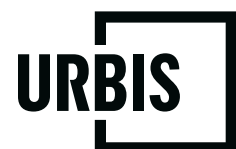




# 32-34 BUNN STREET, PYRMONT

Submission to the Draft Pyrmont  
Peninsula Place Strategy

Prepared for  
**EMAG APARTMENTS**  
16 September 2020





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# EXECUTIVE SUMMARY

This submission is divided into three sections and consists of:

1. A review of the draft Pyrmont Peninsula Place Strategy (PPPS) including clarifications to the evidence base supporting the Place Strategy being the Urban Design *UD Strategic Framework* and the Project Analysis.
2. A brief site and context analysis describe the Subject Site and its immediate context in support of the amendment for which this submission is seeking.
3. Key Directions for 32-34 Bunn Street which is informed by the review of the documents together with the site and context analysis described in this submission and site redevelopment option.

## Submission Overview

Emag Apartments Pty Ltd is a long-term owner and manager of the residential apartment development at 32-34 Bunn Street, Pyrmont. The site is approximately 2,200sqm in area, and currently accommodates a 9-storey residential flat building with 87 strata titled apartments, all held in Emag's single ownership.

The site is a key opportunity to deliver on the following 'Key Moves' of the draft Place Strategy:

- The landowner vision incorporates integration of retail/commercial uses as part of the Subject Site redevelopment to positively contribute to the desired growth of employment and vibrant day and night-time economy.
- The site is in the 'investigation area' for the new metro station, as such its strategically located to accommodate increased density to capitalise on the future transport infrastructure that will be located close by.
- The landowner vision to transform the medium scaled residential building into a high-density mixed employment and residential use building will support the desired shift to create local employment, increased housing and encourage people to walk and use public transport.
- Our urban design analysis has identified a reference scheme option for the Subject Site to facilitate the dedication of a new public space that would add to the quantum and diversity of public spaces in the peninsula, and become a valuable outdoor space close for existing households and the future metro station.

## Purpose of this submission

This submission seeks the following:

1. Amend the mapping of the site (and its immediate context) within the Urban Design Project Analysis to reflect the current character and correct land use of the site as it is today.
2. Amend the residential growth areas mapping to include the site reflecting its existing 100% residential uses and the ability to deliver both employment and residential outcomes.
3. To adjust the Pyrmont Village sub-precinct commentary to be inclusive of all the outcomes identified within the precinct, and specifically ensure it is consistent with the outcomes identified for the Bunn Street site as contained within the Urban Design Strategy Framework.
4. To provide a clear direction on the built form future-built form opportunity on the subject site.

We request the sub-precinct descriptions be amended to reflect the renewal potential and outcomes identified for the site within the Urban Design *UD Strategic Framework*. The assigned attributes and development potential of the site as identified in the Urban Design Strategy (by Hassell) are inconsistent with the plan for Pyrmont Village which does not anticipate significant change. Specifically, the accompanying Urban Design *UD Strategic Framework* identifies the following outcomes for the site:

- The site is mapped as 'capable of change' (Fig 2.0.18)
- The site is located within a 'taller building cluster renewal zone' (Fig 2.0.19)

- The site is mapped as suitable for the taller building heights whilst still protecting desired amenity of Harris Street and open spaces (Fig 2.0.17)
- Within entertainment and professional services activity and employment cluster (Fig 2.2.1)

Firstly, the ability of the Subject Site to reach its future development potential would be thwarted should the objectives of the Pyrmont Village sub-precinct not change to recognise that the findings of the Urban Design Strategy that the site has significant development potential.

Secondly, we support the position to create a unified strategy and single planning policy framework to guide future development. The current plan only identifies a couple of sites and providing them with built form direction. Given this site identified for significant change, we request the strategy provide clarity and certainty for the landowner to encourage future investment to deliver the key goals and moves of the plan. This submission provides some initial testing of the built form potential of the Subject Site for consideration in the finalisation of this strategy.

Accordingly, we request that DPIE consider the reference scheme and that the final Strategy be updated with assigned built form parameters, consistent with other precinct Strategy's DPIE have recently completed. Failing to provide such certainty will create a huge question mark over the future development potential as it would then require a long and protracted period of discussion with City of Sydney Council who may not share the DPIE vision.

### **Site Opportunity**

The site is over 2,000m<sup>2</sup> in area in single ownership. This would qualify as suitable for a tall building cluster in the City of Sydney. This analysis has identified the site is strategically located to optimise a future outcome that is capable of significant number of new jobs and housing. Our alternate design option also identified the potential to create a new public park.

The landowner is motivated to invest and positively contribute towards the governments vision for Pyrmont and look forward to the site opportunity to continue engagement on the site's potential.



# THE SUBJECT SITE

This section provides an overview of the site and its context analysis. It describes its spatial characteristics, opportunities, and challenges.

## SITE DESCRIPTION

Existing use on the Subject Site is comprised of a 9-storey residential flat building with 87 strata titles - all under single ownership. Emag is the long-term owner of this site and has held ownership of all residential dwellings in the existing building since its construction. They have effectively been operating a 'built to rent model' for many years and the redevelopment will be a build to rent project.

The existing building on the site is a mid-rise apartment typology (refer Picture 1). The Project Analysis labels this site incorrectly as a low-rise walk up, which is discussed in Section 0 Review of the Project Analysis on page 13 of this submission..

The site is:

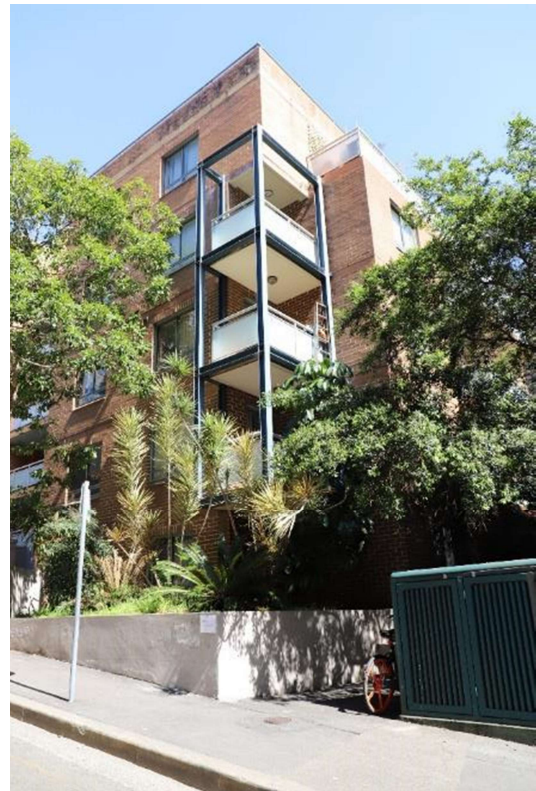
- Located in the central, eastern section of the Peninsula. It is legally described as: LOT 1-3/ DP869674.
- A long, north-south rectilinear block and is 2,200 sqm in site area. Its dimensions are bounded by Union Lane to the north (27m), Harwood Lane to the east (95m), Bunn Street to the south (23m) and Harwood Street to the west (86m).



Picture 1 The subject site at Harwood Street and Bunn Street intersection



Picture 3 The site at the intersection of Harwood Lane and Bunn Street



Picture 2 The site (5 storeys) from the Union Lane and Harwood Street intersection



## SITE CONTEXT

Bunn Street is located on a hill and is one of the high points on the Peninsula at RL20. There is a fall across the site Bunn Street of 6 metres downwards to Union Lane. Long distance views to Pyrmont Bay is visible down Harwood Street looking north at the intersection of Bunn Street.

- Bunn Street falls in both directions (east and west) from the site. View lines are obstructed by existing buildings in both directions being:
  - Ibis Hotel to the east (partially blocking CBD buildings beyond); and
  - 137 Pyrmont Street to the west (wholly blocking views to the Anzac Bridge).
- The existing building massing steps up and follows the site' topography - incrementally rising from 5-6 storeys at Union Lane to 9 storeys on Bunn Street



Picture 4 Bunn Street looking east.



Picture 5 Bunn Street looking west



Picture 6 Looking down Harwood Street to Pyrmont Bay.



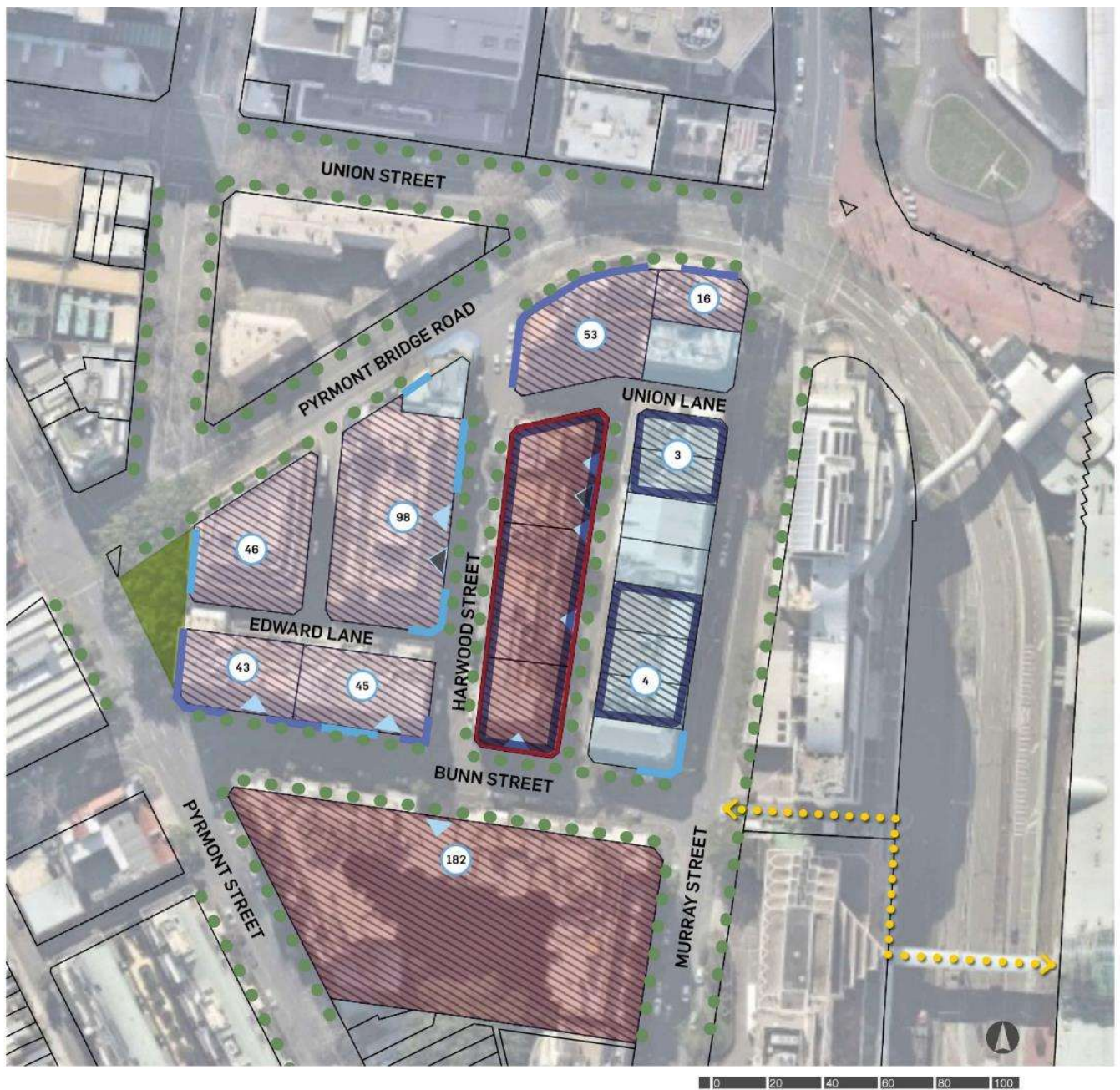
Picture 7 Harwood Lane looking north.

