and Environment, 2017)</p>	N/A – The proposal is not considered sensitive development.

2. Residential development near busy roads or other noise or air pollution emitting sources should be designed with private open space, and openings for natural ventilation of habitable rooms facing away from busy roads and sources, so to provide amenity, and relief and separation from air and noise pollution.	N/A – No residential uses are proposed.
3. Where possible, non-residential uses should be located at lower levels (relative to the elevation of the noise source) vertically separating the residential component from the noise or pollution source, such as road noise, industry or entertainment noise.	N/A – No residential uses are proposed.

8.2 Air Quality

Blackwattle Bay Design Guidelines provision	Assessment
<p>1. Development applications should demonstrate that the design of any development takes appropriate consideration of the following design principles:</p> <ul style="list-style-type: none"> a. the careful siting and orientation of buildings to ensure appropriate separation distances between sensitive uses and the freeway, as well as existing industries b. minimising the formation of urban canyons which can lead to poor dispersion of air emissions away from receptors and increase the probability of air quality impacts c. taking into account microclimates to help support the sustainable design of buildings that capitalises on natural ventilation and minimise the risk of canyoning d. siting mechanical ventilation air inlet ports to maximise the distance from road and industry to reduce inflows of air pollutants e. considering exemplar approaches set out in the Parramatta Road Corridor Urban Transformation Strategy Planning and Design Guidelines (2016) f. the measures in the NSW Child Care Planning Guidelines (2017) to protect children from adverse air quality impacts are to be adopted for new child care centres. 	N/A
<p>2. An Air Quality Impact Assessment is to accompany development applications where users of the proposed development are to be exposed to emissions from neighbouring high-volume roads and existing industrial activities. The air quality assessment is to:</p> <ul style="list-style-type: none"> a. be prepared by a suitably qualified person in accordance with the Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales, published by New South Wales Environment Protection Authority in 2022 b. include the collection of or reference to available site-specific baseline air quality data (nitrogen dioxide, particulate matter) 	<p>As noted above, an Air Quality Assessment (AQA) was undertaken for the rezoning and development of the Blackwattle Bay SSP. The AQA 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.</p> <p>Refer to Section 5.5.2.4 of the SIA at Appendix V for further detail.</p>

<p>c. make predictions of air quality (including at a minimum NO2 and particulate matter) at sensitive receptor locations for both build and no-build scenarios. For the purposes of development within the precinct, sensitive receptors should include:</p> <p>locations where people are likely to work or reside and may include a dwelling, school, hospital, office or public recreational area or space • only those locations (as above) where people are likely to be exposed to ambient air</p> <p>locations of any mechanical ventilation air inlet ports</p> <p>locations as above which are existing, approved and proposed</p>	
<p>3. Where the Air Quality Impact Assessment predicts that exceedances of the relevant air quality standards may occur, suitable design measures are to be considered to mitigate potential impacts, including but not limited to:</p> <p>a. modifying the design so that affected sensitive receptors are replaced by those receptors whose use is more consistent with mechanical ventilation (e.g., commercial, retail)</p> <p>b. reducing the number of apartments facing the Western Distributor by designing building cores to the east</p> <p>c. providing mechanical ventilation for apartments facing the Western Distributor with fixed glazing on the impacted façade and operable windows to non-impacted façade</p> <p>d. where windows must be kept closed, the adopted ventilation systems must meet the requirements of the Building Code of Australia and Australian Standard 1668 – The use of ventilation and air conditioning in buildings.</p> <p>e. where exceedances are predicted at public outdoor areas, these areas should be designed to minimise exposure time of users (e.g., thoroughfares or garden paths rather than seating areas).</p>	

8.3 Noise

Blackwattle Bay Design Guidelines provision	Assessment
<p>1. A Precinct Noise Management Plan is to be prepared by Infrastructure NSW prior to the lodgement of the first DA for residential or commercial uses in the precinct. The Plan is to identify achievable numerical targets for both noise sensitive and noise generating development (existing and future) and consider the potential for cumulative noise impacts in the precinct.</p>	<p>N/A – The proposed development does not include residential or commercial uses.</p>
<p>2. The Precinct Noise Management Plan applies to all noise sensitive and noise generating land uses in the precinct and should include/ consider:</p>	<p>N/A – The proposed development does not include residential or commercial uses.</p>

