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**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [REDACTED]  
**Subject:** Pyrmont Peninsula Place Strategy  
**Date:** Friday, 11 September 2020 12:32:23 PM  
**Attachments:** [ppps-jabs submission1.pdf](#)

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Submitted on Fri, 11/09/2020 - 12:28

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

John

**Last name**

Brooks

**Council name**

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**Council email**

{Empty}

**I would like my submission to remain confidential**

No

**Info**

**Email**

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**Suburb/Town & Postcode**

Pyrmont 2009

**Submission file**

[ppps-jabs submission1.pdf](#)

**Submission**

pdf File PPPS JABSubmission#1.pdf

**I agree to the above statement**

Yes

{Empty}

Project Leader,  
Pymont Peninsula Place Strategy,  
Department of Planning Industry & Environment,  
Locked Bag 5022, PARRAMATTA NSW 2124

## **Submission on Draft Pymont Peninsula Place Strategy, July, 2020**

I am writing this response to the Pymont Peninsula Place Strategy ("PPPS") as a Pymont resident of the last twenty years. That period has been one of marked change from an industrial suburb to a high density population characterised by a strong sense of community.

That sense of community has grown from within.

It has not been provided by a Planning bureaucracy nor by either State or Local Government. It is the result of residents and local businesses working together to identify and fulfil needs that were not provided by the development plans for Pymont or Ultimo.

### **Background**

During the twenty year period we have seen many attempts by Government to produce plans for The Bays Precinct, White Bay, Darling Harbour Redevelopment, the Sydney Fish Market, the Star Casino, Blackwattle Bay and the Powerhouse Museum.

With other members of the community, I have been involved with "Community Reference Groups" by Sydney Harbour Foreshores Authority, Urban Growth NSW, Infrastructure NSW, Sydney Ports Authority, Department of Planning NSW, Star Casino, City of Sydney, Sydney Fish Market and several Developer Groups.

These activities have consumed many hours of community input, expertise and resources without apparent results or acknowledgement. As a result, the appearance of the PPPS raises a number of concerns about its future success and about the useful involvement of community members.

### **Overview**

The PPPS document provides a necessary framework for planning the future of Pymont and Ultimo so that development is in harmony with the future shape of the City of Sydney. It recognises different aspects of separate precincts rather than attempting to impose a blanket plan on its present and future diversity.

However, it has three major shortcomings that are of concern. They are:

1. It fails to reconcile low level "Village" objectives with high rise Building proposals
2. It is Land and Building Based and lacks plans for Essential Human Services
3. It lacks any Planned Management Structure for the Strategy

The reasons for those concerns are described below.

## Three Concerns with the PPPS

**1. It fails to reconcile low level “Village” objectives with high rise Building proposals** The PPPS correctly identifies that Harris Street defines Pyrmont, not the Blackwattle Bay proposals nor the Jacksons Landing development. Harris Street ridge is the spine and the connection with Ultimo and the Haymarket which are both essential parts of the history and culture of Sydney.

Harris Street has its developments and they all allow light into the street. The buildings are mainly for residents or small businesses and cafes. Look at the pictures in Appendix A. Where there are unit developments they face terrace houses or setbacks that allow light in.

The PPPS must be based on **letting light into Pyrmont**

The community will not accept that the proposed height of buildings in Blackwattle Bay, in Darling Harbour, the Star development or even those on Distillery Hill should be the benchmark for Pyrmont building heights.

If developers are given those heights as the accepted precedent then you are dooming Harris Street to becoming another “concrete canyon” with little light penetrating.

*The PPPS “Pyrmont Village” precinct represents the character of Pyrmont and we should not let it be dictated by the proposed developments of Blackwattle Bay, Darling Harbour or the Star Casino*

## **2. It is Land and Building Based and lacks Plans for Essential Services**

The expected increase in worker and resident populations to over **85,000** will bring demands that are not addressed by the PPPS, which focuses on land and buildings.