- Street reserves and existing setbacks are comprised of:
  - Bunn Street – 18m street reserve and a zero setback
  - Harwood Street 13m street reserve and a zero setback
  - Harwood Lane - 8m street reserve and setbacks between 1.5-2.5m;
  - Union Lane has a 8m street reserve, a zero setback on the northern side and a variety of tapers back from the Harwood Street intersection to provide view lines and landscape from the site boundary.

Footpaths on north-south streets in the immediate vicinity are generally narrow 1m-1.5m whilst east-west streets are wider allowing activation.

- The existing building entrances are located on Harwood Lane and Bunn Street. There are no residential entrances on Harwood Street.
- Vehicular access is from the northern (and lower) end of Harwood Lane.





#### LEGEND

- |  |  |
|--|--|
| <span style="border: 2px solid red; padding: 2px;"> </span> Subject site   | <span style="border: 2px solid blue; padding: 2px;"> </span> Primary active frontages                            |
| <span style="border: 2px dashed blue; padding: 2px;"> </span> Strata Building  | <span style="border: 2px solid lightblue; padding: 2px;"> </span> Secondary active frontages                     |
| <span style="background-color: #f08080; border: 1px solid black; padding: 2px;"> </span> 100% Residential use                            | <span style="color: yellow;">➡ ➡ ➡</span> Pedestrian link to Harbourside   |
| <span style="background-color: #f0e6ff; border: 1px solid black; padding: 2px;"> </span> Mixed residential & ground floor commercial use | <span style="color: lightblue;">▲</span> Residential access point  |
| <span style="background-color: #add8e6; border: 1px solid black; padding: 2px;"> </span> Commercial use                                  | <span style="color: grey;">▲</span> Car /service access  |
| <span style="background-color: #90ee90; border: 1px solid black; padding: 2px;"> </span> Plaza   | <span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">x</span> Number of strata titles per lot |
|  | <span style="background-color: #4b0082; border: 1px solid black; padding: 2px;"> </span> Amalgamated sites       |

Figure 1 The subject site and surrounding development



# SURROUNDING CONTEXT

## Residential Context

- The northern, southern, and western neighbouring buildings of the site are comprised of mid-rise strata apartments that range in height from 5 to 11 storeys.
- Residential height in the area vary and generally consist of:
  - 11 storeys residential flat buildings along the south side of Bunn Street opposite the site;
  - 5-8 storeys along Harwood Street;
  - 9 storeys on the south side of Bunn Street; and
  - 8 storeys north of Union Lane at 1-9 Pyrmont Bridge Road.
- The surrounding residential blocks in the immediate vicinity to the west and south of the site have **low redevelopment potential** given they are strata titled with between 42-98 titles per lot.
- The Union Street block to the north is comprised of commercial ground floor uses and residential uses above.



Picture 8 South-west corner of Murray & Bunn Street



Picture 9 Looking west from the northern side of Bunn Street from 67 Murray Street



Picture 10 Looking south west on Bunn Street looking at the 11-storey residential block.



Picture 11 34 Harwood Street looking west from Union Lane.



Picture 12 Eastern side of Harwood Street looking west to Edward Lane



Picture 13 1-9 Pyrmont Bridge Road (8-storeys) at the intersection of Union Lane and Harwood Street



Picture 14 Union Lane with 45 and 47-49 Murray Street under construction.



## Commercial Context

- 100% Commercial uses feature the adjacent sites to the east and north east:
  - 45 Murray Street is currently under construction, involving the alterations and additions to the existing building to convert to a hotel and construction of three additional levels to a total of 8 levels.
  - 3-4 storey fully commercial buildings to east the of the site between 47 to 69 Murray Street.
  - These have a low number of strata titles (3-4 per lot).
  - Local heritage items are located east of the site at 49 Murray Street and 47 Murray Street. A 4-storey hotel north-west of the site at 11 Pyrmont Bridge Road is also listed as a local heritage item.
  - Beyond Murray Street, blocks typify large contiguous footprints comprising of the Ibis hotel, Novotel and Harbourside beyond.
- Bunn Street connects to the Cockle Bay waterfront via a pedestrian walkway east of Murray Street between the Ibis hotel and Novotel, linking to the pedestrian over Darling Drive into the Harbourside Mall.



Picture 15 Southwards view up Harwood Lane in front of the 53 Murray Street heritage item.



Picture 16 Sydney Darling Harbour Hotel (heritage item) on the corner of Harwood Street and Union Lane.



Picture 17 View south to Novotel, Darling Harbour



Picture 18 View north to Ibis Hotel, Darling Harbour

## Opportunities for Ground Floor Activation

- The northern side of Bunn Street has a mix of commercial uses with ground floor activation at the corners.
- Some commercial uses occur on the western side of Harwood Street; however, these uses don't currently provide activation (offices and laundromats).



Picture 19 Commercial uses and offices along the northern side of Bunn Street



Picture 20 Ground floor activation on the corner of 16-30 Bunn Street



Picture 21 Ground floor activation along the northern side of Bunn Street



Picture 22 Commercial uses along the western side of Harwood Street

# REVIEW OF DRAFT PLACE STRATEGY

A review of the Draft Pyrmont Peninsula Place Strategy and relevant technical studies was undertaken to identify the rationale and key outcomes for the 32-34 Bunn Street site and its immediate context. The review identifies the key outcomes for the site from the following documents which were identified to have specific relevance:

1. Urban Design Project Analysis (*UD Project Analysis*)
2. Urban Design *UD Strategic Framework* (*UD Strategic Framework*)
3. Economic Development Strategy (*EDS*)
4. Draft Pyrmont Peninsula Place Strategy (*draft Place Strategy*)

The findings and directions for the site based on the review are summarised on page **Error! Bookmark not defined.** of this submission.

## REVIEW OF THE PROJECT ANALYSIS

The *UD Project Analysis* lays out the background evidence base for the *draft Place Strategy* and *UD Strategic Framework*. A review of the *UD Project Analysis* has identified an inconsistency in the current mapping of the existing building typologies of the site. Within Part D, page 71 the mapping of the building typology is incorrectly identified as 'Low Rise Walk Up' (refer Existing Building Typologies Figure 2 below).

The site is currently occupied by a residential building nine-storeys in height, which is 100% ownership of a single owner and functions like a build-to-rent scheme. As such, the current building typology should be amended to be Mid Rise Apartment.

Surrounding buildings are also shown incorrectly mapped. These are:

- Directly west of the site, 16-30 Bunn Street should also be amended to a Mid-rise Apartment typology.
- The commercial buildings to the east of the site (51 to 67 Murray Street) should be amended to a Commercial Low-Mid Density.
- The commercial buildings to the east of the site (47-49 Murray Street) should be amended to a Commercial Low-Mid Density rather than a Terrace/Townhouse.
- 45 Murray Street is an existing commercial building (under construction) and is a Commercial Low-Mid Density building typology.



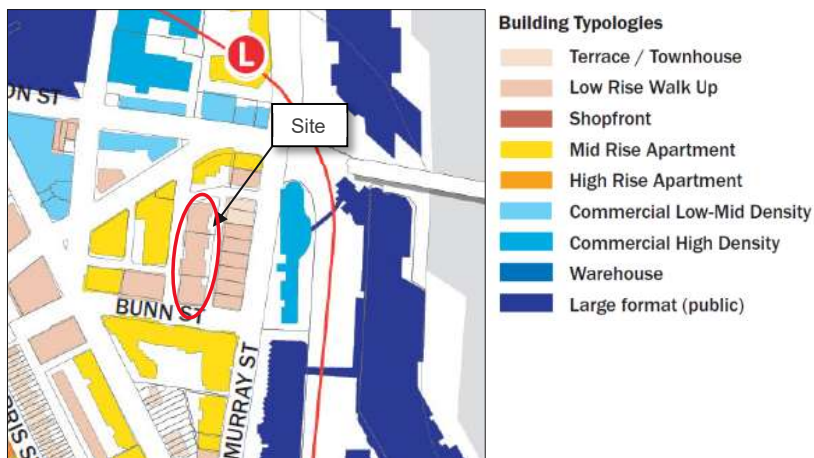


Figure 2 Existing Building Typologies Analysis  
(Source: PPPS UD Project Analysis - Part D page 71, Hassell)

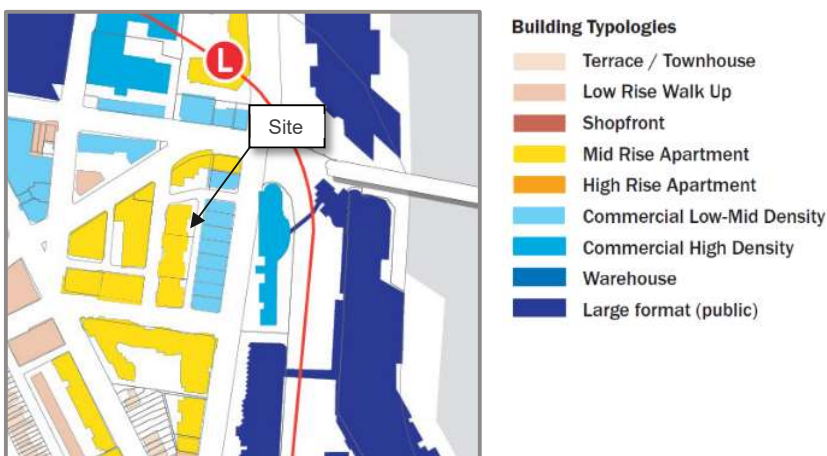


Figure 3 Amended Building Typology Analysis

#### Key directions for 32-34 Bunn Street:

- Update the Building Typology mapping in the UDPA to reflect the existing conditions below.
- The subject site is a Mid-Rise Apartment building typology rather than a Low-rise Walk-up.
- Directly west of the site, 16-30 Bunn Street should also be identified as a Mid-rise Apartment typology rather than a Low-rise Walk-up.
- The commercial buildings to the east of the site (51 to 67 Murray Street) should be identified as a Commercial Low-Mid Density rather than a Low-rise Walk-up.
- The commercial buildings to the east of the site (47-49 Murray Street) should be identified as a Commercial Low-Mid Density rather than a Terrace/Townhouse.
- 45 Murray Street is an existing commercial building (under construction) and is a Commercial Low-Mid Density building typology.

