

December 2020

## Frequently Asked Questions

### What is the Pymont Peninsula Place Strategy (Place Strategy)?

The final Place Strategy is a framework to guide forecasted growth and change across the Pymont Peninsula over the next 20 years, in ways that balance new developments with the character, amenity and heritage of the area.

The final Place Strategy sets out a vision for Pymont Peninsula as a hub for jobs in arts, culture, entertainment and the innovation economy, an attractor of global investment and enlivened by creativity and design thinking.

The final Place Strategy includes Five Big Moves to help realise Pymont Peninsula's potential through:

1. building a world class walk at the foreshore
2. creating a vibrant 24-hour cultural and entertainment destination
3. realising the benefits of a new Metro station
4. creating a low carbon and high-performance precinct and
5. more, better and activated public spaces across the Peninsula

The final Place Strategy follows a place-based approach to the planning, design and development of the Pymont Peninsula by identifying sites that can accommodate future growth in Darling Island, Blackwattle Bay, Tumbalong Park and Ultimo sub-precincts while also managing the potential for moderate growth in the Pirrama, Pymont Village and Wentworth Park sub-precincts. The Place Strategy sets out a framework for managing future growth and change in a way which also balances local character and heritage considerations.

The final Place Strategy provides the foundation for sub-precinct master plans that will detail land use and building heights for each of Pymont Peninsula's sub-precincts. Sub-precinct master plans are scheduled to be exhibited for community review and feedback in the first quarter of 2021.

### What changes have been made between the draft and final Place Strategy in response to feedback?

Community and stakeholder feedback, including more than 400 formal submissions, survey responses and comments has informed a number of changes to the final Place Strategy.

The Department of Planning, Industry and Environment (the department) has worked to balance the need to manage forecast growth and change with aspects the community highlighted as being particularly important, including:

- **Protecting the Peninsula's local character:** the final Pymont Peninsula Place Strategy takes a place-based approach, identifying areas that are more suitable for growth and change and limiting the scale of change around areas such as Pymont Village which is valued for its distinctive local character, heritage and amenity. This is based on an Urban Design Analysis that informs a Structure Plan that directs potential growth to sites that are identified as being capable of accommodating greater density, including key sites, so other parts of the Peninsula are not required to accommodate growth and change to the same extent. This means areas like Pymont Village are expected to experience relatively lower levels of incremental growth.
- **Protecting heritage:** The final Place Strategy's Direction 2 specifies that "...new or upgraded buildings (must) fit with the Peninsula's evolving character" and that changes in building forms

and public domain must enhance or be sympathetic to local character.” Heritage conservation areas, including Pyrmont Village, open space and public areas are not earmarked for significant growth or change.

- **Protection from overshadowing:** the final Place Strategy reinforces controls protecting sunlight access to important public and open spaces and daylight into streets.
- **Impacts of the proposed 24-hour economy:** the final Place Strategy Big Move 2 provides a vision for the 24-hour economy that goes beyond entertainment, venues and bars to include jobs in retail and the arts, supported by community and industry-led safety programs to protect local amenity. The final Place Strategy also sets out the requirement that new developments must be assessed with consideration of noise, safety, traffic and transport impacts.
- **Protecting social and affordable housing:** the final Place Strategy:
  - recognises the need to retain the affordable housing scheme but considers whether it should be brought into line with similar strategies operating elsewhere in the City of Sydney, as well as the Greater Sydney Region (eg. updating the affordable housing contribution rates)
  - identifies some social and affordable rental housing sites that may be capable of change but does not make this a requirement of the Strategy noting it is subject to a range of considerations by NSW Land and Housing Corporation, including feasibility assessments, detailed design and a more detailed planning and consultation process with stakeholders, including existing tenants and community, if renewal is contemplated
  - Identifies the need to investigate the opportunity for more social and affordable rental housing as part of sub-precinct master plans in line with current government policy
- **Building heights:** the final Place Strategy identifies height principles under Direction 2, which will be considered in sub-precinct master plans to determine appropriate planning controls across sites capable of change under the Strategy. These principles set the parameters across the Peninsula to determine appropriate maximum heights for further detailed analysis in sub-precinct master plans, which will ultimately inform updates to planning controls. Sub-precinct master plans are being prepared for exhibition in the first quarter of 2021. The final Place Strategy also identifies heights for key sites to guide landowners as to what the NSW Government considers to be appropriate height design limits. More information on heights for key sites is available below.
- **Community benefit:** the final Place Strategy sets out a clear expectation that future growth will deliver benefits for current and future residents by describing Place Priorities for each sub-precinct and key site in the Framework for Key Sites (Chapter 10), which have been refined based on community and stakeholder feedback.
- **Aboriginal culture and heritage:** the final Place Strategy includes:
  - the requirement to undertake a comprehensive Aboriginal Cultural Assessment based on consultation with Aboriginal knowledge holders in the future. This is because the Place Strategy was prepared at a time when Government COVID-19 restrictions limited opportunities to engage with Aboriginal knowledge holders
  - acknowledgement of the opportunity to celebrate Aboriginal cultural heritage in the proposed Harbour Foreshore Walk (Big Move 1) and by extending the City of Sydney’s Harbour Walk project to include the Pyrmont Peninsula harbour foreshore