<p>a. identification of the expected noise sources in and around the precinct including development and activities by Place Management NSW,</p> <p>b. its role as a mixed-use precinct including cultural, entertainment, arts, tourist, commercial and residential uses in a vibrant 24 hour economy</p> <p>c. amenity noise goals for new sound-generating development with consideration to low frequency noise where relevant</p> <p>d. methodology and matters to be addressed in a Noise Impact Assessment submitted with development applications for sound-generating uses or noise-sensitive uses which may be affected by an existing or planned adjacent sound-generating development</p> <p>e. maps identifying land which may be affected by sound.</p>	
<p>3. A Noise and Vibration Impact Assessment is to accompany development applications for new mixed-use, residential or commercial development, or a use which the consent authority considers is likely to be noise-sensitive or noise-generating. It is to consider and respond to noise and vibration impacts from the surrounding road network, harbour activity, port operations, and the future activation of the precinct and other potential noise sources.</p>	<p>A Noise and Vibration Impact Assessment Report has been prepared by Stantec at Appendix AJ.</p>
<p>4. Noise and Vibration Assessment shall include, but not be limited to the following (or where updated or superseded), as relevant to the proposed use:</p> <p>a. NSW State Environmental Planning Policy (Transport and Infrastructure) 2021,</p> <p>b. Development Near Rail Corridors and Busy Roads – Interim Guideline 2008</p> <p>c. Glebe Island and White Bay Port Noise Policy 2020</p> <p>d. NSW Noise Policy for Industry 2017</p> <p>e. NSW Assessing Vibration: A Technical Guideline 2006.</p>	<p>Refer to the Noise and Vibration Impact Assessment Report prepared by Stantec at Appendix AJ.</p>
<p>5. Careful consideration is to be given to the internal layout and configuration of residential dwellings to ensure that the natural ventilation requirements of the Apartment Design Guide can be achieved.</p>	<p>N/A – No residential uses proposed.</p>
<p>6. Where noise criteria cannot be achieved concurrently with natural ventilation via open windows, alternative ventilation shall be provided complying with the Building Code of Australia ventilation requirements as a minimum. Noise from background ventilation systems shall be at least 5 dB below the relevant internal noise criteria. Notwithstanding the provision of alternative ventilation, measures to reduce noise to external areas and via open windows shall be incorporated in the overall design and layout of noise sensitive development.</p>	<p>Refer to the Noise and Vibration Impact Assessment Report prepared by Stantec at Appendix AJ.</p>

<p>7. Other appropriate measures to mitigate noise and provide suitable internal acoustic amenity are to be incorporated into the design of future residential developments where required. These may include (but are not limited to):</p> <ul style="list-style-type: none"> a. setting the façade at oblique or perpendicular angles to the primary noise source, with shielded ventilation openings b. reorienting and reducing the number of habitable spaces (particularly bedrooms) facing the Western Distributor c. increased glazing specifications d. locating ventilation intakes (where required) along a non-noise impacted façade e. incorporating attenuated natural ventilation measures such as partially or fully enclosed balconies with solid balustrades and acoustic absorption, offset window openings or acoustic plenums for habitable spaces. 	<p>N/A – No residential uses proposed.</p>
<p>8. The provisions in Section 6.6 Land use conflicts of these Guidelines relating to noise and land use conflicts must also be considered for new development.</p>	<p>Refer to Section 6.6 above.</p>

