

Department of Planning and Environment

dpie.nsw.gov.au



Pyrmont Peninsula sub-precinct master plans

What We Heard report

July 2022





Acknowledgement of Country

The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

Published by NSW Department of Planning and Environment

dpie.nsw.gov.au

Pymont Peninsula sub-precinct master plans

First published: July 2022

Department reference number: SF22/80765

Copyright and disclaimer

© State of New South Wales through Department of Planning and Environment 2022. Information contained in this publication is based on knowledge and understanding at the time of writing, July 2022, and is subject to change. For more information, please visit dpie.nsw.gov.au/copyright

TMP-MC-R-LC-V1.2

Contents

Project summary	4
Purpose of this report	4
How we engaged with you.....	5
Key issues and feedback	6
Building heights and density	6
Protecting sunlight to parks and public spaces	6
Consultation	7
Consultation with Aboriginal stakeholders	7
Infrastructure contributions	8
Affordable Housing.....	8
The Star Casino	9
University of Technology Sydney	9
Pymont Metro station sites	9
Powerhouse Museum	10
Maybanke Community Centre.....	10
Pymont Bay Park.....	10
Walking and Cycling	11
Public Transport	11
Residential amenity	11

Project summary

The NSW Department of Planning and Environment has finalised the first implementation stage of the Pyrmont Peninsula Place Strategy, paving the way for the new Pyrmont Metro Station, a new six-star hotel, theatre and dining area at The Star Casino, and a new Indigenous Residential College for Indigenous students at the University of Technology Sydney.

The Pyrmont Peninsula Place Strategy (PPPS) provides a 20-year framework for the peninsula, with plans for up to 23,000 more jobs and 4,000 more homes.

In 2021, the Department prepared seven sub-precinct master plans and new planning controls and guidelines for four sites at The Star Casino, the University of Technology Sydney (UTS), and two sites in Pyrmont for the new Sydney Metro station.

The Department also completed work on a Special Infrastructure Contribution (SIC), which will collect money towards the new Pyrmont Metro station from new development that benefits from the improved access provided by the station.

Several supporting studies and assessments informing this work were also completed including wind, air quality, noise, contamination, biodiversity and traffic, affordable housing and infrastructure feasibility, and an infrastructure delivery plan.

The next stages of planning include:

- the Department's finalisation of the Blackwattle Bay State Significant Precinct in 2022
- City of Sydney Council's (Council) strategic review of the Pyrmont Peninsula, which will investigate new planning controls to enable the remaining forecast growth under the PPPS
- Transport for NSW's preparation of a Pyrmont-Ultimo Transport Plan to identify the transport infrastructure priorities for the area over the next 10 years.

Purpose of this report

The purpose of this report is to summarise and address key issues raised in submissions received during the exhibition. The Department's [Finalisation Report](#) addresses and evaluates all issues raised and is available on our website.

How we engaged with you

The Pyrmont Peninsula sub-precinct master plans, draft planning controls and all supporting studies were exhibited for 10 weeks between 26 November 2021 and 4 February 2022.

The purpose of this engagement was to:

- inform the community, state and local government, industry, peak bodies, landholders, and other key stakeholders about the work; and
- seek feedback and input on the draft documents and planning controls before their finalisation.

Our engagement activities included community and industry webinars, community in-person and online drop-in sessions, 1 on 1 'talk to a planner' sessions and Aboriginal stakeholder consultation.

A total of 129 submissions were received during the exhibition period.

Key issues and feedback

The following key issues were raised in stakeholder submissions received by the Department during public exhibition.

Building heights and density

What we heard: The community raised concerns about increases in building height and density, particularly the impact on residential amenity, traffic, sunlight access and wind conditions. Some submissions raised concerns over lack of evidence to support the growth in population, and a few submissions raised concerns with the proposed 'Transition Zone', including the application and intent of the zone.

A height strategy and robust principles are found in the Urban Design Report and address community concerns for the location of new height and density in the area noting the PPPS has established a new vision for the area, which enables growth and change balanced with character, heritage and amenity.

The 'Transition Zone' is part of the height strategy and an area where the land starts to step down from the ridge line of Harris Street to the water's edge. The transition zone requires new development to complement this topography and ensure new building heights step down and transition from taller buildings to the low and medium rise buildings near the water's edge.

New planning controls, including maximum building height controls for The Star Casino, UTS and two Pyrmont Metro Station sites have been assessed to be consistent with the height strategy and principles and would not adversely affect the residential amenity by way of traffic, overshadowing or wind effects, subject to recommended design guidelines.

Future development applications for these developments will be required to consider traffic, overshadowing and wind effects before being approved.