- identifying the Government Architect NSW's *Design with Country* discussion paper as an opportunity to ensure the sustainable management of Aboriginal culture and heritage is applied to Government projects on the Pymont Peninsula, once the discussion paper is finalised
- **Improving transport links:** in addition to supporting benefits of the new Pymont metro station and establishing the expectation that it will be designed to enhance or complement existing development (in line with Direction 2), the final Place Strategy recommends new transport improvements including:
  - an 'intermediate' transport corridor along Harris Street to connect the north of the Peninsula to the transport hub at Central Station to make it easier for residents, visitors, workers and students to move along the ridgeline through the Peninsula
  - new pedestrian links, including south of Pymont Bridge and investigating a new or upgraded pedestrian link from the Peninsula to the Sydney CBD along the Western Distributor alignment (Fig Street)
  - investigating repurposing of the Glebe Island Bridge for active and public transport connections between Pymont Peninsula and The Bays noting the importance of an active transit link, working harbour and other maritime uses and the heritage significance of the bridge
  - investigating ways of increasing capacity on the Inner West Light Rail network
- **Wentworth Park:** the final Place Strategy includes an action to facilitate the return of Wentworth Park to the community as public open space
- **Recreational water use in Blackwattle Bay:** the final Place Strategy includes a recommendation to prepare a plan of management for recreational water use in Blackwattle Bay
- **Maybanke Community Centre:** in response to calls from the community, the final Place Strategy identifies the potential for improvements to Maybanke over the medium to long term, when funding becomes available. The key sites framework provides one avenue for securing funding.
- **Building height on The Star's key site:** the draft Place Strategy proposed a maximum height of RL 60 on the northern portion of The Star's key site. In its submission The Star requested a maximum of RL 110 on the northern portion to enable the construction of a 6 Star hotel. The final Place Strategy has been adjusted to permit a maximum height in this location of RL 110, but only for a 6 Star hotel. Any other development on this part of the site will be limited to RL 60.
- Residential accommodation is not supported on this key site. Reflecting the balance between public and economic benefit from the proposal and its location in a highly visible location, a tower of slender proportions exhibiting design excellence is required. Additional public benefits to be provided by The Star are also identified in the final Place Strategy.

## What hasn't changed in the final Place Strategy?

The major theme that continues from the draft to the final Place Strategy is its focus on jobs and economic development, as set out in the draft and final NSW Treasury's Economic Development Strategy (EDS) and reflecting the vision for Pymont Peninsula set out in the Greater Sydney Commission's Greater Sydney Region Plan and Eastern City District Plan.

The final Place Strategy continues the intention, set out in the draft Place Strategy, of unlocking Pyrmont Peninsula's potential as a jobs hub and economic driver for Greater Sydney, in ways that deliver strong sustainability outcomes, design quality, active and public transport links and improved public and open space for current and future communities.