8.4 Wind

Blackwattle Bay Design Guidelines provision	Assessment
<p>1. A quantitative wind effects report is to be submitted with a development application for development for all new buildings.</p>	<p>A Pedestrian Wind Environment Statement has been prepared by Windtech which outlines the likely wind impacts on the critical outdoor areas within and around the site.</p>
<p>2. Development subject to a quantitative wind effects report must not:</p> <ul style="list-style-type: none"> a. cause a wind speed that exceeds the Wind Safety Standard, the Wind Comfort Standard for Walking except where the existing wind speeds exceed the standard b. worsen, by increasing spatial extent and/or frequency and/or speed, an existing wind speed that exceeds the Wind Safety Standard or the Wind Comfort Standard for Walking. 	<p>Windtech note that while no wind tunnel testing has been conducted for the current park design, the conclusions presented in the report are primarily drawn from their extensive experience in this field and previous wind tunnel data obtained for the wider Blackwattle Bay Masterplan.</p> <p>Considering the park's low-lying structures and the absence of substantial projected structures in the design that might affect wind conditions and make it incomparable to the conditions tested in previous wind tunnel tests, Windtech believes that further wind tunnel testing can be avoided.</p>
<p>3. Development subject to a quantitative wind effects report must take all reasonable steps to create a comfortable wind environment that is consistent with the Wind Comfort Standards for Sitting and Standing related to the use of the public place. For example, the Standing criteria should be achieved at bus stops or other places where people wait and the Sitting criteria should be achieved where outdoor dining is located.</p>	<p>Refer to Appendix AK.</p>

8.5 Light spill

Blackwattle Bay Design Guidelines provision	Assessment
<p>1. When designing outdoor lighting, to minimise any adverse effect of the light installation, the following</p>	<p>Refer to the Design Report at Appendix J.</p>

<p>general principles should be used during the detailed lighting design phase (as set out in AS4282-2019 Control of the Obtrusive Effect of Outdoor Lighting):</p> <ul style="list-style-type: none"> a. Direct lights downwards as much as possible and avoid up-lighting and blue light pollution b. Use luminaries that are aimed to minimise light (eg full cut luminaries where no light is emitted above the horizontal plane) c. Avoid light pollution by over-lighting by utilising low-energy lighting d. Keep glare to a minimum by keeping the main beam angle less than 70 degrees e. Wherever possible use floodlights with asymmetric beams which permit the front glazing to be kept at or near parallel to the surface being lit f. Direct precinct lighting away from sensitive receivers g. Position precinct lighting as far away from precinct boundaries as practicable. 	<p>Quantitative modelling is to be undertaken as part of the design development.</p>
<p>2. Quantitative modelling to determine the extent of light spill should be undertaken as more detailed lighting design plans are generated, with mitigation measures to ensure compliance with AS 4282-2019.</p>	

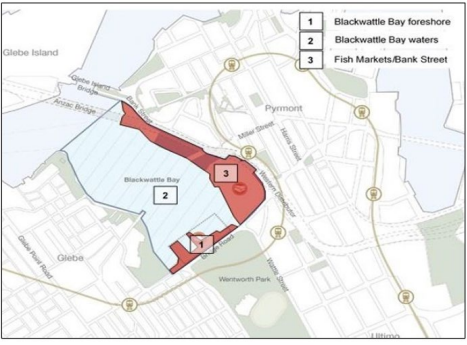
9 Heritage and culture

9.1 Heritage

Blackwattle Bay Design Guidelines provision	Assessment
<p>Objectives</p> <ul style="list-style-type: none"> a. Conserve, protect and enhance the Precinct's heritage values and significance and ensure appropriate interpretation. 	<p>A Statement of Heritage Impact (SOHI) was prepared by GML Heritage at Appendix O to assess the significance of heritage items present on the site. Refer to Section 2.4 of the EIS for further detail.</p> <p>A Preliminary Heritage Interpretation Strategy was prepared by GML Heritage at Appendix P which provides an overview of heritage interpretative strategies that are incorporated into the Bank Street Park design.</p> <p>The design of Bank Street Park enhances the heritage significance of the site by providing greater connections between the land and its history. This is achieved through the adaptive reuse of Building D at 1-3 Bank Street, and the salvage and reuse of significant fabric and interpretation of the other unlisted potential heritage items at 1-3 Bank Street Park.</p> <p>Embedding the Aboriginal heritage significance of the site into the proposed development has been central to the design process. Refer to the Design Report prepared by Oculus and Collins + Turner at Appendix J for how the proposed development heals Country, reveals Country, and cares for Country.</p>