These planned increases in both residential and working populations for the Peninsula must be accompanied by accessible social services that provide for the needs of the existing population while attracting and retaining the new. Planning for Pyrmont and Ultimo must provide services in Health, Education, Security and Aged Care that are accessible by all.

### **Health Services**

While major hospitals (Royal Prince Alfred, Sydney and the Eye) are within reach of the population, physical access is needed for emergency response to domestic and work- related accidents that abound in a population of this size and broad demographic. Clinics to provide for emergencies, for general health and for an ageing population are needed to fill the gap between the few local medical practitioners and full hospital services. An ambulance station would also provide for local needs and for quick access to the CBD, in parallel with fire services from the Pyrmont Fire Station.

### **Education Services**

Similarly, provisions for primary and secondary schools are mentioned without recognising the marked changes in family structure that have taken place since the 2000 development of Pyrmont. There are no schools in Pyrmont and the newly rebuilt Ultimo Primary School will soon be close to capacity, The Blackwattle Bay Secondary College caters for years 11-12 only and the cohorts of children graduating from primary school will need accommodating without overcrowding in new, purpose built schools. They will also need adequate recreation space and while a rearranged Wentworth Park may assist, it already caters for demands for Ultimo, the International Schools and the CBD based St Andrews School as well as community sporting clubs.

## Security Services

The PPPS proposes a combination of expanded resident population, a major increase in worker numbers, increased tourism and a 24-hour entertainment precinct. While many entertainment establishments employ in-house security staff they have no jurisdiction in public streets, parks or open spaces. Pyrmont lost its resident police station some 15 years ago but has had to contend with increased public nuisance as late night patrons were moved out of the Kings Cross and Rocks precincts. The area needs a full time Police presence to maintain safe and pleasant living and work environments.

*The PPPS must work with Health, Education and Police professionals to ensure that future residents and workers in Pyrmont and Ultimo are provided with essential social services*

### **3. It lacks any Planned Management Structure for the Strategy**

Experience shows that any Strategy such as the PPPS has to meet Government objectives for economic growth. That is understood by the community.

However, experience shows also that planning priorities depend on the principal proponent and can change over time depending on the degree of authority that can be exercised over competing demands of other departments involved in planning and implementing a broad strategy.

While the principal proponent of the PPPS is the Department of Planning, development projects that affect the Pyrmont Peninsula include Blackwattle Bay and the Fish Market, the expansion of the Star Casino, planned Mlrvac redevelopment of the Harbourside building, changes to the Powerhouse Museum and development of the Council's Wattle Street depot.

Over the twenty year horizon of the strategy new projects will emerge and priorities will change. To maintain the direction and momentum of a broad strategy such as the PPPS there needs to be a PPPS Authority with clear management responsibility and supporting structure, answerable to Government, to ensure that the "Unified Planning Framework" of Direction 4 is achieved.

*Our concern is that there is no such management structure planned for the PPPS.*

## **Conclusion**

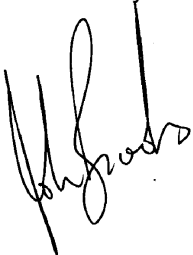
The PPPS document provides a necessary framework for planning the future of Pyrmont and Ultimo so that development is in harmony with the future shape of the City of Sydney. It recognises different aspects of separate precincts rather than attempting to impose a blanket plan on its present and future diversity.

However, it has three major shortcomings that are of concern. They are described above and the community urgently request that these shortcomings are addressed through discussions with community and business representatives.

We recommend that solutions to these concerns are incorporated in the final Pyrmont Peninsula Place Strategy.

I would be willing to answer any questions arising from this submission.

Yours faithfully



John Brooks

## HARRIS STREET - PYRMONT



1. Harris Street – Fig Street to Allen Street



2. Harris Street – Allen Street to Pyrmont Bridge Road





3. Harris Street – Miller Street - Pyrmont Bridge Road



4. Harris Street – John Street - Miller Street