

Pyrmont Peninsula Place Strategy

Volume I | Project Analysis

PART D



85 / Map of the Pyrmont Peninsula showing the current bicycle network (City of Sydney)

4.12 Built heritage

Pymont Peninsula has a significant number of heritage items that are diverse in typology and period of construction.

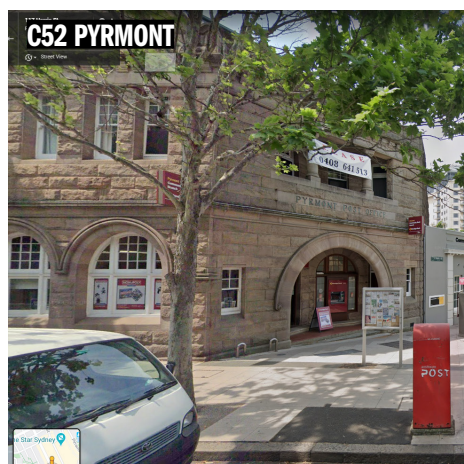
There are three heritage conservation zones are closely aligned with areas of increased activity and in particular provide the identity for experience of Union Square. The zones are:

- C52 'Pymont'
- C67 'Harris St'
- C69 'Ultimo'

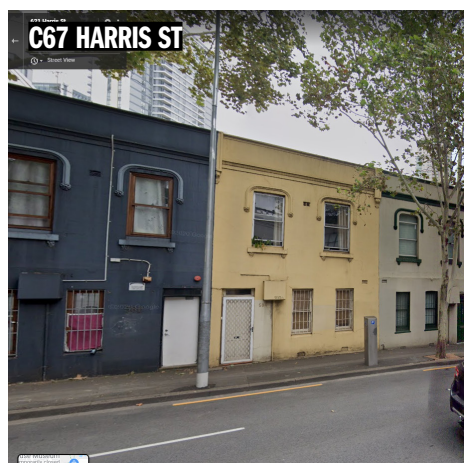
The Sydney LEP 2012 identifies 146 heritage items, this includes a number of state heritage items including:

- Pymont Bridge.
- Former Pymont Post Office (146-148 Harris Street).
- Railyard and Victualling Warehouses A, B and C including the interiors, wharf and sea wall (38-42 Pirrama Road).
- Former Ultimo Post Office (494 Harris Street).
- Electrical Substation (41 Mountain Street).
- Glebe Island Bridge.

These sites will inform future built form opportunities and areas of uplift and will require appropriate treatment for potential adaptation or interface in any design scenarios.



The area dates from one of the key period of layers for the development of Pymont as a direct result of subdivision of the Harris and Macarthur Estates. It is a good example of a mid to late Victorian working class community consisting of both residential and commercial buildings which are largely intact and make a positive contribution to the streetscape.