b. Facilitate the development of the site in an integrated manner that relates to the surrounding context, with particular regard to the area's heritage qualities.	Refer to the SOHI at Appendix O and the Preliminary Heritage Interpretation Strategy at Appendix P .
c. Protect Aboriginal archaeological resources within and within close proximity of the area and ensure appropriate interpretation.	Refer to the ACHAR at Appendix Q .
d. Recognise that although the Precinct has been found to be of low to nil Aboriginal archaeological potential it is in a foreshore location that was highly utilised by local Aboriginal people and therefore has high associated cultural values not limited to archaeological potential.	Refer to the ACHAR at Appendix Q .
e. Protect maritime archaeological resources and ensure appropriate interpretation.	Refer to the Maritime Archaeological Assessment at Appendix U and the Preliminary Heritage Interpretation strategy at Appendix P .
Provisions	
9.1.1 Aboriginal Cultural Heritage	
1. The recommendations of the Blackwattle Bay State Significant Precinct Study Heritage Interpretation Strategy/Plan prepared by City Plan (February 2021) with respect to Aboriginal cultural heritage, as set out in Section 9.3 of these Design Guidelines, are to be considered: a. in the detailed design of the public domain and open space network b. in future development applications.	Refer to the ACHAR at Appendix Q .
2. Consultation is to be undertaken with knowledge holders, Registered Aboriginal Parties and/ or Metropolitan Local Aboriginal Land Council over the interpretive approach and the details of content of any Aboriginal heritage interpretive elements. This consultation should be guided by the approach outlined in the Aboriginal Cultural Advice and Community Engagement Findings report (Murawin, 2020).	
3. Development is to preserve view lines between Potential Archaeological Deposit (PAD) Jackson Landing Shelter 45-6-2960 (shown on Figure 55) and Port Jackson and is not to direct potentially damaging public attention to the shelter itself.	
4. Conditions of consent are to be imposed on any development application within the Precinct requiring that an unexpected finds policy be implemented.	An unexpected find policy will be implemented as a condition of consent.
5. Prior to any development which has the potential to affect PAD01 45-6-3339 or PAD02 45-63338 a detailed archaeological assessment is required to be	Refer to the ACHAR at Appendix Q .

<p>undertaken to assess their archaeological potential and potential impacts. This assessment is to include as a minimum:</p> <p>a. Direct inspection of ground surfaces that were previously not accessible for survey, particularly in 1 Bank Street</p> <p>b. Greater analysis of evidence from geotechnical reports</p> <p>c. If locations of potential buried preserved natural soils are identified within these PADs and would be impacted by the proposed works, archaeological management is to be required. An Aboriginal Archaeological Management Plan should be prepared that will provide management measures including archaeological testing and potentially salvage of identified Aboriginal archaeological values. Results of this testing would be provided as an Aboriginal Test Excavation Report.</p>	
<p>6. Any proposed development or any ground disturbing works located within the extent of PAD 45-6-3338 or PAD 45-6-3339 must carry out and complete subsurface archaeological investigations in accordance with the National Parks and Wildlife Act 1974 including Aboriginal community consultation, and provision of reporting prior to commencement of any works.</p>	
<p>7. Aboriginal sites identified through subsurface archaeological investigations or otherwise, must not be impacted without an Aboriginal Heritage Impact Permit (AHIP) issued by under Section 90 of the National Parks and Wildlife Act 1974.</p>	
9.1.2 Heritage Impact and Historic Archaeology	
<p>1. The recommendations of the Blackwattle Bay State Significant Precinct Study Heritage Interpretation Strategy/Plan prepared by City Plan (February 2021) are to be taken into account in the detailed design of the public domain and open space network. These include the following heritage interpretation measures:</p> <p>a. Interpretation by fabric and design</p> <p>b. Acknowledgement of Country</p> <p>c. History walk (as a part of wider precinct walk)</p> <p>d. Internal interpretation within new buildings e. Play equipment for children exploring key heritage themes</p> <p>f. Using landscaping as a means for interpretation</p> <p>g. Public art</p> <p>h. Interpretation in paving, including using paving to illustrate the original foreshore alignment</p> <p>i. Non-physical interpretation, such as including information on websites, within brochures, walking Apps and naming strategies.</p>	<p>A Heritage Interpretation Strategy was prepared by GML Heritage at Appendix P which provides an overview of heritage interpretative strategies that are incorporated into the Bank Street Park design.</p>

