

From: no-reply@planning.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [REDACTED]
Subject: Pyrmont Peninsula Place Strategy
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Submitted by: Anonymous

Submitted values are:

Submission Type

I am submitting on behalf of my organisation

Name

First name

Hannah

Last name

Middleton

Council name

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Council email

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I would like my submission to remain confidential

No

Info

Email

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Suburb/Town & Postcode

Glebe 2037

Submission file

[pyrmont-submission_0.docx](#)

Submission

Hands off Glebe Inc
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Submission regarding the draft Pyrmont Peninsula Place Strategy
From Hands off Glebe Inc

A draft Pyrmont Peninsula Place Strategy has been released. Hands off Glebe Inc welcomes some of its stated aspirations as, for example, the possibility put forward (p84) of returning planning controls to the City of Sydney. We would strongly support this having found the Sydney City Council more committed to the interests of the local community and more responsive to community opinion.

Generalisations not proposals

The document is so generalised that little confidence can be placed in even its positive features. How, for example, will "recognising and honouring Indigenous heritage" actually be implemented?

For example, the draft appears to commit to the removal of the pop up school, the dog track and the grandstand in Wentworth Park when their leases expire but there are no details of how this might be achieved.

The strategy promotes "significant growth opportunity" for a number of the sub-precincts (p29). However, again this chapter is replete with generalisations and almost none of the specific details required to make meaningful comment. The draft indicates that these will come later when it states that the growth opportunities will be "subject further studies, master plans and planning processes."

Of more concern is the suggestion that growth will require unspecified "changes to land use zones, building heights and density and ... amendment to the relevant planning instrument." (p31) It is impossible to endorse growth requiring such possible major changes without any indication of the nature and scale of such changes.

It is difficult to critique a planning document that is filled with vision and optimistic generalisations but short on explicit targets and other concrete details.

However, some trends and implications are a cause for concern.

Over reliance on economy

In its enthusiastic and somewhat starry eyed descriptions of the future economic development of the Peninsula, there is no acknowledgement of the impact of the pandemic on the media and the arts/entertainment. These are two areas decimated by the pandemic but the strategy draft argues that they will underpin the massive economic development of the Peninsula. There is an apparent – unjustified and unwarranted – assumption that things will return to "normal".

The strategy focusses heavily on economic/employment issues with little reference to housing or necessary social infrastructure such as hospitals, schools etc. Yet Pyrmont is a residential – as well as a commercial and entertainment – area and there should be explicit commitment to a major

expansion of the provision of social and affordable housing.

Social housing

Hands off Glebe Inc is strongly of the opinion that the housing developments in the Pyrmont Peninsula sub-precincts must be at least 50% public housing.

In a previous submission regarding the development of Blackwattle Bay, Hands off Glebe Inc wrote:

Apart from its potentially significant role in the post-pandemic economic recovery, public housing has many other advantages. Access to public housing provides stability and lowers the risk that vulnerable families become homeless. It decreases housing stress and by limiting housing costs, public housing leaves families with more resources for expenses like child care and transportation as well as basic needs like food and medicines. Quality public housing helps create a stable environment for children, contributing to improved levels of school attendance and educational outcomes. Public housing located near public transport can help low-income residents save money, access better jobs, improve health and reach critical community services.

The number of homeless and unstably housed seniors is projected to grow, creating serious health consequences as they often face declining incomes, increased medical costs and housing that may not be designed for their needs. Quality public housing can promote better mental and physical health, improved quality of life and independence for low-income seniors.

High rise horror

The strategy refers to tower blocks up to 45 storeys on the waterfront at Blackwattle Bay. However, a Glebe community survey showed a strong commitment to low rise development in the Bays Precinct with a maximum built height of 5 storeys.

We do not want our bay and its foreshores surrounded by high rise buildings created for profit rather than to meet the needs of the people of Sydney. We do not want a sterile concrete wasteland that can swiftly become a slum. We want low rise homes across the Peninsula that are a mix of public housing, affordable housing and private housing, reflecting the current rich diversity in the inner west.

24 hour operation

The draft foreshadows an increase in tourism and entertainment businesses and a 24/7 economy in areas including Darling Harbour and Blackwattle Bay. There is no reference to acoustic controls, to placement, to noise abatement restrictions or any apparent concern for local residents trying to sleep during a 24/7 economy. Indeed it appears that priority is given to business over residential development. On page 36 the draft speaks of "residential development ... where this does not undermine the vision of the area as a jobs hub and economic driver of Sydney..."

Harbour foreshore walk

While the commitment to a "world-class harbour foreshore walk" is undoubtedly welcome, the plan remains short on detail. It appears for example that the walkway, which will apparently not be very wide, is to be shared with cyclists. We need explicit details on all this before any community approval would be forthcoming.

We also support the concerns of others that it must not be a harbourside version of Pitt Street Mall where a semi private space is monstered by retail.

Fish market

The planned new fish market remains a source of considerable concern within our community. There has not been a positive response to a single one of the concerns raised and the project remains a glorified shopping centre that will not sell more fish but will flood local streets with traffic and parked cars.

Transport and parking

While the emphasis on making the area more pedestrian- and cycle-friendly is undoubtedly welcome, the lack of any detailed outline of increased public transport services and the uncertainty about a possible Metro station create concern about increasing traffic congestion and parking problems in the area.

It is time all development in the area is put on hold until a detailed traffic growth and management plan is available for comment.

Blackwattle Bay

In relation to Blackwattle Bay, the draft Pyrmont Peninsula Place Strategy refers approvingly to the 3 scenarios for possible development laid out in an earlier document on the so-called revitalisation of Blackwattle Bay. Hands off Glebe Inc submitted objections to that document which apply equally to planning for the Pyrmont Peninsula. We wrote then:

In our view none of the 3 scenarios present a vision of a revitalized Blackwattle Bay that would satisfy the needs and wishes of our community.

Planning principles

Hands off Glebe Inc will comment on the strategy again when explicit targets and other details are made available.

Until then we are of the view that development in the 6 sub-precincts of the Pyrmont Peninsula must comply with a number of principles, the most important of which are:

- Business and entertainment development must be consistent with the scale of the area and complementary to, rather than dominating, the rights and needs of residents.
- A commitment to low rise and no high rise residential buildings
- At least 50% public housing in all residential developments across the peninsula
- Additional new open space suitable for group exercise activities. Wentworth Park must not be used to offset developments across the peninsula. The park is already under stress and more public open space must be found if major developments are to go ahead.
- There must be greater priority to public transport within and outside the precinct within an integrated plan covering expanded public transport (bus, ferry and light rail), traffic flows and cycle ways, and parking.

Dr Hannah Middleton
for Hands off Glebe Inc

[REDACTED]

I agree to the above statement

Yes

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