Protecting sunlight to parks and public spaces

What we heard: Some submissions raised concerns that the requirement to protect sunlight to parks and public spaces may limit the height of new development.

The PPPS aims to enable growth and change in a way that is balanced with character, heritage, and amenity. A key part of local character and amenity is sunlight to parks and public spaces. As new

development occurs in the area, protecting the sunlight to these spaces is important to ensure the amenity of the area is preserved. Sun access planes have been developed and included in the Urban Design Report to guide new development to ensure this outcome is achieved and may result in some sites having lower building heights than others.

Consultation

What we heard: The community raised concerns about the lack of consultation, the timing of the consultation period and not having issues addressed in past consultation processes.

Key changes made in response to community feedback include:

- removing the 'marina bridge' in Darling Island and illustrations of a potential upgrade to Maybanke Community Centre
- changing the designation of Pyrmont Bay Park to confirm no change to current use as public open space
- identifying areas for entertainment activities rather than 24-hour uses to clarify and address community concerns about residential amenity, particularly in Darling Island
- reviewed the height strategy and diagrams to include annotations, an additional section and improve 'plain English' descriptions to resolve uncertainty
- revisions to the Design Guidelines to address concerns about built form and amenity (wind and overshadowing).

The public exhibition was extended from the standard 28 calendar days to 10 weeks to ensure stakeholders could participate in consultation activities before and/or after the Christmas and New Year break.

For further detail on how the community's feedback has been addressed by the Department, please refer to the finalisation report on the Department's website.

Consultation with Aboriginal stakeholders

What we heard: Several submissions raised concern with the lack of consultation with Aboriginal stakeholders.

Consultation with Aboriginal knowledge holders was affected by Government COVID-19 restrictions. The Department has included Designing with Country principles in the Urban Design Report and is continuing to consult with Aboriginal knowledge holders. This information will inform the next stages of planning by Council and Transport for NSW.

Infrastructure contributions

What we heard: Industry and landowner submissions were concerned about the proposed Special Infrastructure Contribution (SIC) and whether infrastructure contributions would affect development feasibility.

The Department has undertaken feasibility analysis to confirm all new contributions would be feasible, including local infrastructure contributions, affordable housing contributions, and a potential future Regional Infrastructure Contribution.

In response to feedback and to enable industry time to adjust to the new contributions, the SIC will be implemented with transitional arrangements. For development applications determined in the first 24 months, a discount will be applied to the SIC before the full rates are adopted:

- first financial year (at any time before 1 July 2023) the amount that would otherwise be payable is reduced by one half
- second financial year (at any time between 1 July 2023 and 30 June 2024), the amount that would otherwise be payable is reduced by one quarter.

To support the NSW Government's priority for housing, the SIC will not be applied to residential development for which development consent is granted within the first 12 months.

Affordable Housing

What we heard: The community supports affordable housing in Pyrmont. Some submissions queried the assumptions and feasibility of the new rates and raised concerns about affordable housing sites being listed as 'sites capable of change'.

The Department has reviewed the Affordable Housing Feasibility Study, which confirmed that testing and analysis undertaken to date is correct. However, the Department has included minor updates to clarify the methodology used in the feasibility testing. Ultimately, no changes were made to the report's analysis or findings, and the new affordable housing rates will bring Pyrmont into alignment with rates applied across the rest of Council's local government area (LGA).

The proposed affordable housing contribution rates will be implemented progressively, first by the Department for four sites (The Star, UTS and two Metro sites), and then by Council as it undertakes further implementation. The new rates will help affordable housing be provided across the LGA.

Some sites that currently host social and/or affordable housing development were identified as capable for change under the PPPS as they met criteria such as government owned land, land in single ownership or with low strata lots, or large heritage warehouses with potential for adaptation. Any decision to redevelop these sites is a matter for the relevant government agency (Land and Housing Corporation) or community housing owner, such as City West Housing.

The Star Casino

What we heard: Business and industry groups supported The Star's hotel proposal and the economic opportunities it will bring, particularly to post-COVID economy recovery. Many residents and community groups objected due to issues such as building height, overshadowing and wind impacts.

The Star's hotel proposal was evaluated in 2020 to be aligned with the overall strategic intent of the PPPS subject to meeting certain requirements, including a maximum height of RL 110 (or 105 m), to not overshadow public and open spaces and address master planning considerations.

While the Department has determined that The Star's proposal is consistent with the expectations of the PPPS, it is also suitable for the site and its surrounds. Further detailed assessment is included in the Department's Finalisation Report. The Star will still be required to address the tower's suitability using the new design guidelines and will need to further address community concerns regarding overshadowing, and potential wind impacts as part of its development application(s) for the hotel.

University of Technology Sydney

What we heard: There was general support for the UTS Indigenous Residential College proposal with few comments related to the two proposed building options.