<p>2. Future development applications are to be consistent with the recommendations of the Heritage Interpretation Strategy/Plan.</p>	
<p>3. Consideration is to be given to the potential for adaptive re-use of existing buildings and sites along the same principles as their historic uses particularly with respect to existing buildings within the site is of 1-3 Bank Street. The site has high potential for adaptive reuse, incorporating new structures into the existing Inter-War building. Further consideration should be given to the reinstatement of the former timber wharf that was previously located adjacent to 1-3 Bank Street.</p>	<p>The existing buildings at 1-3 Bank Street have been assessed for their heritage significance by GML Heritage. The Statement of Heritage Impact at Appendix O concludes that Buildings A, B, C and D at 1-3 Bank Street have local heritage significance, as a rare example of an early twentieth century maritime industrial complex in Blackwattle Bay.</p> <p>The proposed development will demolish Building A, B and C and will adaptively reuse Building D. Options to retain all building were explored but discounted for several reasons such as low heritage significance, poor conditions, and unusable ground level due to INSW flood and sea level guidelines.</p> <p>To mitigate the loss of heritage, GML Heritage has recommended to salvage the remaining significant fabric for reuse or interpretation on site, and archival recording of 1-3 Bank Street to be undertaken prior to commencement of works.</p>
<p>4. A detailed archaeological impact assessment in accordance with the requirements of the Heritage Act 1977 is to be prepared and submitted with any development application that involves disturbance of the ground surface within areas of archaeological potential as described in Table 12 and shown in Figure 56.</p>  <p>Figure 56 Areas of archaeological potential</p>	<p>A Historical Archaeological Assessment and Maritime Archaeological Assessment were prepared by GML Heritage at Appendix S and Appendix U, respectively.</p>
<p>9.1.3 Maritime Archaeology</p>	
<p>1. The remains of the sandstone seawall at the former F Buckle & Sons site, located at the northern end of the current Sydney Fish Market car park and just south of the lightweight marina jetty, should undergo conservation works and be included in the presentation and interpretation of the eastern foreshore.</p>	<p>Refer to the Maritime Archaeological Assessment was prepared by GML Heritage at Appendix U.</p>
<p>2. Any proposed impacts on the existing sandstone seawalls or the stone foundations of the small wharf off the end of Cook Street, Glebe should be subject to archaeological assessment.</p>	

<p>3. Archaeological investigations should precede any construction or other ground disturbance works in the vicinity of:</p> <p>The former dock at the end of Gipps Street</p> <p>The early wharf at the end of Miller Street.</p>	
<p>4. Conditions of consent are to be imposed on any development application within the Precinct requiring that an unexpected finds policy be implemented.</p>	<p>An unexpected find policy will be included as a condition of consent.</p>

