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To: NSW Department of Planning, Industry and Environment  
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## **DRAFT PYRMONT PENINSULA PLACE STRATEGY – HYMIX SUBMISSION**

This submission has been prepared by Ethos Urban on behalf of Hanson, who currently own and operate (under its subsidiary Hymix) a concrete batching plant located at 45-51 Bank Street, Pyrmont, immediately adjacent the existing Sydney Fish Markets site.

Hanson is supportive of the NSW Government's vision for the Pyrmont Peninsula as an innovation, creative and cultural precinct and an engine room of the Eastern Harbour CBD. However, as previously advised to Infrastructure NSW, the existing Hymix concrete batching plant is of critical importance to the Hanson/Hymix network, which results in a number of additional matters that need to be taken into consideration if the strategic planning process is to facilitate the Department's vision for the Pyrmont Peninsula.

### **The Role of Concrete and the Hymix Batching Plant**

Premixed concrete is used in almost all construction projects, including commercial, industrial and residential buildings, schools, hospitals and major infrastructure, such as road, bridge, tunnel, port, airport and rail projects. These types of construction projects are fundamental to economic growth, and a reliable local concrete supply is the foundation of delivering these projects efficiently, affordably and in an environmentally sustainable way.

Concrete batching plants are however required to operate in a flexible manner, responding to the needs of construction design requirements and project delivery programs. Further, concrete batching plants need to be located in close proximity to the areas of demand. Travel time for concrete agitator trucks is critical, as they are transporting wet concrete, which has a very limited shelf life, and are limited in their volume capacity. Major project specifications (including for TfNSW/RMS) can require concrete to be delivered and placed on site within 45 minutes from the time it is batched and mixed with water. More remote locations for batching plants therefore creates unnecessary demands on the local and regional road networks, and delays in delivering batched concrete can lead to a deterioration of the consistency and quality of the concrete.

Ongoing development activity within and around the City of Sydney is expected to continue generating very strong demand for concrete. In addition to the ongoing development activity for commercial, residential and tourism sectors, the NSW Government is currently delivering WestConnex and Sydney Metro City & Southwest, and is planning for the delivery of Sydney Metro West and the Western Harbour Tunnel. Each of these infrastructure projects will generate significant demand for concrete during their delivery phase.

The Hymix Pyrmont concrete batching plant is a critical part of the Hanson / Hymix concrete supply network. To put its importance into context, Hanson / Hymix currently supplies approximately 35% of concrete requirements within the City of Sydney. This supply network will be further enhanced by the proposed Glebe Island aggregate shipping terminal, which would improve the efficiency and sustainability of aggregate supply to the Hymix Pyrmont concrete batching plant. Given the importance of the Hymix Pyrmont concrete batching plant to Hanson's core business activities, and the lack of similarly located suitable sites, Hanson does not ever envisage its closure or relocation.

### **Draft Pyrmont Peninsula Place Strategy Vision**

Whilst Hanson has repeatedly advised Infrastructure NSW (and prior to that Urban Growth NSW) of its position in relation to ongoing operations of the batching plant, the Draft Pyrmont Peninsula Place Strategy appears to have been developed on the basis that the Hymix Pyrmont concrete batching plant will either close or relocate.

To reiterate – any outcome that is premised on the closure or relocation of the Hymix concrete batching plant is untenable for Hanson. As such, any strategic planning outcomes that rely on the closure or relocation of the Hymix Pyrmont concrete batching plant will not be achieved.

### **Hanson's Future Vision for Hymix Site**

Hanson believes that the concrete batching plant can be transformed into an urban integrated facility that can coexist with the other land uses at Blackwattle Bay in a manner that minimises environmental and amenity impacts, but which maintains into the future the concrete supply capacity critical to support the growing city. Retention of the concrete batching capacity at the Hymix site will also ensure the existing local employment outcomes can be maintained and enhanced, in support of the working harbour.

Hanson has prepared indicative designs that confirm that an urban integrated facility could work at the site. Hanson's vision for the site includes:

- A minor boundary adjustment that will enable Hanson to consolidate and compress the Hymix concrete batching plant activities, whilst also facilitating an east-west link between the Blackwattle Bay waterfront and Miller Street.
- A built form that enables Hanson to relocate the concrete batching plant within a 3-storey (approximately 15 metre high) building podium, facilitating the delivery of the waterfront promenade through the Hymix site, as well as new public domain activated by commercial/retail uses also within the podium.
- Two residential towers located above the podium that are within a solar envelope that prevents over-shadowing impact on the southern foreshore of Blackwattle Bay or the new Fish Markets between 9am to 3pm.

### **Key Characteristics of the Hanson Vision**

The future residential land uses within the towers are critical to ensuring that the redevelopment of the site is viable. The development of an urban integrated facility involves significant capital expenditure by Hanson, and there needs to be an economic incentive for Hanson to make this investment, otherwise the Hymix concrete batching plant will continue operating in its current form.

Similarly, maximising the heights and floor area of the future development are also critical to ensuring that the redevelopment of the site is viable. The Hanson vision for the Hymix site has been based on building heights that do not overshadow the Glebe Island foreshore and Wentworth Park, being the urban design principles that were established and endorsed by the Blackwattle Bay Precinct Planning Working Group and stakeholders in 2018. Basing the development potential of the Hymix site on this key agreed design objective would allow buildings greater in height than what was envisaged by Infrastructure NSW's precinct planning scenarios in the recently exhibited Revitalising Blackwattle Bay.

