

WALSH BAY ARTS AND CULTURAL PRECINCT

RESPONSE TO SUBMISSIONS

SSDA 8671

APPENDIX 9:

MODELLED SCENARIOS



Modelling Scenarios

The redevelopment of Wharf 4/5 and Pier 2/3 will generate an increased intensity of arts and cultural uses within Walsh Bay. The project aims to create vibrancy and activate the precinct as a world-class arts and cultural destination on Sydney Harbour. To achieve these goals the precinct population will need to be larger than its current form and include a mix of staff, performers and visitors. This increased population will form a 'critical mass' for the precinct that will assist in supporting the State's visitor economy as well as the late-night economy of the Sydney CBD.

Whilst the precinct population will be larger than it is at present, it is worth noting the nature of the development. With a focus on arts and culture, the precinct will attract visitors and patrons with an interest in such pursuits. This is distinct from other venues that may host a range of entertainment options with associated varied visitors and patrons. The commercial uses such as Pier 2/3 Function Space, whilst having the potential to host a variety of functions, will need to be managed to ensure patron behaviour is sympathetic to the surrounding uses. As such it is considered that the nature of the visitors and patrons needs to be accounted for in the assessment of the potential impacts of the project.

To assist assessment of the impacts, a number of scenarios have been developed that provide predicted populations. Whilst the precinct could hold a maximum population allowable under the Building Code of Australia, this would never occur in reality. This is due to the precinct performing both back of house and performance functions. The peak population of back of house staff would occur during the daytime period (9am-5pm) whereas the performance peak population of visitors would occur in the evening period (6pm-10pm).

Further considerations in the prediction of maximum populations for the precinct include the varied scheduling arrangements of the proposed tenants. A number of tenants tour throughout the year and others will utilise the spaces as rehearsal rather than performance spaces. Other spaces such as the commercial function spaces would be utilised only when bookings occur and are unlikely to be populated seven days a week.

The scenarios that have been developed account for the varied nature and use of the spaces. Predictions have been made of highest population present within the precinct at any one time. To suit modelling purposes, the scenarios utilise the Interim Construction Noise Guidelines periods of the day:

- Morning (7am- 12pm)
- Afternoon (12pm-6pm)
- Evening (6pm-10pm)
- Night (10pm-7am)

The scenarios are maximum populations and include visitors, patrons, staff, performers and students, but exclude visitors to the public domain of the

precinct. All scenarios include the projected populations for Sydney Theatre Company as per the STC50 DA.

The redeveloped precinct will accommodate a total of 4,641 participants, patrons and students as well as 642 staff and performers within the tenancies (excluding Sydney Theatre Company, which will have an additional 1,550 visitors and 200 staff). As outlined above, the nature of the precinct and its uses will preclude such a population being within the precinct at any one time.

Four scenarios have been developed to assist in the assessment of the project. These scenarios are as follows:

Scenario 1- Peak Population

The Peak Population has been informed by existing and predicted tenant schedules to determine the peak population within a day period. This scenario represents the potential for the most concurrent events to occur within the precinct (inclusive of Sydney Theatre Company). Whilst this scenario represents a potential possibility, it would be highly unlikely to be a regular occurrence. This scenario has been developed by allowing for the maximum capacity of tenancies (inclusive of commercial tenancies) and normalising the populations to account for periods of non performance (or black out periods) for tenants (i.e. whilst they are on tour).

The **Peak Populations** would be:

- Up to 4,441 people during the Evening Period during the week
- Up to 4,151 people during the Evening Period on the weekend.

Scenario 2- Everyday Population

The Everyday Population is the anticipated population that would normally be within the precinct. This scenario mirrors the Peak Population in terms of timing for peaks, however it is reduced by 50% to allow for:

- Different event profiles within Commercial 1, where the maximum population is 1,300 for a cocktail event but only 650 for a dinner event.
- Reduction in capacities for Commercial 3 and 4 (i.e. the restaurant/ bar is not full)
- Tenants that would be touring throughout the year.
- Performances that may not attract capacity crowds.
- A lack of concurrent performances amongst tenancies.
- Differences in scheduling times and days for performances amongst the tenancies.

The **Everyday Populations** would be:

- Up to 2,221 people during the Evening Period during the week
- Up to 2,076 people during the Evening Period on the weekend.

Scenario 3- Cumulative

This scenario uses the Peak Scenario numbers and includes other additional activities within the precinct, including:

- Roselyn Packer Theatre- 1,006
- Event spaces within Pier 2/3- 950
- Pier 1 function spaces- 550

It is highly unlikely that the cumulative scenario would ever occur. It relies on almost every venue within and surrounding the precinct to operate at capacity concurrently. It is being provided to demonstrate (through modelling) how the precinct would operate with a number of surrounding events within existing venues.

The **Cumulative Populations** would be as per the Peak Populations with the following **additional** populations in the above venues surrounding the precinct:

- Up to 2,506 people during the Evening Period during the week
- Up to 2,506 people during the Evening Period on the weekend.

Scenario 4- Event

This scenario is based on the Sydney Writer’s Festival and Biennale events. These events would utilise portions of the tenancies as well as the public domain as part of a programmed event. The maximum populations have been augmented by an additional 70% to allow for changeover between various events, i.e. where one event is clearing and another is queuing to enter.

The **Event Populations** would be:

- Up to 4,250 people during the afternoon period on the weekend.

Scenario Summary

Scenario	Population Weekday	Population Weekend	Period of the day
Peak	4,441	4,151	Evening (6pm-10pm)
Everyday	2,221	2,076	Evening (6pm-10pm)
Cumulative	4,441+ 2,506 in surrounds	4,151 + 2506 in surrounds	Evening (6pm-10pm)
Event	N/A	4,250	Afternoon (12pm-6pm)

The above scenarios have been utilised to assess impacts of the project, particularly in relation to traffic and noise assessments.