9.2 Public art

Blackwattle Bay Design Guidelines provision	Assessment
Objectives	
<p>a. Ensure that public art is an integrated and cohesive part of Blackwattle Bay.</p>	<p>The Bank Street Park Public Art Plan prepared by Cultural Capital at Appendix N demonstrates opportunities for public art on site. This is achieved primarily through the contemporary interpretation of Blak Diggers and the multi-purpose sports surface.</p>
<p>b. Promote the visibility of local Aboriginal and Torres Strait Islander community through public art.</p>	<p>The Bank Street Park Public Art Plan prepared by Cultural Capital at Appendix N demonstrates opportunities for public art on site.</p> <p>One artist will be engaged to work collaboratively with the Bank Street Park design team (including Oculus, Greenshoot and Cultural Capital) to develop an integrated art approach that offers a contemporary interpretation of the Blak Diggers story.</p> <p>The artwork may be expressed in various typologies and interventions across the Bank Street Park site, including:</p> <ul style="list-style-type: none"> – architectural and/or landscape integration; – facade treatment; – shelter integration; – ground plane integration; – lighting integration; and – embedding language on site. <p>In addition, the proposed public artwork over the multi-purpose sports surface is informed by the Indigenous Design Integration framework prepared by Greenshoot with particular reference to Colours of Country. The artist brief will encourage the artist to consider Water Country and the marine environment of Blackwattle Bay.</p>
<p>c. Facilitate co-ordination between the City of Sydney's Eora Journey Harbour Walk and major public art commissions in the Precinct.</p>	<p>Refer to the Bank Street Park Public Art Plan prepared by Cultural Capital at Appendix N</p>
<p>d. Encourage public artworks in private developments.</p>	<p>N/A – Bank Street Park is not a private development.</p>
<p>e. Ensure that public art is an integrated and cohesive part of new development.</p>	<p>Refer to the Bank Street Park Public Art Plan prepared by Cultural Capital at Appendix N.</p>

f. Promote sustainability through public art in new development.	
g. Deliver essential infrastructure in creative and innovative ways through the use of public art.	
h. Recognise former uses through interpretive public art.	<p>A Bank Street Park Public Art Plan and Heritage Interpretation Framework have been prepared by GML Heritage at Appendix N and Appendix P, respectively, to identify opportunities to recognise the former uses of the site through interpretive public art.</p> <p>Proposed public art will recognise the former Colonial Industry use of the site in the late 19th Century through etched interpretive wording at the timber boardwalk, sandstone seating and sandstone blocks terracing into the water.</p> <p>Proposed public art will also recognise the Aboriginal heritage significance of the site, particularly by revealing Blak Diggers History and truth-telling, at the multi-purpose sports surface and in various typologies and interventions across the Bank Street Park site, including:</p> <ul style="list-style-type: none"> – architectural and/or landscape integration; – facade treatment; – shelter integration; – ground plane integration; – lighting integration; and – embedding language on site.
Provisions	
9.2.1 Public Art in the Public Domain	
1. A precinct wide Public Art Plan is to be prepared by Infrastructure NSW prior to lodgement of the first development application on Government owned land.	A Blackwattle Bay Precinct Public Art Plan has been by Cultural Capital on behalf of INSW. The document will be finalised in consultation with Placemaking NSW, as per the requirements of the Planning Agreement.
2. The Public Art Plan is to identify: <ul style="list-style-type: none"> a. vision and themes b. artwork typologies and locations c. high level methodology for procuring and delivering artwork d. indicative budget e. governance. 	<p>The Plan provides the vision and curatorial framework for public art commissions for Blackwattle Bay Precinct, encompassing themes, principles, opportunities, and locations for works to be considered at various planning stages of the new precinct.</p> <p>This document provides the methodology to enable INSW to implement the commissioning of public art and applies to all artworks commissioned.</p>
3. The Public Art Plan is to be prepared with close regard to: <ul style="list-style-type: none"> a. the City of Sydney's Public Art Strategy and Public Art Policy b. the City of Sydney's Guidelines for Public Art in Private developments and Guidelines for Acquisitions and Deaccessions c. Create NSW Public Art Toolkit. 	

<p>4. Aboriginal artists and/or designers are to be engaged to produce artworks for interpretive elements or public artworks that focus on Aboriginal cultural heritage.</p>	
<p>5. Consideration should be given to the incorporation of historic fabric within interpretive artwork.</p>	
<p>6. Historical themes to be explored for public art include:</p> <ul style="list-style-type: none"> • Aboriginal occupation and recourse use • Occupying the land • Establishing transport infrastructure • Reclaiming land • Establishing industries • Transporting and storing goods • Establishing utility infrastructure • Providing building materials • Establishing and maintaining leisure facilities • Supplying food • Defending Australia. 	
<p>7. Reflecting the Aboriginal, pre-colonial heritage of the local area and surrounds, and acknowledging Country through design, landscaping, on-structure planting and/or public art overrides non-Indigenous heritage to the extent of any inconsistency.</p>	