The Department has finalised new planning controls based on the exhibited Option 1 – 'tower form' envelope consistent with feedback from UTS and Council. The Department has also established design guidelines that require UTS to demonstrate in a future development application the investigation of a greater retention of the existing National Cash Register building (a locally listed heritage item) on the site and address potential overshadowing impacts to neighbouring residences to the south.

Pymont Metro station sites

What we heard: Concerns were received in relation to The Star's proposed mixed-use tower at 37-69 Union Street ('Metro east site'), the proposed building height at Metro East site and future uses.

The Star's proposed mixed-use tower (hotel and residential) at the Metro east site was not supported by the Department as it did not contemplate integration with a future metro station and was likely to result in overshadowing of public open space and nearby residences.

The Department's alternate controls ensure Elizabeth Healey Reserve is protected from overshadowing and require any future development to ensure appropriate levels of sunlight to nearby residences. The future uses of the site will be determined based on the current mixed use land use zoning, which allows commercial, residential and a range of other uses.

Powerhouse Museum

What we heard: The community was concerned that the Powerhouse Museum has been included as a site capable of change.

The NSW Government has announced a transformative investigation to reinvigorate the Powerhouse Museum at Ultimo. The renewal will deliver expanded and refurbished exhibition and public space connecting Powerhouse Ultimo to the Sydney CBD by re-orienting the museum to the Goods Line and adjacent dining, entertainment, and cultural precincts. For more information, please see maas.museum/powerhouse-renewal/. The designation of the site as one capable of change supports the future investigations for the site and its continued use as a museum.

Maybanke Community Centre

What we heard: The community had mixed views about improvements to Maybanke Community Centre. An upgraded or new facility was sought but there was concern about the illustration of this in the sub-precinct master plans.

In response to community feedback, the Department has removed illustrations of a potential upgraded Maybanke Community Centre. The centre remains listed in the Infrastructure Delivery Plan for further investigation for capacity improvements, which will be considered by Council as the owner and manager of this facility.

Pymont Bay Park

What we heard: Residents and some members of the community did not support the identification of a 24-hour zone in Pymont Bay Park as it would lead to the loss of public space.

The Department has clarified in the revised Darling Island sub-precinct master plan that potential 24-hour activities in this location would not result in a change to the status of Pymont Bay Park as public open space or the current land use zone of the park as Public Recreation. Any uses would also require the consent of Council.

Walking and Cycling

What we heard: There was strong community support for the walking and cycling routes. Some alternative transport connections were suggested, while many objected to the inclusion of a new marina bridge across Pyrmont finger wharves.

The sub-precinct master plans identify how active transport (walking and cycling) can improve the way people move around the area, subject to further investigation for funding and delivery. The proposed marina bridge has been removed from the Darling Island sub-precinct plan in recognition of the community's concerns about its inclusion.

Public Transport

What we heard: The community was concerned about whether public transport could support population growth. This included requests for reinstatement of previous bus services, suggested new routes and mixed opinions about the proposed Cadi Bay wharf.

The new Pyrmont Metro Station will enhance public transport access and connectivity and support growth and change in the peninsula. Transport for NSW will further investigate the transport infrastructure priorities for the area over the next 10 years as part of preparing a Pyrmont-Ultimo Transport Plan. This will include consideration of suggestions such as reinstatement of bus services and new routes. The Department has removed identification of Cadi Bay as a potential future wharf location in response to feedback, noting this remains subject to further investigation.

Residential amenity

What we heard: The community was concerned that the Darling Island sub-precinct master plan does not acknowledge residential uses or protect residential amenity. Concerns were raised about late-night noise, safety issues and loss of green space as a result of the proposed 24-hour activation zone.

The PPPS describes Darling Island as “a place of entertainment, tourism and innovation”. It recognises the importance of maintaining a high-quality environment for residents, balanced with opportunities for appropriate activation. The activation zone was developed to identify spaces (such as Pyrmont Bay Park) that could host community and cultural events and deliver on the Sydney 24-hour Economy Strategy.

The sub-precinct master plan has been updated to better reflect the existing residential uses of the area. This includes changes to the activation zone, such as:

- confirming that amenity considerations for residents are a key consideration of entertainment areas, further supporting existing wording in the PPPS
- re-naming it as an 'Entertainment Precinct', and clarifying through green colouring on the sub-precinct maps, that Pyrmont Bay Park will remain as a public open space
- refining the 24-hour terminology to define specific time periods for different uses, including:
 - 12 hour - daytime activity in areas next to residential areas
 - 18 hour - public open spaces next to 24-hour venues, including dining and outdoor events, and
 - 24 hour - indoor venues with 24-hour trading.