The Strategy continues to deliver objectives of the Greater Sydney Region Plan and Eastern City Direction Plan including liveability, sustainability and infrastructure and collaboration through the Vision, 10 Directions, 5 Big Moves and the sub-precinct place priorities - all of which have been refined and adjusted based on feedback from the community and stakeholders received during the development of the draft Place Strategy and public consultation.

## How does the Place Strategy protect existing open space from development impacts such as overshadowing and wind?

The final Place Strategy has been developed with height principles, outlined in Direction 2, that include managing wind effects, and protecting sunlight at street level, in parks and open spaces.

Sub-precinct master plans currently being developed will provide further details on the land use and building height framework for achieving the Place Strategy's height principles.

## Why does the final Place Strategy identify heights for key sites and how were these decided?

The final Place Strategy identifies heights for key sites to guide landowners as to what the NSW Government considers to be appropriate height design limits. These design heights have considered feedback received during public exhibition of the draft Place Strategy. The design heights establish maximum height parameters to inform further work in sub-precinct or key site master plans.

The heights for key sites are informed by urban design analysis based upon the height principles in Direction 2. These principles set the parameters across the Peninsula to determine appropriate maximum design heights for further detailed analysis in sub-precinct master plans, which will ultimately inform updates to planning controls.

## How will neighborhoods be protected from negative impacts of the 24-hour economy?

The final Place Strategy sets out community and industry led programs to manage local residential amenity alongside the 24-hour economy, including the appointment of a 24-hour Economy Commissioner to manage the balance between amenity and activity.

The final Strategy also includes new place priorities in relevant sub-precincts to require consideration of potential impacts of 24-hour economy activities on residential amenity (such as noise, safety, traffic and transport) in any development applications.

## Will there be a Pyrmont metro station?

The NSW Government has confirmed a new metro station will be built at Pyrmont with its location subject to further planning and design work.

The final Place Strategy reflects the community's expectation, expressed in feedback received on the draft Place Strategy, that the future Pyrmont metro station will be designed to complement and enhance the character, heritage and amenity of the local area.

For more information about the Pymont metro station, please contact Sydney Metro on 1800 612 173 or [sydneymetrowest@transport.nsw.gov.au](mailto:sydneymetrowest@transport.nsw.gov.au)

### Will a new high school be provided in the Pymont Peninsula?

In response to requests from the community during the development of the draft Place Strategy, we investigated the potential for a new secondary school in the Pymont Peninsula. Schools Infrastructure NSW has advised that a new secondary school is not required based on the forecasts of the existing or future projected population. The NSW Government will continue to monitor the need for schools over the life of the final Place Strategy.

### Does the final Place Strategy propose the redevelopment of social housing?

No. The draft and final Place Strategy are based on an Urban Design Analysis that identifies sites across the Peninsula (both publicly and privately owned) that are capable of supporting future change/ based on planning and development constraints such as heritage listings and strata ownership (amongst others).

As part of this analysis, sites that accommodate existing social housing have been identified as capable of change because they are relatively unconstrained under these initial criteria.

Any decision by NSW Land and Housing Corporation to renew these sites would be subject to a range of further detailed considerations such as feasibility assessment, alignment with the Place Strategy and the sub-precinct master plans. This would be subject to a more detailed planning and consultation process with stakeholders, including existing tenants and the community.

The final Place Strategy recognises the important role of social housing in the area, including the contribution this makes to the social fabric of the community both in the past and today (refer Direction 9). Opportunities for more providing new social housing will be investigated as part of sub-precinct master planning, in line with current Government policy.

### Does the final Place Strategy propose the redevelopment of affordable rental housing?

No. The same logic which applies to social housing in the final Place Strategy has also been applied to affordable rental housing owned by the City West Housing. Some City West Housing owned sites have been identified as being capable of accommodating change over time, however, whether this actually occurs will be subject to a range of other considerations including feasibility, and alignment with the Place Strategy and sub-precinct master plans. Again, if change is proposed by City West Housing, this would be subject to a more detailed planning and consultation process with stakeholders, including existing tenants and the community.