# REVIEW OF THE URBAN DESIGN STRATEGIC FRAMEWORK

The *UD Strategic Framework* is a high-level document that is the first step in the creation of a master plan setting a spatial and urban logic for the growth of Pyrmont Peninsula in the Harbour CBD. It:

- Has been informed by the broader physical, historical, and cultural context (as documented in the Project Analysis).
- Informs the decision making on opportunities within the study area.
- Is the basis for stakeholder discussions, public consultations, and potential Government endorsement.
- The key components of the *UD Strategic Framework* reviewed are:

**Strategic Potential:** A summary of the key findings of the Economic Development Strategy.

- The Structure Plan - comprising:
- The four key 'layers' - that are critical in enabling the peninsula to achieve its strategic potential; and
- An indicative height strategy – to allow for renewal while protecting the character and amenity of the peninsula.
- **Structure Plan Response to the 10 Key Directions:** Testing of the Structure plan against the 10 Directions developed for the peninsula in the draft PPPS.
- **Next Steps.**

## Strategic Potential

An Economic Development Strategy (EDS) was prepared concurrent to the draft PPPS. It identifies the future growth of the peninsula has the potential to **deliver up to 8,500 increase in residents** and 23,000 increase in workers. The delivery of floorspace to meet this demand, in both new and refurbished buildings, is focused around three key locations being:

1. Employment Clusters;
5. Major Transport Interchanges; and
6. Catalyst Sites.

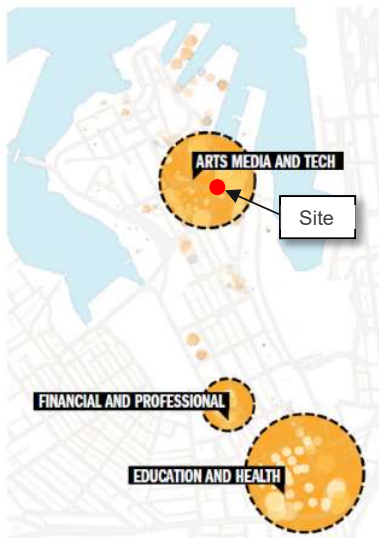


Figure 4 Employment Clusters.

The site is located within one of the three existing economic clusters identified as the Arts and Media Tech Cluster around Darling Island and the eastern end of Union Street. Its focusses on arts, media, and retail jobs. These clusters are to be intensified and an opportunity for further jobs growth.

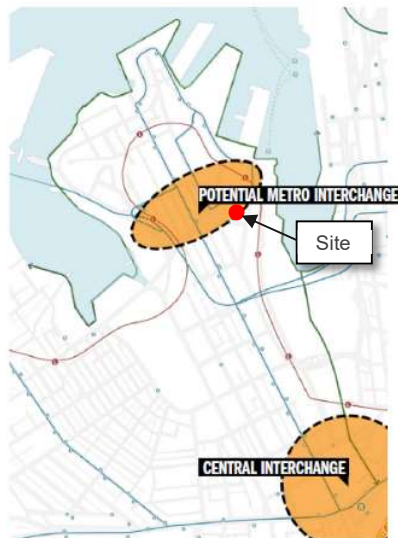


Figure 5 Major Transport Interchanges.

The site is located close to the Potential Metro Investigation Area. A future Sydney Metro Station in this location would increase accessibility and provide the impetus for some renewal.



Figure 6 Catalyst Sites.

The site is located within the Darling Island Catalyst Sites which is identified to accommodate future growth and renewal, while enhancing the amenity and character of the surrounding neighbourhoods.

### Key outcomes identified for 32-34 Bunn Street:

32-34 Bunn Street is identified as having all three locational characteristics.

## Structure Plan

The Structure Plan describes the key elements that will support the ongoing transformation of the peninsula.

Structure Plan

DRAFT FOR EXHIBITION



Figure 2.0.2 / Pyrmont Peninsula Structure Plan

23

PYRMONT PENINSULA PLACE STRATEGY | STRATEGIC FRAMEWORK

Figure 7 Pyrmont Peninsula Structure Plan

### Key outcomes identified for 32-34 Bunn Street:

Within the structure plan, the site at 32-34 Bunn Street is identified as:

- Being within the Areas capable of change – identified as the “Significant renewal sites at park and harbour edge”.
- Adjacent to the Metro Investigation Area which is a potential strategic station location currently being investigated.
- Along Strategic Active Transport Routes on Union Street and Murray Street.

The site is not identified as within the “*Ridgetop village character and community*”.

### Location and height of future built form

The indicative height strategy developed for the peninsula outlines three key considerations in relation to height for the Bunn Street site.

#### **Protect amenity of streets and spaces**

*Solar access planes are applied to new buildings to protect sunlight into the peninsula's parks, plazas and main streets*

#### **Key outcomes identified for 32-34 Bunn Street:**

- Located within the darkest orange colour indicating the tallest heights within the precinct.
- Solar impacts from any future built form on the site are to be considered for Harris Street and Fig Lane Park.



Figure 8 Peninsula Amenity Based Height Strategy



### **Sites Capable of Change**

Sites across the peninsula that are capable of change include:

- Significant renewal sites;
- Sites identified by the City of Sydney in their Development Capacity Study 2019;
- State or Local Government owned land;
- Land within single ownership;
- Strata commercial sites and residential with 10 or less lots;
- Heritage warehouse sites suitable for adaptation.

#### **Key outcomes identified for 32-34 Bunn Street:**

- As a “Site Capable of Change” given it is a large land holding under single ownership.

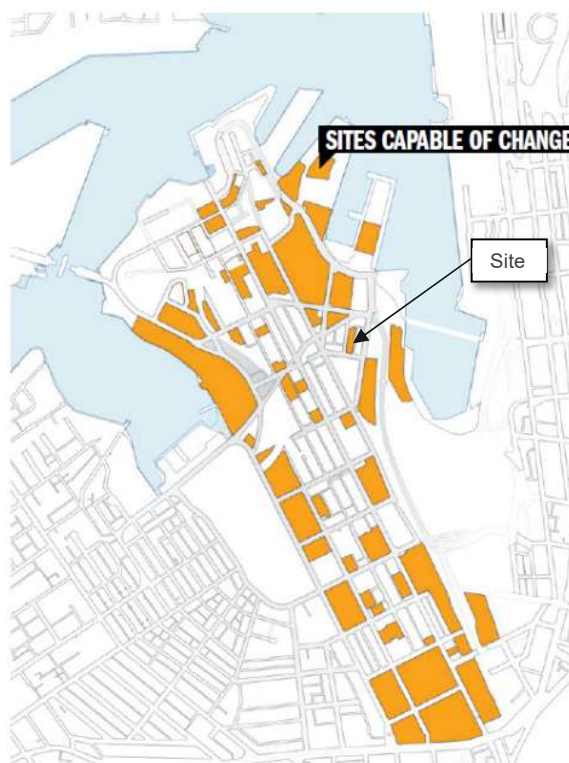


Figure 9 Sites Capable of Change

### **Indicative renewal zones and taller building clusters**

#### **Key outcomes identified for 32-34 Bunn Street:**

- Within a Renewal Focus Zone (hatched grey); and
- Within a Taller Building Cluster (orange gradient) and within the Metro Investigation Area.



Figure 10 Renewal focus zones and tall building cluster

## Structure Plan Response to 10 Directions

The Structure Plan has been tested against the 10 Directions identified for Pyrmont Peninsula in the draft PPPS. *Direction 1: Development that Complements or Enhances that Area*, is addressed in the review of the draft PPPS document, specifically in Section 0 Sub-precincts of this report. The draft PPPS provides a more comprehensive overview of the character outcomes for each of the sub-precincts.

*NOTE: Direction 1 and 2 are reversed in the draft PPPS and the UD Strategic Framework.*

### Direction 2 - Jobs and industries of the future

#### Key outcomes identified for 32-34 Bunn Street:

The site is part of the Event, Entertainment and Professional Services Activity and Employment Cluster along the eastern edge of the Peninsula

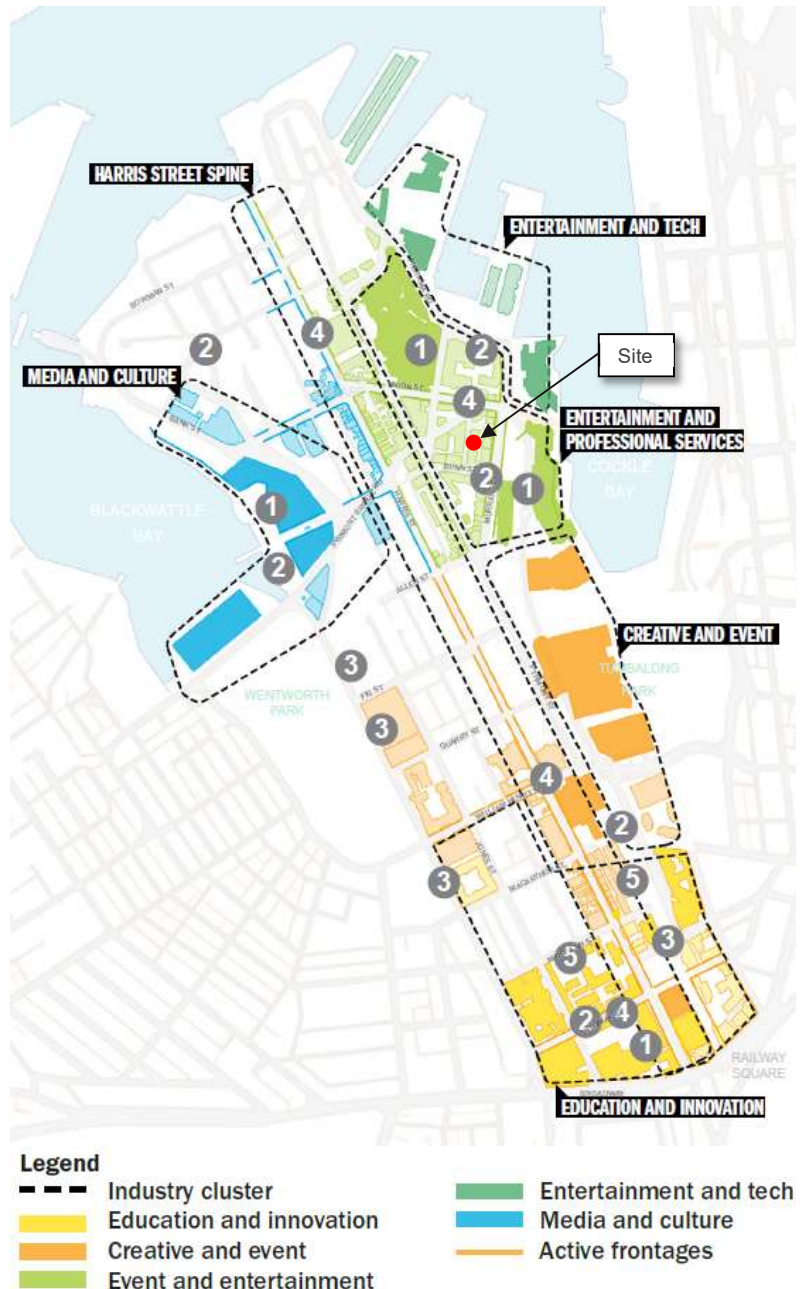


Figure 11 Pyrmont Peninsula Activity and Employment Clusters



### Direction 3 - Centres for residents, workers and visitors

#### Key outcomes identified for 32-34 Bunn Street:

The site is located between identified local / community centre and regional attractor sites forming a transition between these two uses.



