

11 September 2020

Department of Planning, Industry and Environment
Locked Bag 5022
Parramatta NSW 2124

To Whom It May Concern

SUBMISSION – DRAFT PYRMONT PENINSULA PLACE STRATEGY, JULY 2020

We refer to the *Draft Pyrmont Peninsula Place Strategy* (the Strategy) currently on exhibition for community consultation and feedback until 13 September 2020. As discussed, Goodman is a key stakeholder in Pyrmont as owner of the Network Ten HQ, a 1 hectare site at 1-33 Saunders Street, Pyrmont, and therefore welcome the opportunity to provide feedback on the Strategy and for ongoing collaboration with the Department and Infrastructure NSW on both the Strategy and the Blackwattle Bay Precinct Plan.

Goodman agrees with the opportunities the Strategy provides to enhance the Pyrmont Peninsula, recognising it as an extension of CBD while aiming to protect its amenity and heritage value. Bold thinking and new investment in the Peninsula is needed to harness delivery of new jobs and homes in this key city centre precinct.

1-33 Saunders Street, Pyrmont (Network 10)

We are pleased the Strategy acknowledges the opportunities the Saunders Street site provides to extend and enhance the Blackwattle Bay Precinct to deliver an exciting new mixed-use urban quarter, media hub and tourist destination. We commend the inclusion of 1-33 Saunders Street in the following Strategy maps:

- 'Sites capable of change' (Fig.2.0.18)
- 'Significant renewal sites at park and harbour edge' / 'Catalyst Site' (Fig.2.0.13)
- 'Taller building clusters' (Fig.2.0.19)



Figure 1 – 1-33 Saunders Street (red), included in 'site capable of change'; 'taller building cluster'; 'catalyst site maps'

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We reiterate the opportunities future redevelopment of the Saunders Street site offers the Blackwattle Bay Precinct and Pyrmont Peninsula in achieving the objectives of their strategies and plans:

- Provides opportunity to, in a highly centralised and accessible location, update existing commercial building stock for new commercial and residential floorspace and housing types, able to incorporate latest sustainable and green technologies.
- Provides a 1ha site under single ownership unencumbered by fragmented ownership, able to be delivered expediently as a single development stage.
- Enables through site pedestrian permeability, compared with the single large floor plate which currently takes over the entire site, enhancing access, passive surveillance and safety.
- Activates ground level, currently characterised by blank facades, with opportunity to provide new green public space and amenity.



Figure 2 – Current impermeable, inactive, 1-33 Saunders Street ground floor frontage (to Bank Street) with limited access between Pyrmont and the foreshore

We agree with the Strategy's emphasis on the importance of a Sydney Metro station within the Peninsula, noting the benefit this will provide by stimulating pedestrian access and reducing car dependence.

We recommend that Goodman, the Department, and Infrastructure NSW continue to collaborate in finalising both the Pyrmont Strategy and Blackwattle Bay Precinct Plan. We invite the Department to contact Goodman Planning Manager, Guy Smith on 9230 7225 in order to do so.

Yours Sincerely,



Jason Little
General Manager Australia