Opportunities for more affordable rental housing will be investigated as part of sub-precinct master planning in line with current Government policy. The final Place Strategy has also identified the opportunity to review and update the current affordable housing scheme in the area, as part of unifying the planning framework, so that it aligns with other approaches applied in the City of Sydney (eg) updating the affordable housing contribution rates.

## What does the final Place Strategy propose for the Powerhouse Museum and Harwood building?

The final Place Strategy identifies the Powerhouse as an anchor for a future Ultimo Creative Industries Precinct that is able to also support the Innovation Corridor. In a joint submission during the draft Place Strategy exhibition, the Museum of Applied Arts and Sciences (MAAS) and Create NSW expressed support for the Powerhouse being identified as a site capable of change.

Any development on the site is subject to further work by MAAS and Create NSW under future planning processes and will need to align with the final Place Strategy and relevant sub-precinct master plans.

## When will the actions in the final Place Strategy be delivered?

The final Place Strategy provides a framework for Pyrmont Peninsula's growth and change over the next 20 years. Within that framework, the strategy includes an Action Plan that sets out expectations for delivery of 15 actions over the short, medium and long term. Some actions are expected to be on-going across all timeframes.

By way of example, actions to be delivered over the short term include the need to undertake further Aboriginal cultural assessment and prepare a plan of management for recreational water use in Blackwattle Bay. Medium term delivery is anticipated for actions such as building multi-utility hubs and integrated car parking and securing the final links of the Sydney Harbour foreshore walk at Blackwattle Bay and Darling Island. Actions for longer term delivery include investigating repurposing Glebe Island Bridge as an active and public transport link and facilitating options for returning Wentworth Park to the community as public open space.

The final Place Strategy has been supported by an infrastructure opportunities study that identifies the potential infrastructure required to support forecast growth over the next 20 years and possible options for delivery. This will be further investigated as part of the sub-precinct master plans and an Infrastructure Delivery Plan will be prepared to inform the delivery of infrastructure aligned to growth.

## What will happen now on the key sites identified in the final Place Strategy?

Under the framework established in the final Place Strategy, landowners of key sites can progress to the next phase of planning and design work, including preparing master plans, or equivalent processes that review the growth potential and planning considerations relevant to each key site. This includes consideration of how each key site responds to the expectation set out in the final Strategy to deliver public benefits.

Recognising that two key sites, Blackwattle Bay and Harbourside have already lodged proposals under the NSW Government through state significant development pathways, the department recommends these two sites continue along their current planning process, provided they remain consistent with the final Place Strategy. The Star and UTS will be required to prepare a master plan for their key sites which details how growth, change and delivery of public benefits will be managed in the future. The master plans will need to be consistent with the Place Strategy.

## How have the final EDS and final Place Strategy taken into account the impact of COVID-19 on the demand for commercial floor space?

The final EDS and final Place Strategy both recognise the social and economic implications of 2020's COVID-19 pandemic.

The final EDS assumed a short-term contraction in jobs of approximately 7.5% and a return to pre-COVID economic activity levels in approximately 2 years.

While COVID-19 may also change the way people work, the need for space where employees can come together is forecast to continue, and Pyrmont Peninsula will remain a desirable commercial location due to its proximity to the CBD, high amenity and accessibility.

## What happens next in the planning process for Pyrmont Peninsula?

The department is working with the City of Sydney to prepare sub-precinct master plans that will contain more details on land use and development across the peninsula. These are scheduled to be exhibited for community and stakeholder review and feedback in the first quarter of 2021.

After the sub-precinct master plans are finalised, planning controls will be established through updates to the **Sydney Local Environmental Plan 2012**. It is anticipated that this process will be completed in 2021.

While these plans are prepared, landowners and the City of Sydney can proceed with planning proposals that are consistent with the final Place Strategy. Development applications consistent with the current planning controls can be lodged at any time.

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