Figure 12 Pyrmont Peninsula future local centres

## Direction 5 - A tapestry of greener public spaces and experiences

### Key outcomes identified for 32-34 Bunn Street:

- Green Walkable Streets bound the site along Bunn Street, Harwood Lane and part of Union Lane (east of Harwood Lane) which will contribute to the increase of urban canopy in the peninsula.
- The site is located within 200m walking distance to Pyrmont Bay Park.

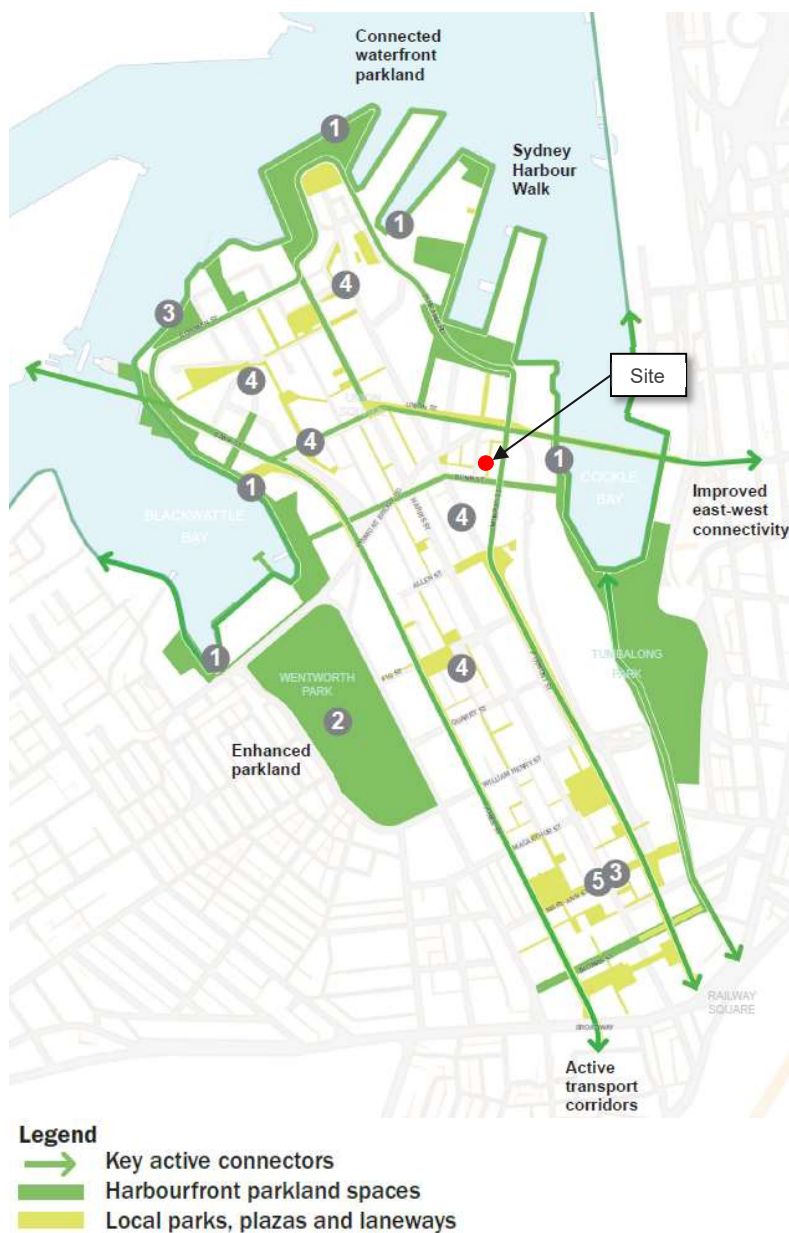


Figure 13 Pyrmont Peninsula Precincts green grid initiatives

## Direction 6 - Creativity, culture and heritage

### Key outcomes identified for 32-34 Bunn Street:

- The site is within walking distance to public transport, educational and cultural anchors, the waterfront, regional open spaces and the High Street on Harris Street,
- It is located in between the “market to museum” link which links two water-based tourism destinations being the Maritime Museum and Sydney Fish Market.
- There are two heritage listed items in proximity to the site located between Harwood Lane and Murray Street.

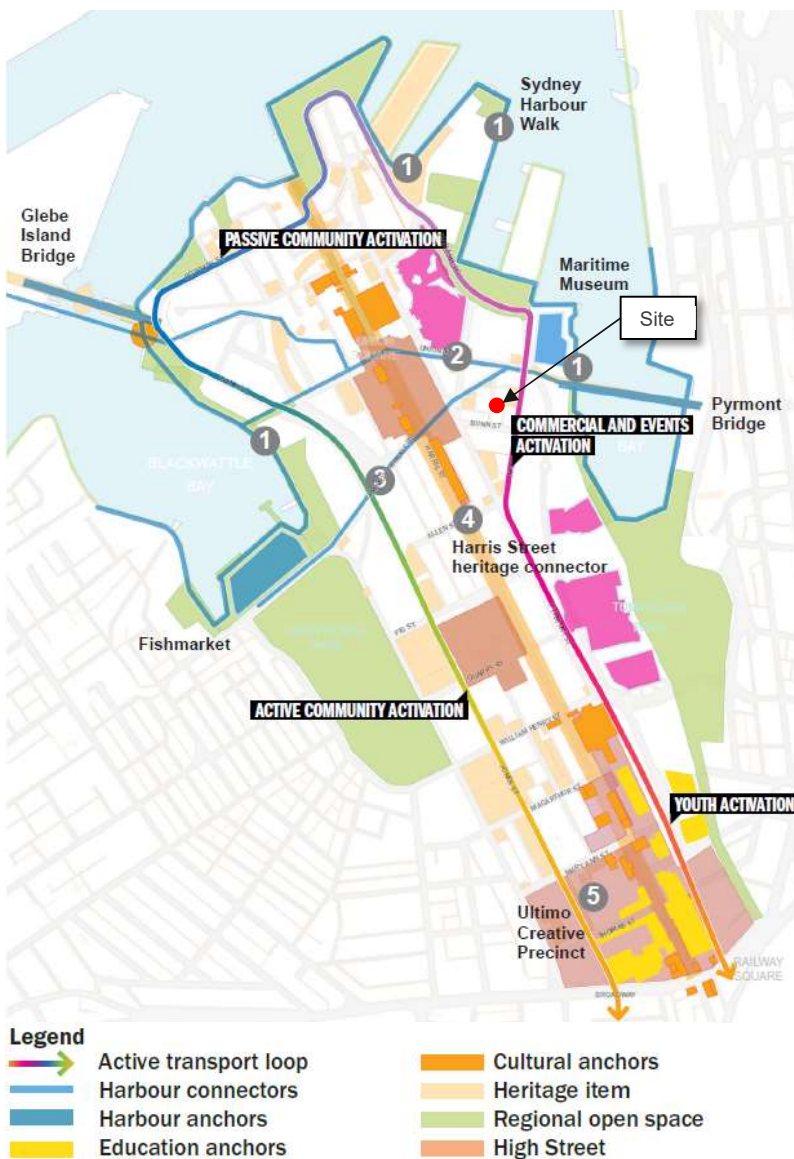


Figure 14 Pyrmont Peninsula cultural network

## Direction 7 - Making it easier to move around

### Key outcomes identified for 32-34 Bunn Street:

- The site is immediately adjacent to the Metro Investigation Area where a potential station location is currently being investigated.
- Active Transport routes are identified along Murray Street to the site's east and Union Street/Pyrmont Bridge Road to its north.

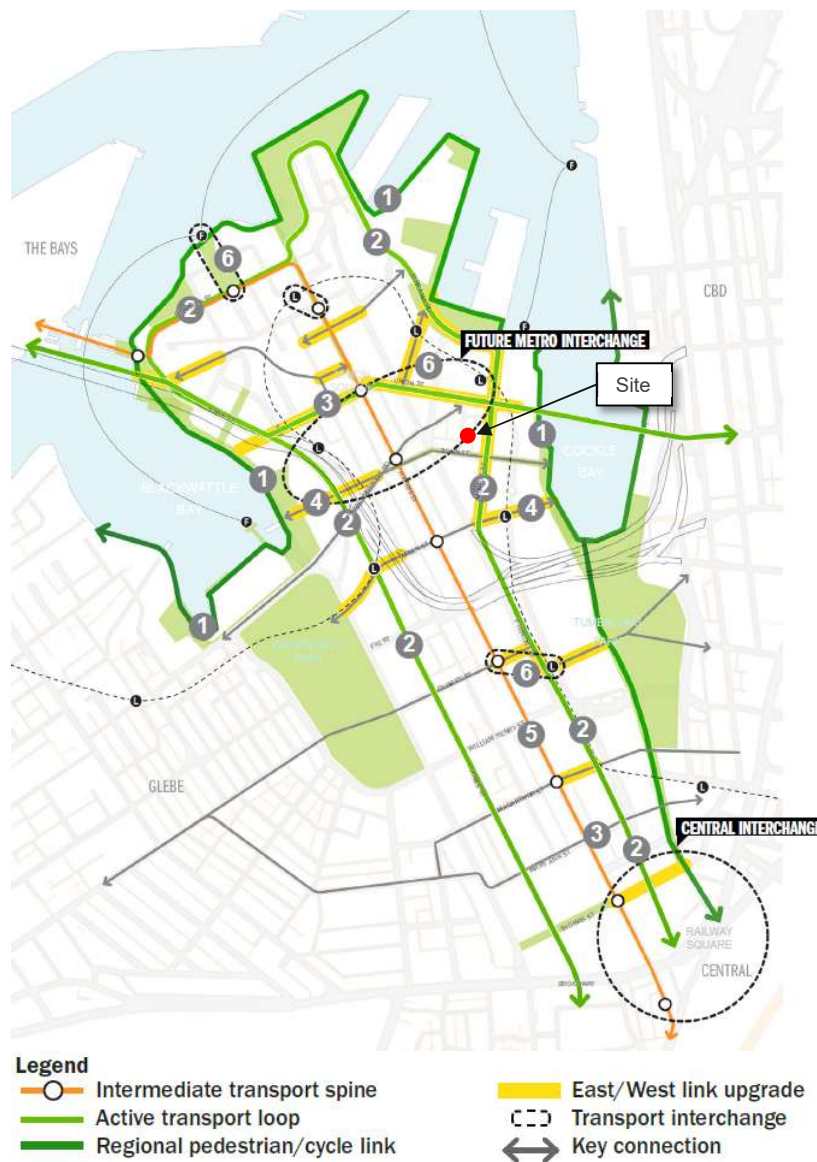


Figure 15 Pyrmont Peninsula movement network



## Direction 9 - Great homes that can suit the needs of more people.

### Key outcomes identified for 32-34 Bunn Street:

The structure plan proposes that housing growth is primarily focused in existing residential areas.