### **Key Matters for Consideration of the Draft Strategy**

It is clearly critically important that the planning for the Pyrmont Peninsula facilitates the redevelopment of the Hymix concrete batching plant site, so as to avoid the amenity impacts that would arise from the continued operation of the Hymix Pyrmont concrete batching plant in its current form, which would detrimentally undermine the urban development outcomes being sought for the renewal of Blackwattle Bay.

With consideration of the principles and objectives of the Draft Pyrmont Peninsula Place Strategy, we highlight the following key factors that should be considered:

- Big Move 1 in the Draft Strategy is to complete the final two links of the foreshore promenade that connects the Glebe Foreshore to Darling Harbour. As highlighted in the Draft Strategy, this represents a significant placemaking outcome that can only be secured through collaborative partnership between the NSW Government, the City of Sydney, landowners, business and the community. In this case, the delivery of the foreshore promenade through the Hymix site relies on the redevelopment of the site as an integrated facility pursuant to Hanson's vision. Hanson's vision for the Hymix site will facilitate the delivery of the promenade.

However, if redevelopment of the Hymix site is not viable then it will continue to operate in its current form, not only preventing the delivery of the waterfront promenade, but also resulting in amenity impacts on the waterfront promenade as well as the New Miller Plaza and other public domain land uses at Blackwattle. Big Move 1 therefore cannot be achieved unless the Hymix concrete batching plant can be redeveloped according to Hanson's vision.

- Hanson supports the Taller Building Clusters identified in the western part of Pyrmont around the Western Distributor (see Urban Design Strategic Framework Part B, page 27, Figure 2.0.19), however we seek to ensure that these clusters include the Hymix site, in order to facilitate its redevelopment in accordance with Hanson's vision. There is no urban design basis for allowing taller buildings in these clusters to the north and east of the Hymix concrete batching plant site, but excluding the Hymix site. Rather, if taller buildings are intended to prevail around this part of the precinct, then the height limits should be determined by relevant constraints, including the Obstacle Limitation Surface for aircraft and overshadowing of Wentworth Park and the Glebe Foreshore – as referenced on page 79 of the Draft Strategy as 'special considerations' for the Blackwattle Bay sites. The Hanson vision has been prepared in accordance with these site-specific constraints, to optimise the development potential and ensure the redevelopment of the site is viable.
- We note on page 79 of the Draft Strategy a reference to the 'delivery of a low-line beneath the Anzac Bridge pylons and Western Distributor overpass, including a ribbon of activated, public open and recreational space, including formalised recreational boat facilities for Dragon Boats.' However, this 'low-line' is not described elsewhere in the Draft Strategy or its associated documents, and Hanson seeks further clarification on the extent of the 'low-line', and how it might interface with surrounding sites.
- Page 79 of the Draft Strategy further identifies that the delivery of employment floorspace should be prioritised. We note that the redevelopment of the Hymix site will facilitate the retention of significant employment floor space – being the redeveloped concrete batching plant within the basement and podium of the integrated facility. However, we highlight that the location of commercial office floor space needs to be carefully tested, especially where it is located a significant distance away from public transport and the main attractors of the precinct. In particular, commercial land uses generally require larger floorplates and need significant pre-commitment in order to deliver. In this case, we are concerned that an over-emphasis of commercial office floor space at the Hymix site could undermine the viability of the redevelopment of the Hymix site. Facilitating future residential land uses within the towers on the Hymix site are therefore critical to ensuring that the redevelopment of the site is viable.

We also note and agree with the Framework for Key Sites, which states on page 77, that the Draft Strategy:

*"...has adopted a place-based planning approach that integrates the site-specific visions and aspirations of landowners and proponents with the precinct-wide place and public domain outcomes that would deliver high quality outcomes responding to the Peninsula's potential."*

And that:

*"Each of these key sites have the potential to deliver strategic change in the Peninsula through broader public benefits, such as connecting and activating the public domain or contributing to the delivery of a Big Move..."*

Hanson has clearly set out a vision for the Hymix concrete batching plant site that will deliver high quality outcomes responding to the Peninsula's potential and contribute to the connecting and activating the public domain and the delivery of Big Move 1, being the harbour foreshore promenade.

## Conclusion

In summary, lower building heights and reduced floor space development yield would represent a missed opportunity for better urban renewal of the Blackwattle Bay precinct. Redevelopment of the Hymix site in accordance with Hanson's vision would better respond to the strategic direction for new housing and jobs within a '30-minute city'. Hanson's position in relation to the Hymix Pyrmont concrete batching plant site has therefore always been clear:

- The proposed redevelopment outcomes for the site must enable the continuation of concrete batching activities.
- The proposed redevelopment should provide the economic incentive for Hanson to invest in the development of an urban integrated facility that can operate 24/7 and coexist with new surrounding land uses including public waterfront access, housing, and commercial uses.

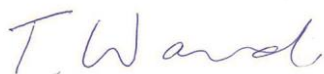
It is therefore requested that the Draft Pyrmont Peninsula Place Strategy:

- Acknowledge the critically important role of the Hymix concrete batching plant as a sustainable concrete production facility servicing the building industry in and around the Sydney CBD.
- Enable the continued operation of the concrete batching plant by supporting the redevelopment of the Hymix Site into an urban integrated facility, reflecting Hanson's vision for the site and contributing to the delivery of Big Move 1, being the harbour foreshore promenade.

We would welcome the opportunity to continue to work collaboratively with the Department of Planning, Industry and Environment in order to achieve the Department's objectives in relation to place-based urban renewal outcomes that also reflect and respond to Hymix's operational requirements.

Should you have any queries about this matter, please do not hesitate to contact me on 02 9956 6962 or at [tward@ethosurban.com](mailto:tward@ethosurban.com).

Yours sincerely,



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