

Level 25, Australia Square
264-278 George Street
Sydney NSW 2000

p +61 2 9017 1100
f +61 2 9017 1101
dexus.com



Jim Betts
Secretary
NSW Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Attention: Mr Steve Driscoll – Project Leader, Pyrmont Peninsula Place Strategy

11 September 2020

Dear Mr. Betts,

DRAFT PYRMONT PENINSULA PLACE STRATEGY PUBLIC EXHIBITION

As the landowners of 100 Harris Street, Pyrmont, Dexus welcomes the opportunity to engage with the Department of Planning, Industry and Environment to develop a final Pyrmont Peninsula Place Strategy (Place Strategy) to allow this important employment precinct to grow into an emerging creative and innovation district.

We have reviewed the draft Place Strategy currently on exhibition and support the 10 Directions established under the draft Place Strategy, however the Structure Plan does not provide clear guidance to establish planning controls that support these Directions. As shown in Figure 1, land ownership in the Pyrmont Peninsula is highly fragmented and a significant proportion of larger sites are in strata ownership. Site amalgamation is not only costly but can take significant time. Therefore, realistic opportunities for renewal and growth in the precinct is limited to a small number of sites, that are both of sufficient scale and capable of delivering density that protects and enhances local amenity. Our asset at 100 Harris Street is one of the few sites capable of delivering redevelopment to complement the Place Strategy.

100 Harris Street, forms part of a block identified in the Urban Design Strategic Framework (Part B, Vol. 2) as 'capable of change' (see Figure 2). However, the site has not been identified in the Section 10 of the Place Strategy as a key site. The Place Strategy does not specifically acknowledge that other sites, beyond key sites, are capable of delivering positive development outcomes and facilitating employment growth within the precinct. The site is currently highly accessible and is likely to be located in proximity to the future Pyrmont Metro Station. Due to these factors, 100 Harris Street is capable of increased height and greater intensification of employment opportunities which will support NSW's recovery in post COVID-19.

We recommend that the Place Strategy is amended to:

1. Recognise that taller buildings may be appropriate in a broader range of locations than the foreshore and identified key sites. This should be better aligned with the sites identified as 'capable of change' and the areas identified as 'renewal focus zones'.
2. Update the character statement for Pymont Village to note that change can and will occur in this sub-precinct. Additional development and renewal will add to the layering of different building styles and forms that creates the vibrancy of the Harris Street spine. Density should respond to local characteristics, protecting public amenity whilst delivering high-quality workspace.

The Department is encouraged to continue to lead this process, including the adoption of revised planning controls required to implement the Place Strategy. This will be critical in ensuring that the framework is reviewed and implemented in a timely and efficient manner, providing certainty for investment in the precinct.

We would be grateful for the opportunity to collaboratively work with the Department in the next steps and implementation of the planning controls as well as share our insight on the Pymont employment market including key drivers of both customers and investors in the precinct.

Should you require any further information in relation to the above, please do not hesitate to contact me should you wish to further discuss the above.

Sincerely,



Brenton McEwan

Head of Development Origination



Figure 1 - Sites >5,000m2 and capable of delivering additional employment floorspace (Source: Dexis)

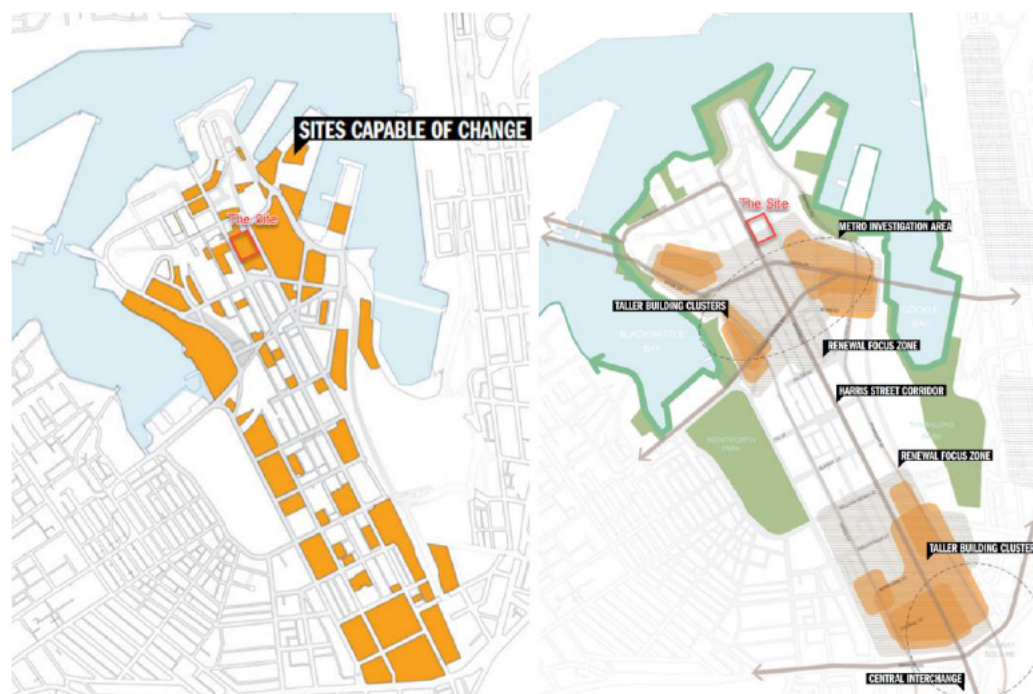


Figure 2 - Sites identified as capable of change and renewal focus zones (Source: Draft Pymont Peninsula Place Strategy - Urban Design Strategic Framework)