- The site is however, not identified as a residential growth area, despite being identified as:
- A site capable of change (Figure 10 Sites Capable of Change)
- Tall building cluster figure (Figure 11)
- Adjacent to Sydney Metro Investigation Area where there is an impetus for renewal (Figure 5)
- Its currently 100% residential use
- Whilst the not recognised for residential growth, the strategy identifies there will be opportunity for residential development in other locations where it does not compromise the delivery of new commercial and employment floor space for the peninsula.



Figure 16 Pyrmont Peninsula residential growth areas

## Next Steps

The UD strategic Framework identifies further investigation of renewal sites and opportunities to determine:

Potential to contribute to the quantum, type and location of floorspace targets outlined in the EDS.

Potential for delivery of new public spaces, connections and social infrastructure.

Optimal location, configuration and height of buildings to protect and enhance amenity and character.

Alignment with strategic Framework objectives and strategies.

### **Key outcomes identified for 32-34 Bunn Street:**

- Investigate built form outcomes for the site in alignment with the UD Strategic Framework as part of this submission.

# DRAFT PYRMONT PENINSULA PLACE STRATEGY

The draft Place Strategy creates a 20-year vision and planning framework to support the growth and transformation of Pyrmont Peninsula. It comprises:

- A summary of previous work including the vision, background and context and 10 key directions (adopted in March 2020);
- Highlights the 5 Big Moves that could bring greater benefits to the peninsula – synthesis of the strategic opportunities to unlock potential.
- An overview of the structure plan (already reviewed in detail in the *UD Strategic Framework*)
- Identifies sub-precincts, their character and place-based priorities which will form the bases of the preparation of sub-precinct master plans for the peninsula.
- Provides more detail on key sites, infrastructure opportunities and implementation approaches including an action plan.

The review of the draft PPPS focuses on the detailed description and outcomes of the sub-precincts as other parts of the document have either been exhibited previously or are covered off in other documents in more detail.

## Sub-precincts

The site is identified as being within in the Pyrmont Village Precinct which encompasses the Harris Street Spine. It is within a part of the sub-precinct which juts out from the spine and is surrounded by the Tumbalong Park Precinct to the east and Darling Island Precinct to the north.

### Pyrmont Village Precinct

Pyrmont Village is described as *'a ridge-top neighbourhood and a place of local culture and connection'*. It is identified as being *'diverse'* with the *'layering of different buildings, styles and typologies sit(ing) comfortably and contribut(ing) to the unique built heritage of the area.'*

A review of the sub-precinct description, challenges and outcomes for the future has been undertaken against the outcomes identified for the Bunn Street site within the UD Strategic Framework. This identifies a series of inconsistencies or contradictions which do not reflect the transitional location and existing characteristics of the Bunn Street site.





Figure 17 Sub-precincts, the Places of the Peninsula

Table 1 Key Outcomes of the Site in Alignment with the Pyrmont Village Precinct

Description of Pyrmont Village Sub-Precinct	Outcomes for 32-34 Bunn Street
<p><i>Significant change is not anticipated in Pyrmont Village outside new space for jobs and some limited residential growth. Within the precinct, by 2041, the draft Place Strategy identifies that there could be up to:</i></p> <p><i>135 more people; and</i></p> <p><i>1,380 more jobs.</i></p>	<p>As identified in the UD Strategy Framework, the site is identified as capable of change to accommodate tall building form. Our analysis in the following sections illustrate the building envelope potential for the site having regard to the key place strategy principles. This results in the site having capability to accommodate up to:</p> <ul style="list-style-type: none"> <li>• 364 jobs; and</li> <li>• new residents between 600-1000 depending on the final mix of uses residential product which includes build to rent , delivery of affordable housing and co-living for key workers.</li> </ul> <p>(Refer to built-form testing in section 0 of this report).</p>
<p><i>A future Sydney Metro station could increase access and provide the impetus for some renewal, which must align with the character of Pyrmont Village.</i></p>	<ul style="list-style-type: none"> <li>• Bunn Street is identified as area Capable of Change (Fig 2.0.18 of the UD Strategic Framework).</li> <li>• The mapping of the investigation area varies throughout the reports. The site is within or on the edge of the Metro investigation area and therefore should be a site renewal priority.</li> </ul>
<p><i>New residential growth is expected to be limited to a few sites with identified capacity.</i></p>	<p>As outlined above this site has been identified and deemed suitable for significant change.</p> <ul style="list-style-type: none"> <li>• The site is an existing 100% residential site in single ownership comprising 3 sites which together form a large site over 2,000sqm. NOTE: This amalgamated block is mapped as 3 x 100-500m2 site (individually) in Part D page 65 of the Project Analysis.</li> <li>• It's currently being used as 100% build to rent type of residential tenure and is a mid-rise apartment typology. This is mapped incorrectly in Part D page 71 of the Project Analysis</li> <li>• Part B, page 36 of the UD Strategic Framework, identifies residential as being focused primarily in existing residential areas however the site is not identified as having capacity which is inconsistent with it being currently in 100% residential use and being identified as area Capable of Change (Fig 2.0.18 of the UD Strategic Framework).</li> </ul>
<p><i>Higher densities are not likely to complement the character and sense of place of the Pyrmont Village and should be in other sub-precincts, in line with the Structure Plan.</i></p>	<p>This statement is contradictory in how it relates to the site's development potential as the site has been identified as a part of a</p> <ul style="list-style-type: none"> <li>• Renewal Focus Zone (hatched grey); and</li> <li>• A Taller Building Cluster (orange gradient),</li> </ul>

Description of Pyrmont Village Sub-Precinct	Outcomes for 32-34 Bunn Street
	<ul style="list-style-type: none"> <li>The site is in an area of transitional character sitting between the fine grain character of Harris Street and large format floorplates and tall buildings of large waterfront redevelopment sites.</li> <li>Our built form testing identifies the future redevelopment potential.</li> </ul>
<i>Protect Union Square as an important public space, including solar access and the sense of openness from views to the sky.</i>	<p>We support this direction.</p> <ul style="list-style-type: none"> <li>The site is located south of Union Square and any future built form increase will have no impact to its solar access and sense of openness.</li> </ul>
<i>Ensure new development complements the low-medium rise-built form, heritage items and conservation areas, and the special qualities of Harris Street.</i>	<ul style="list-style-type: none"> <li>The site is already occupied by an 9 storey building providing it with a mid-rise character.</li> <li>The site is identified as a Taller Building Cluster (Figure 10 Renewal focus zones and tall building cluster)</li> </ul>
<i>Preserve the heritage character and forms of the area and sensitively adapt heritage buildings to create affordable, flexible and collaborative space for local enterprise and innovation</i>	<ul style="list-style-type: none"> <li>Two items are adjacent to the site on 47-49 and 52-54 Murray Street. Future built form should consider the setting of these two buildings.</li> </ul>

#### Key outcomes identified for 32-34 Bunn Street:

The development of sub-precinct master plan for the site on the basis of the description in the draft PPPS document would result in outcomes for the site that do not reflect the renewal potential as identified in the UD Strategic Framework.

We recommend the sub-precinct description be amended to be consistent with the UD Strategic Framework outcomes for the site specifically:

- The site being 'capable of change' (figure 2.0.18)
- The site being within a renewal zone and part of a taller building bluster (figure 2.1.19)
- The site being mapped as suitable for taller building heights whilst still protecting the desired amenity of Harris Street and open spaces (figure 2.0.17)
- The site being identified as a residential growth area (proposed change to figure 2.9.1) due to its existing residential use and that redevelopment potential as a renewal site and tall building cluster would facilitate employment uses for entertainment and professional services at the lower levels (figure 2.2.1).

# KEY DIRECTIONS

The outcomes identified for the site in the *draft Place Strategy* review have been summarised below and tested against the site and context analysis to identify key directions for the site's future redevelopment. These have then been explored as high-level 3D massing investigations to understand potential built form outcomes for the site in alignment with *draft Place Strategy*.

