

Project Leader
Pymont Peninsula Review
Department of Planning, Industry and Environment
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To whom it may concern

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Re: draft Pymont Peninsula Place Strategy

I write regarding *draft Pymont Peninsula Place Strategy* (Draft Strategy) prepared by the Department of Planning, Industry and Environment (the Department).

The Urban Taskforce is broadly supportive of the draft Strategy and the 5 proposed modest “Big Moves” to help Pymont to realise its potential as Sydney’s gateway to the CBD and a hub for jobs and innovation.

The revitalisation and redevelopment of the Pymont Peninsula has the capacity to assist with Sydney’s post-COVID economic recovery. However, the private sector investment needed to deliver this recovery will be dependent on each of the key sites and sub-precincts having the right development controls and a fit for purpose assessment framework.

Key Sites and Sub-Precincts

In light of the Pymont Peninsula’s proximity and access to the Sydney CBD, together with proposed improvements to transport infrastructure, the Urban Taskforce is concerned that the extent of development uplift identified in the draft Strategy may fall short in realising the Peninsula’s full potential.

While there is limited detail as to all the specific controls for each sub-precinct and key site, the Urban Taskforce recommends the following be considered in the finalisation of the Strategy and development of sub-precinct masterplans.

The Star - Key Site

Concern is raised as to the feasibility of the proposed building height for the northern tower of The Star site at RL 60 or lower. To “unlock the economic potential” of the Peninsula and ensure the Darling Island precinct facilitates the required employment generating floor space, the site needs to be enabled to deliver a world class hotel that is consistent with the aspirations of the Draft Strategy. A tower at RL 60 is not going to deliver this desired outcome.

Urban Taskforce **recommends** that the final Place Strategy and sub-precinct masterplan, sets out a maximum height for the northern tower of The Star site of RL

110. Any final RL should be agreed to in consultation with The Star and be reflective of the economic potential of the precinct and Peninsula.

Further, while the proposed addition of the metro interchange station adjacent to the site is welcomed the development potential of this key site and surrounds should not be contingent on this particular location.

Wentworth Park Sub-Precinct

Urban Taskforce member - Toga, has one of the largest landholdings (at 1.47ha) on the Peninsula. Given the site's size, location and single ownership it is critical to the success of the Wentworth Park Sub-Precinct and Peninsula that the full development potential of this site be realised. Accordingly, Urban Taskforce **recommends** Wentworth Park Sub-Precinct masterplan:

- focus on renewal on the adaptive re-use of the wool stores along Jones and Wattle Streets
- allow additional floors to be added above heritage buildings as part of a redevelopment, with the additional floors transitioning in height from Jones Street down to Wattle Street
- adopt a base FSR of 4.4:1 with the ability to increase to 4.8:1 under a design excellence scheme for the Toga site, and
- adopt new height standards using RLs based on the indicative envelope plans previously provided by Toga and discussed with DPIE

The redevelopment of Toga's site will create a new destination, encouraging pedestrian movement down from Blackwattle Bay and the Fish Markets Redevelopment, across from Harris Street and Tumbalong Park, and up from UTS and Broadway. It's position complements the Place Strategy's goals for the surrounding sub-precinct and the public open space future for Wentworth Park.

The right height and floor space ratios will allow for feasibility of redevelopment within the Peninsula and facilitate the required investment to reactivate the area and beyond.

Assessment Framework

The Draft Strategy estimates that up to 23,000 jobs and 800,000 square metres of extra commercial and office space needs to be provided on the Peninsula by 2041. The final place strategy, masterplans and assessment framework for development proposals on the Peninsula must be cognisant of these targets.

Historically, the planning framework and governance for Pymont has been inconsistent, unpredictable and fraught with political interference. Instead of being a mechanism to facilitate development the planning framework has been a hindrance to prevent essential evolution and change to Pymont that is envisioned in the Eastern District Plan of a vibrant high-rise mixed-use centre.

The economic impacts of the COVID-19 pandemic have given even greater impetus for clear planning frameworks and streamlined, certain development approval and planning processes. Beyond the high-quality work that has been completed over the past nine months, a *fit for purpose* assessment process is now

critical to ensure projects can obtain consent and commence as quickly as possible.

Given that the renewal of Pyrmont is such a significant opportunity for the city, the Urban Taskforce supports a 'state significant planning framework' in particular the proposal for this framework to:

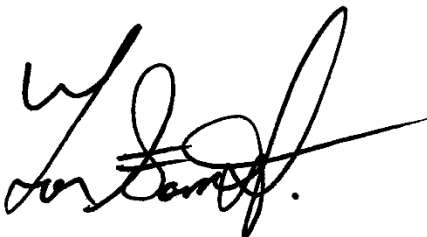
- *Identify key sites as State significant development under relevant SEPPs, and*
- *Set a framework for the assessment of public benefit on key sites, potentially using the outcomes of the Productivity Commissioner's review of infrastructure contributions to pilot new or innovative infrastructure funding mechanisms.*

Urban Taskforce **recommends** that the precincts identified for uplift under the draft Strategy should be 'State Significant Precincts', where, subject to a certain capital investment value, are classified as 'State Significant' development with the Department of Planning and Minister for Planning being the the consent authority.

This assessment pathway for the Pyrmont Peninsula will avoid confusion and ensure that the valuable economic opportunity presented by the Strategy is not squandered by the City of Sydney.

Urban Taskforce broadly welcomes draft Place Strategy and looks forward to further engagement to ensure the full potential of the Pyrmont Peninsular can be realised.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tom Forrest', with a stylized flourish extending to the right.

Tom Forrest
Chief Executive Officer