## 1. STREET WALLS DEFINED BY CONTEXT

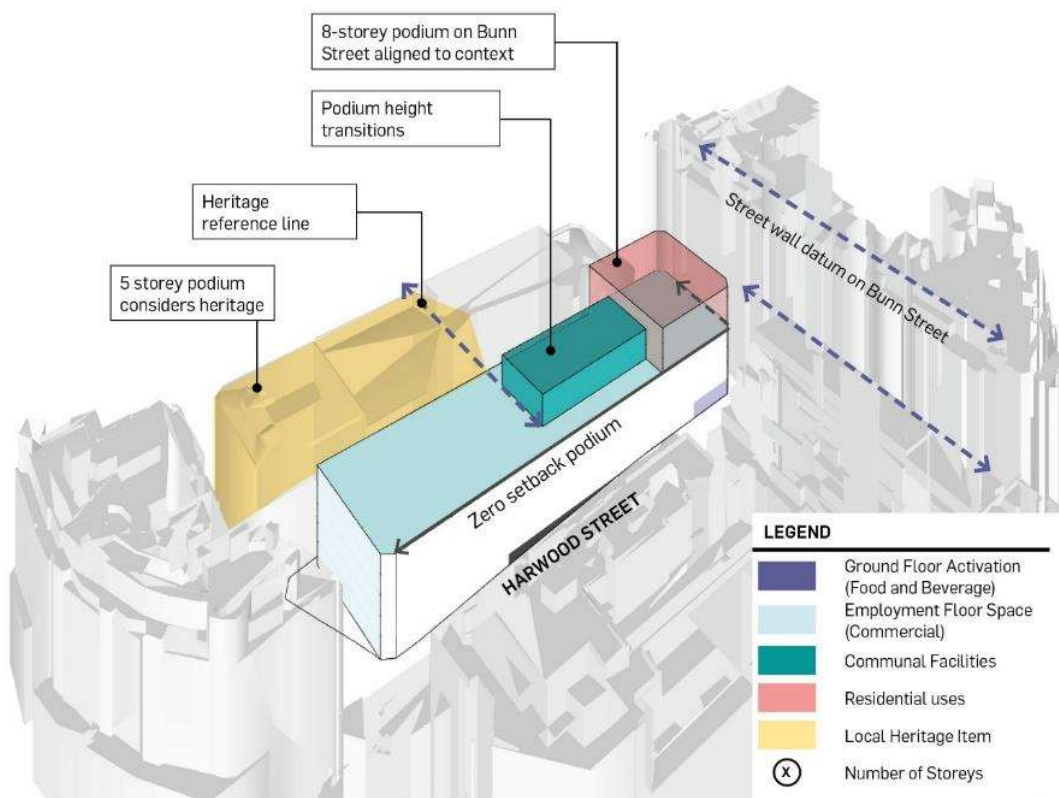


Figure 18 Streets Defined by Context

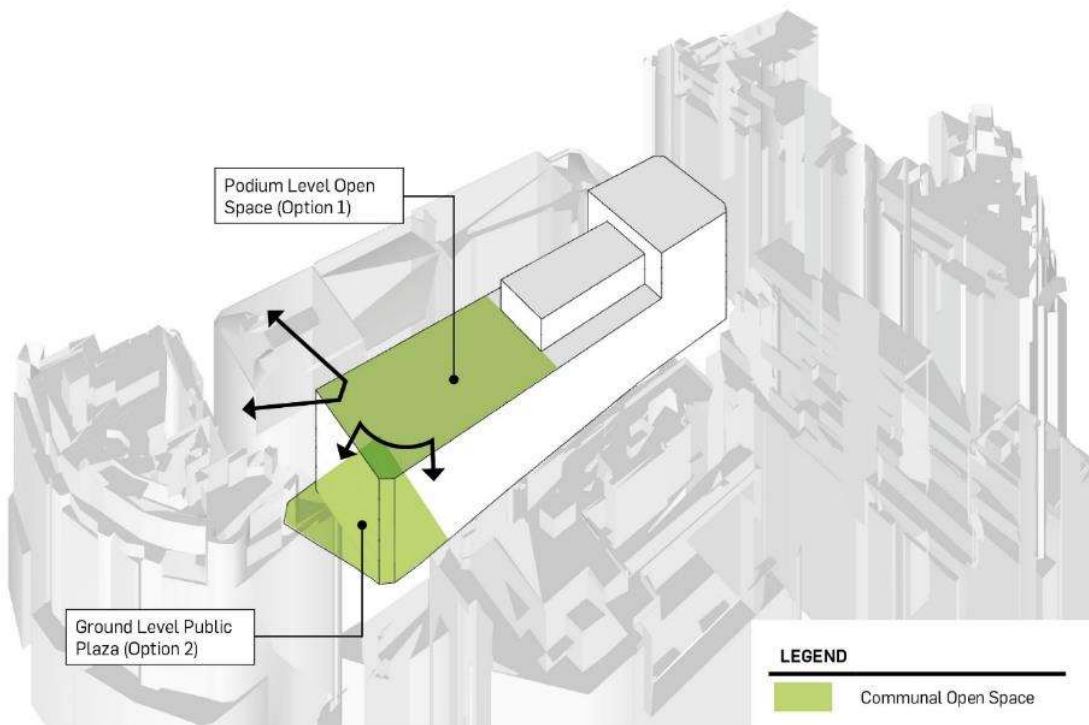
### Key Directions for 32-34 Bunn Street

- Built to boundary street wall along Harwood and Bunn streets.
- 1.5m setback on Harwood Lane to enable 'Green Walkable Streets'.
- Tapered setback on Union Lane to maintain view lines and passive surveillance.
- Street wall height transitions in response to context including:
  - 8 storeys street wall datum on Bunn Street; and
  - 5 storeys along Union Lane and northern end of the site, to consider nearby heritage buildings at 47-53 Murray.

### Alignment with Place Strategy

- ✓ Delivers land uses, height and density in accordance with it's strategic position as a catalytic site, existing employment cluster for intensification and urban renewal opportunity.
- ✓ New employment floor space can be delivered at podium level.

## 2. NORTH FACING OPEN SPACE



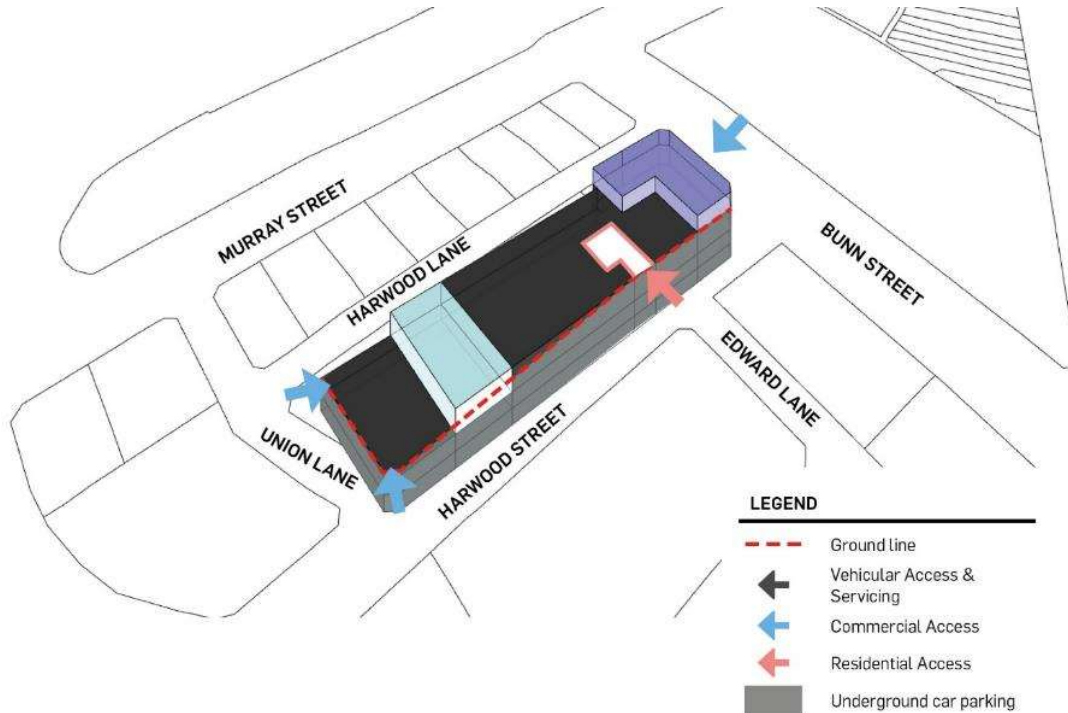
### Key Directions for 32-34 Bunn Street

- North facing communal spaces located to maximise solar amenity.
- Elevated location provides sense of openness, views to CBD and Pyrmont skyline and water glimpses.
- So

### Alignment with Place Strategy

- ✓ Delivers a new public open space close to the Metro Investigation Area and surrounded by Active Transport Routes and Green Walkable Streets.

### 3. LEGIBLE ACCESS & MOVEMENT



#### Key Directions for 32-34 Bunn Street

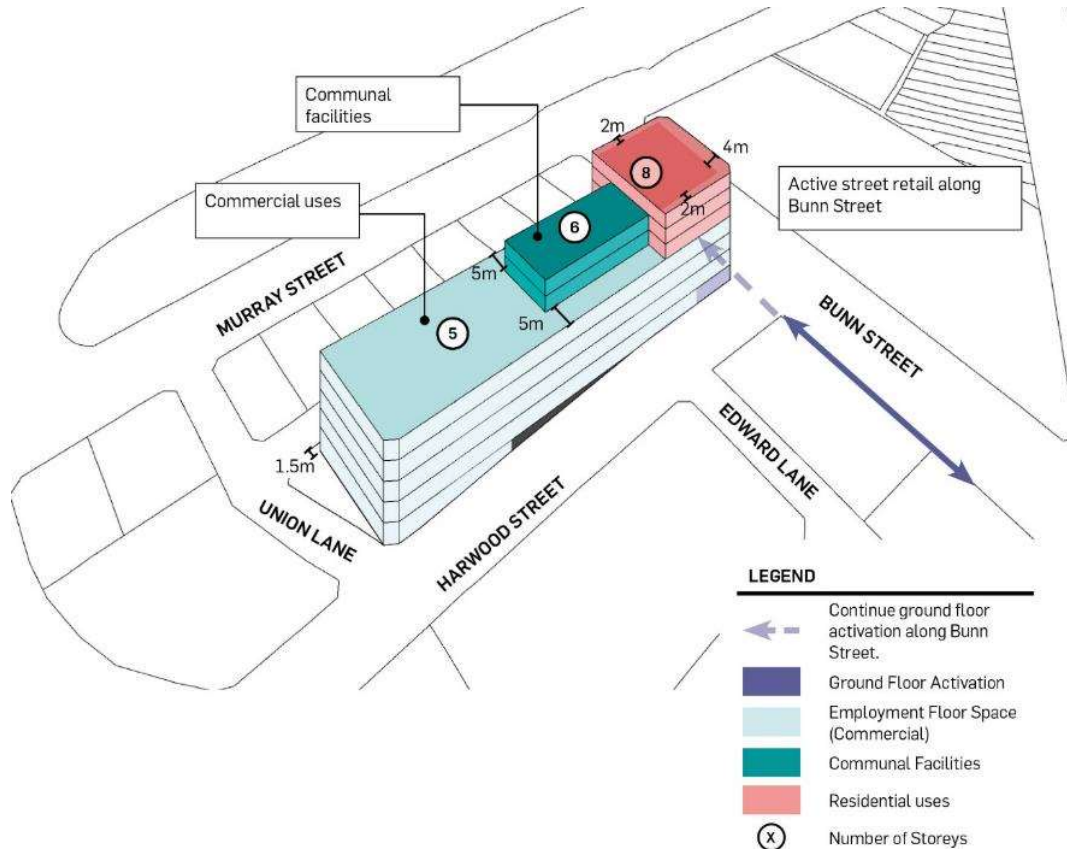
- Vehicular access and servicing located at the lower end of the site along Harwood Lane to take advantage of topography.
- Residential access points along Harwood Street.
- Commercial access on Bunn Street, and the northern (lower) end of Harwood Street and Union Lane.

#### Alignment with Place Strategy

- ✓ The site is within the Metro Investigation Area and is within easy walking distance to public transport.
- ✓ Active transport modes and Green walkable streets surround the site which mean that cycling, walking and multi-modal transport nodes will be supported such as bike storage and car-sharing spaces.



## 4. NEW JOBS FOR PYRMONT



### Key Directions for 32-34 Bunn Street

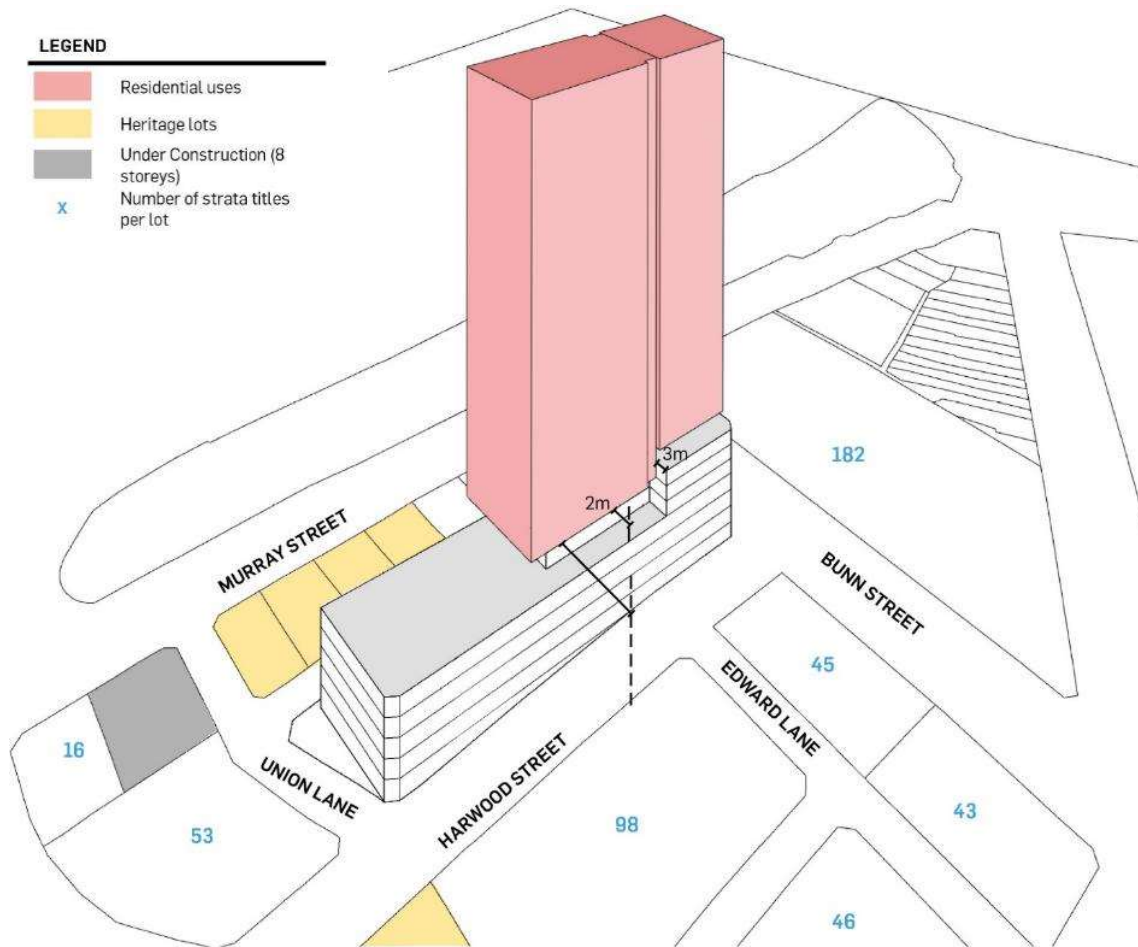
- 5m podium level setback from Harwood Lane and Harwood Street to transition communal facilities from podium and tower element.
- Residential transition:
  - 4m from Bunn Street.
  - 2m setback from Harwood Lane and Harwood Street to delineate podium from the tower element.
- Residential Tower
  - 2m from Bunn Street and Harwood Street.
  - 1.5m setback from Harwood Lane and Harwood Street

### Alignment with Place Strategy

- ✓ Supports the strategy locating new employment floorspace, close to homes and the future Metro Investigation area
- ✓ Ground floor activation along Bunn Street and building corners enhancing the vibrancy of this east-west Peninsula link.
- ✓ Delivers commercial floor space in alignment with the directions of the draft Place Strategy which can be accommodated within a podium element reflecting the character of the existing commercial blocks on along Murray Street.



## 5. URBAN RENEWAL IN PYRMONT VILLAGE



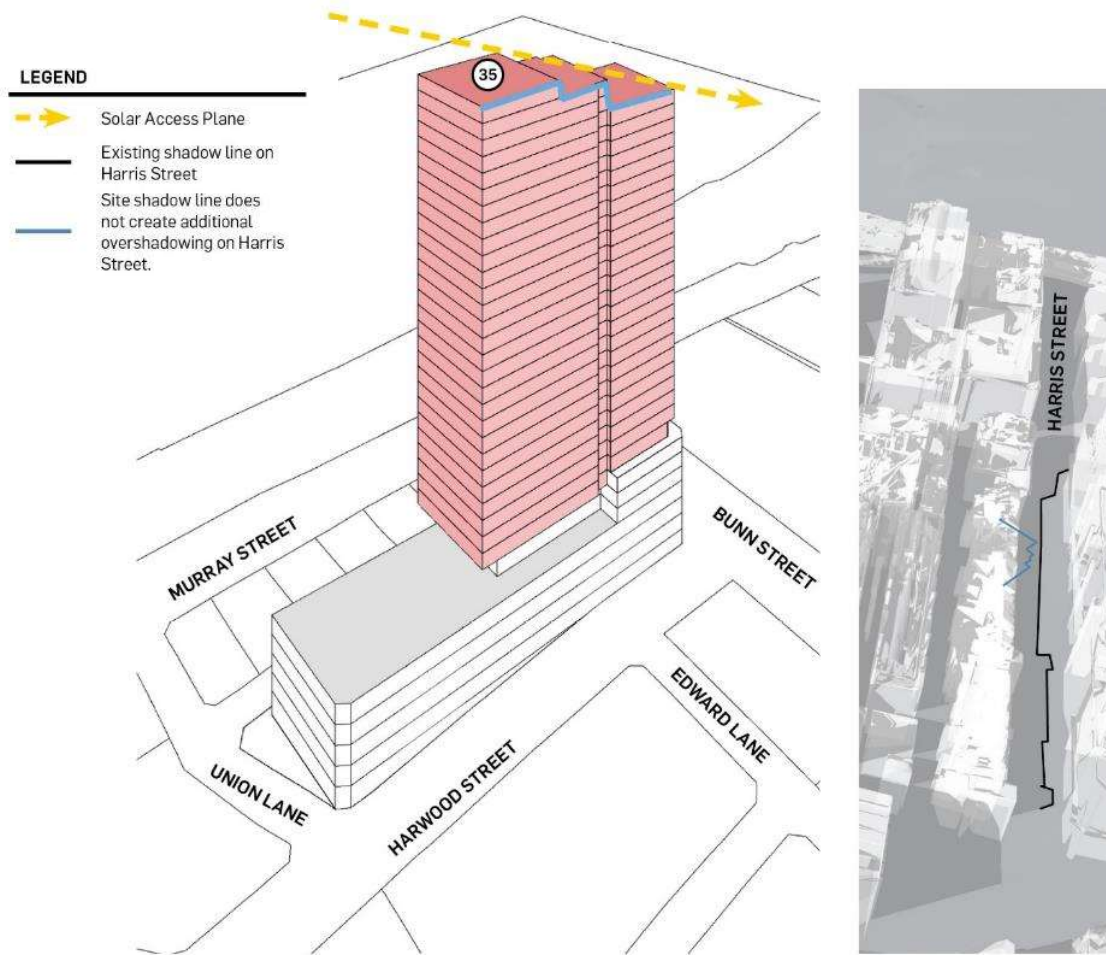
### Key Directions for 32-34 Bunn Street

- Building separation in accordance with the ADG
  - 2m setback from podium above recessed element
  - Vertical recess to articulate the tower and provide visual interest 3m
- Add articulation zones and recesses to the tower to provide visual relief and interest when viewed from a distance.

### Alignment with Place Strategy

- ✓ The site is capable of change; and is suitable for taller building heights
- ✓ A residential building on Bunn Street ensures population density and vitality for a 24-hour city.
- ✓ Delivering residential uses will ensure urban renewal can happen.
- ✓ The site is an existing area for residential density, it's renewal will need to maintain and reinforce this to ensure vitality.
- ✓ The land-owner's vision is to deliver housing choice including build to rent, affordable housing and co-living for key workers.
- ✓ The site orientation and configuration enable flexibility for the delivery of a range of housing choices which includes build to rent, affordable housing and co-living spaces for key workers.

## 6. MINIMISE SOLAR IMPACT TO HARRIS STREET



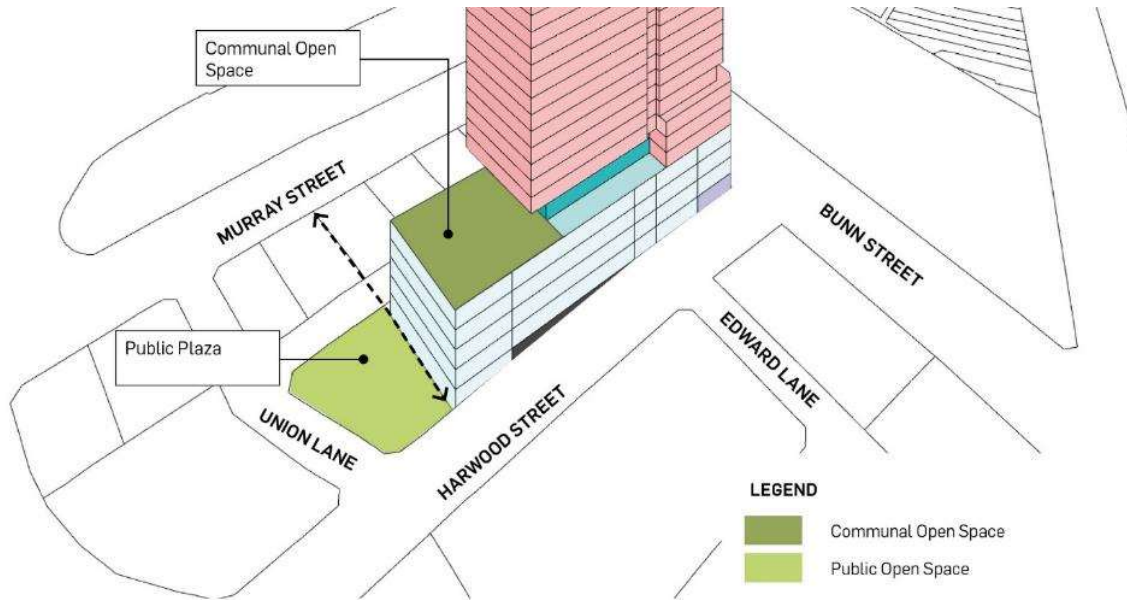
### Key Directions for 32-34 Bunn Street

- The proposed residential tower is to step with the solar access plane incrementally to avoid generating additional solar impact to Harris Street between 9am and 3pm.
- It also enables opportunities for visual interest as a tall building set within a cluster of other tall buildings and the potential for architectural expression at detailed design.
- Due to its orientation, the building will generate a slender, fast moving shadow between 9 am to 2pm

### Alignment with Place Strategy

- ✓ The site is within a Renewal Focus Zone and Taller Building Cluster
- ✓ The UDF articulates that heights are to step down to Harris Street and Fig Lane Park.
- ✓ A tall building on the site can maintain the desired amenity of Harris Street and open spaces.

## 7. ALTERNATIVE FOR GROUND FLOOR PLAZA (OPTION 2)



### Key Directions for 32-34 Bunn Street

- Provide a centrally located public plaza.
- Set the podium back for this plaza, referencing the up to the south-most boundary of the heritage building at 49 Murray Street.
- Locate communal open spaces north to maximise solar amenity.
- The proposed tower height for Option 2 (118m, RL 137) will generate no additional solar impact to Harris Street from 10.15am to 3pm mid-winter.

### Alignment with Place Strategy

- ✓ Delivers a new public open space close to the Metro Investigation Area and surrounded by Active Transport Routes and Green Walkable Streets.



Figure 19 Paley Park NYC  
A small urban park enclosed by buildings



Figure 21 M-Central Pyrmont  
Local podium landscape example

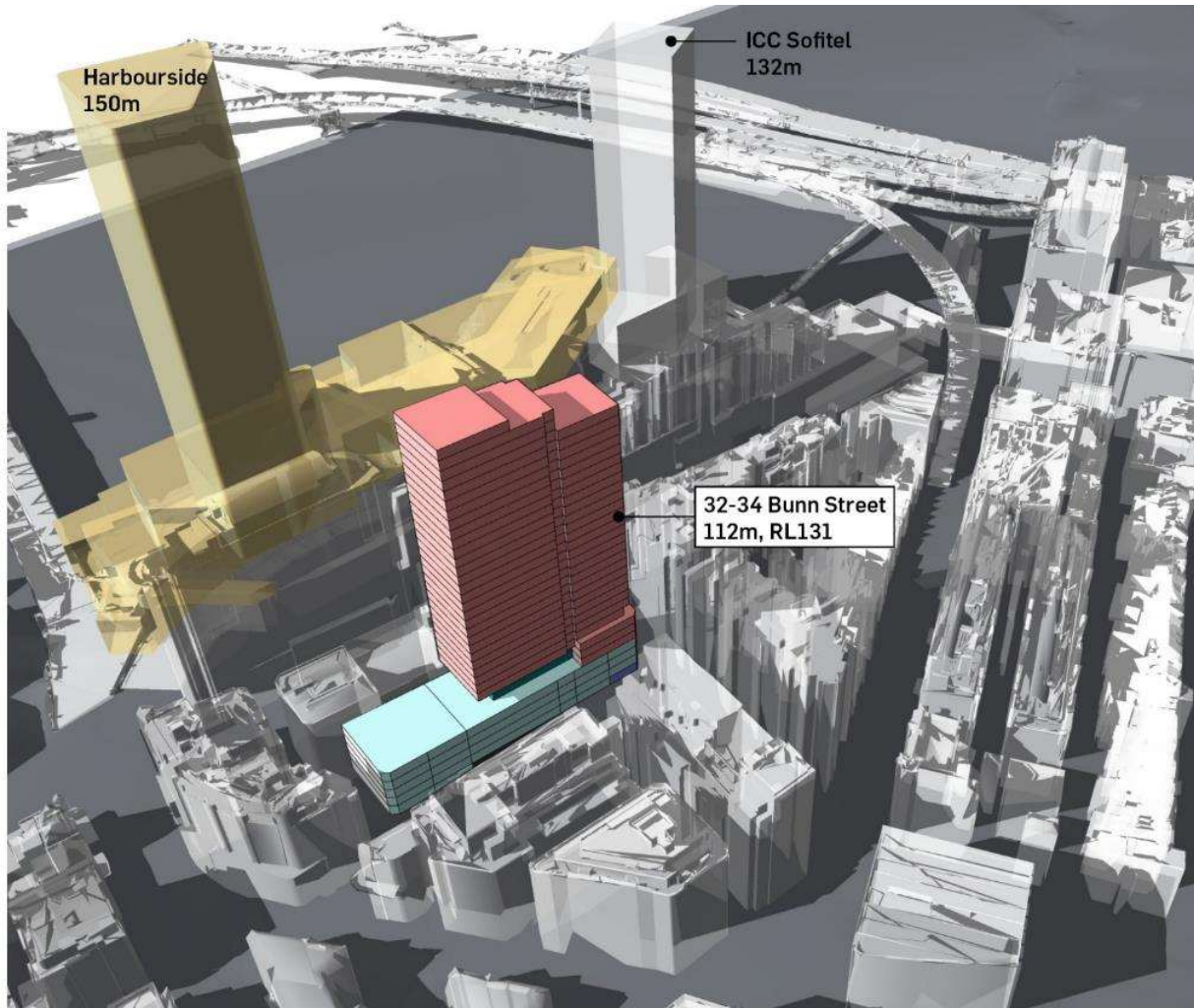
# BUILDING ENVELOPE TESTING

The building envelope testing has been developed by applying the amenity parameters of the Strategy. The testing has identified the site can deliver the following:

- A significant quantum of employment floorspace as a podium form. As the site is currently all residential, this concept would positively contribute to strengthening the future employment role of this sub precinct.
- A tall slender residential tower form, capable of achieving good amenity, and that will positively contribute to providing new housing in the precinct.
- As the existing residential apartments on site are held in single ownership, the future residential tower could include a build to rent and/or co-living residential typology which would meet the state government's housing diversity aspirations.
- The alternate Option 2 illustrates that the site has the potential to dedicate land for a public park that would provide new open space in Pyrmont to support the increased workforce and resident population.



## OPTION 1



**Table 1** 32-34 Bunn Street, Pyrmont Development Yield - Option 1

BUILT FORM	STOREYS	HEIGHT (M)	GFA (SQM)	LAND USE
Podium	5	19	7,339	Commercial
			587	Communal Facilities
	2	6	737	Residential
Tower	28	87	21,199	Residential
<b>TOTAL</b>	<b>35</b>	<b>112</b>	<b>29,862</b>	
		<b>FSR</b>	<b>13.6</b>	

**364 JOBS &  
7,926 SQM**

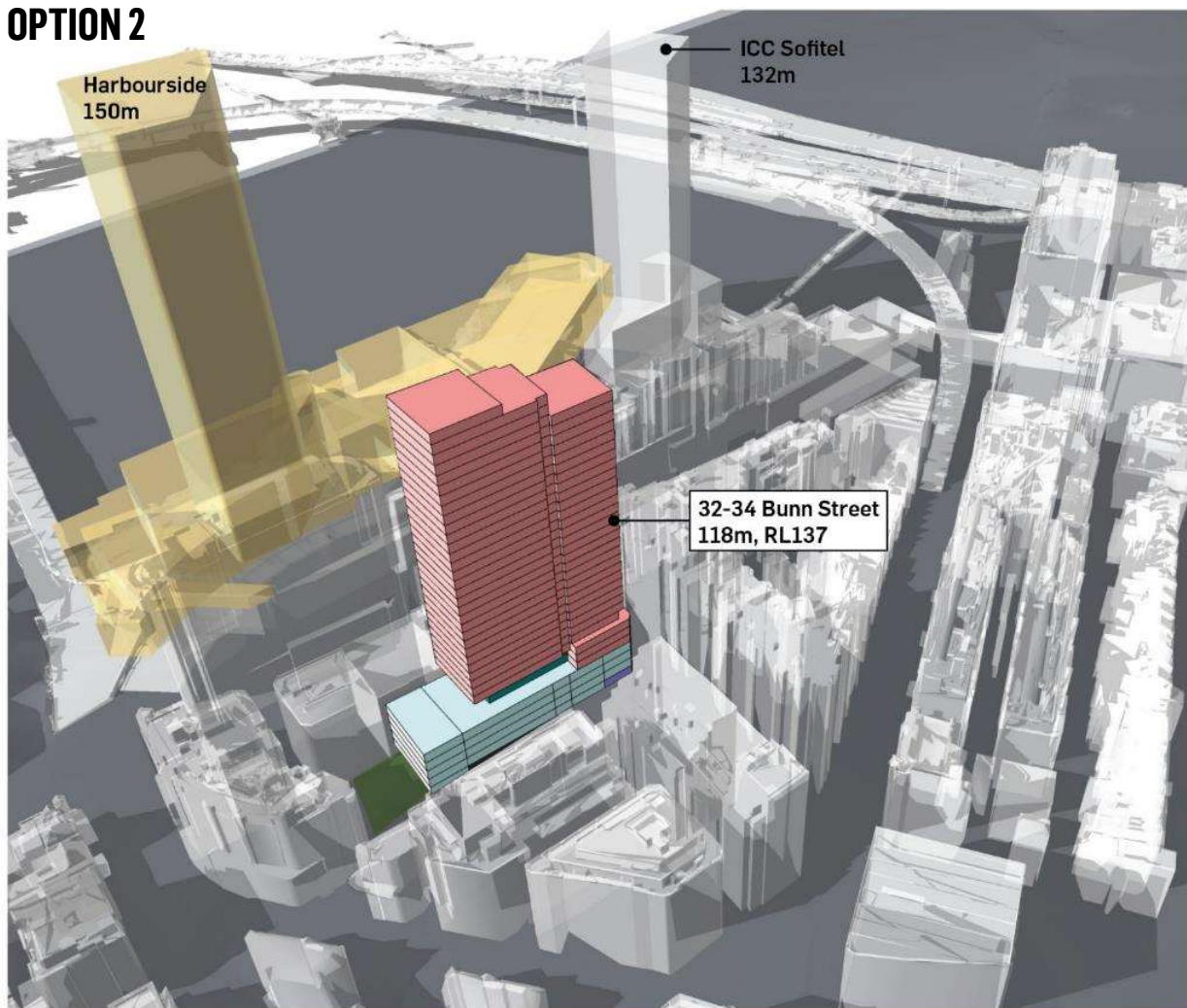
**EMPLOYMENT GFA**

**21,935 SQM**  
**RESIDENTIAL GFA**

**13.6:1 FSR**  
**35 STOREYS**  
**112M HEIGHT**



## OPTION 2



**Table 2** 32-34 Bunn Street, Pyrmont Development Yield - Option 2

BUILT FORM	STOREYS	HEIGHT (M)	GFA (SQM)	LAND USE
Podium	5	19	5,917	Commercial
			587	Communal Facilities
	2	6	737	Residential
Tower	30	93	22,783	Residential
<b>TOTAL</b>	<b>37</b>	<b>118</b>	<b>30,023</b>	
		<b>FSR</b>	<b>13.7</b>	



**430 SQM  
PUBLIC  
OPEN SPACE**

**292 JOBS &  
6,504 SQM  
EMPLOYMENT GFA**

**23,519 SQM  
RESIDENTIAL GFA**

**13.7:1 FSR  
37 STOREYS  
118M HEIGHT**

# CONCLUSION

This site represents a significant opportunity to deliver on the overall vision and specifically the key elements of the Place Strategy.

The UD Strategic Framework appropriate identifies the site as a capable of change, and suitable for a tall building form. The site is strategically located within Pyrmont, close to the future metro and sufficiently separated from 'sensitive areas' where solar access is sought to be protected.

- Our building envelope testing has been developed by applying the amenity parameters of the Strategy. The work has identified the site can deliver the following:
- A significant quantum of employment floorspace as a podium form. As the site is currently all residential, this concept would positively contribute to strengthening the future employment role of this sub precinct.
- A tall slender residential tower form, capable of achieving good amenity, and that will positively contribute to providing new housing in the precinct.
- As the existing residential apartments on site are held in single ownership, the future residential tower could build to rent and/or co-living residential typology which would meet the state government's housing diversity aspirations.
- The alternate Option 2 illustrates that the site has the potential to dedicate land for a public park that would provide new open space in Pyrmont to support the increased workforce and resident population.

In conclusion, this submission has sought to confirm the DPIE's analysis that the site should be designated for built form change. We have highlighted some areas of inconsistency between the draft Place Strategy and the UD Strategic Framework that relate to the site which we request are addressed to ensure there is clarity in the position of the sites' potential.

Finally, we wish to thank the DPIE for the opportunity to provide this submission and would welcome any opportunity to engage further on the concepts developed in this submission.

# DISCLAIMER

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All surveys, forecasts, projections and recommendations contained in or associated with this submission are made in good faith and on the basis of information supplied to Urbis at the date of this submission, and upon which Urbis relied. Achievement of the projections and budgets set out in this submission will depend, among other things, on the actions of others over which Urbis has no control.

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