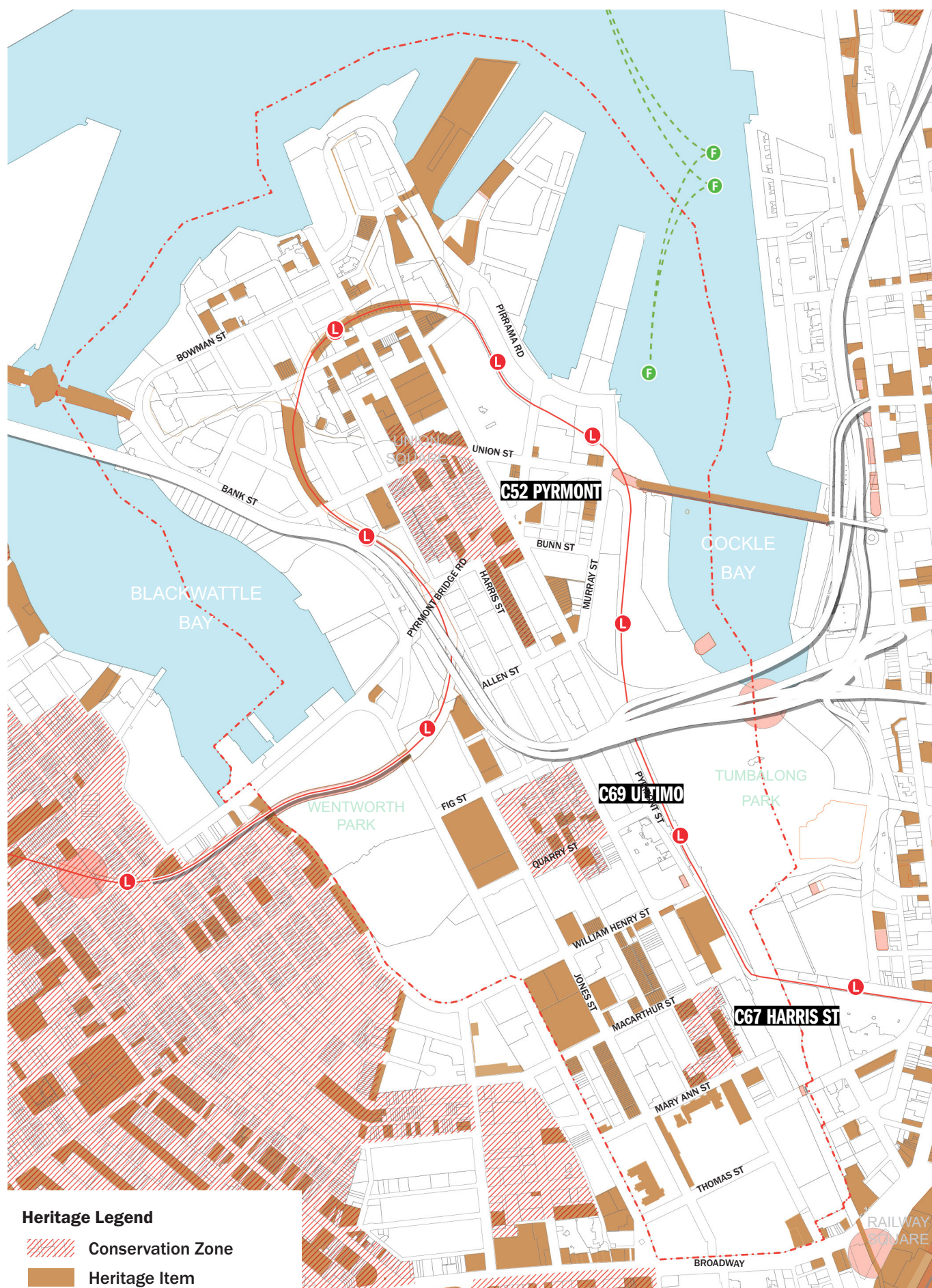


The area represents and demonstrates two of the key period layers for the development of Ultimo/Pymont as a direct result of the Harris & Macarthur Estates, and later Federation industrial development. It is a good example of mid to late Victorian residential and commercial development with Federation era industrial infill development.



The Ultimo Heritage Conservation Area area dates from one of the key period layers for the development of Ultimo/Pymont as a direct result of the Harris and Macarthur Estate subdivisions. It contains good examples of mid Victorian residential, commercial and institutional development.

86 / Images of heritage listed fabric and associated text from the heritage listing description for conservation zones within the Peninsula, Google Street View 2019.



4.13 Employment density

Whilst it is the second densest residential precincts statistical area 2 of NSW, Pyrmont provides significant employment with the City Plan 2036 noting approximately 7% of all jobs within the LGA.

Employment density across the peninsula is generally reflective of the land use and lot size. Larger lots and those lots located near the CBD or within the education precinct provide a greater intensity of employment and within a larger building typology.

The former industrial warehouses are a unique asset for the area housing a significant concentration of small businesses from a variety of employment sectors.

The lower intensity employment and finer grain lot size around Union Square and Harris Street provide retail and services which contribute to the activity and character of the peninsula.



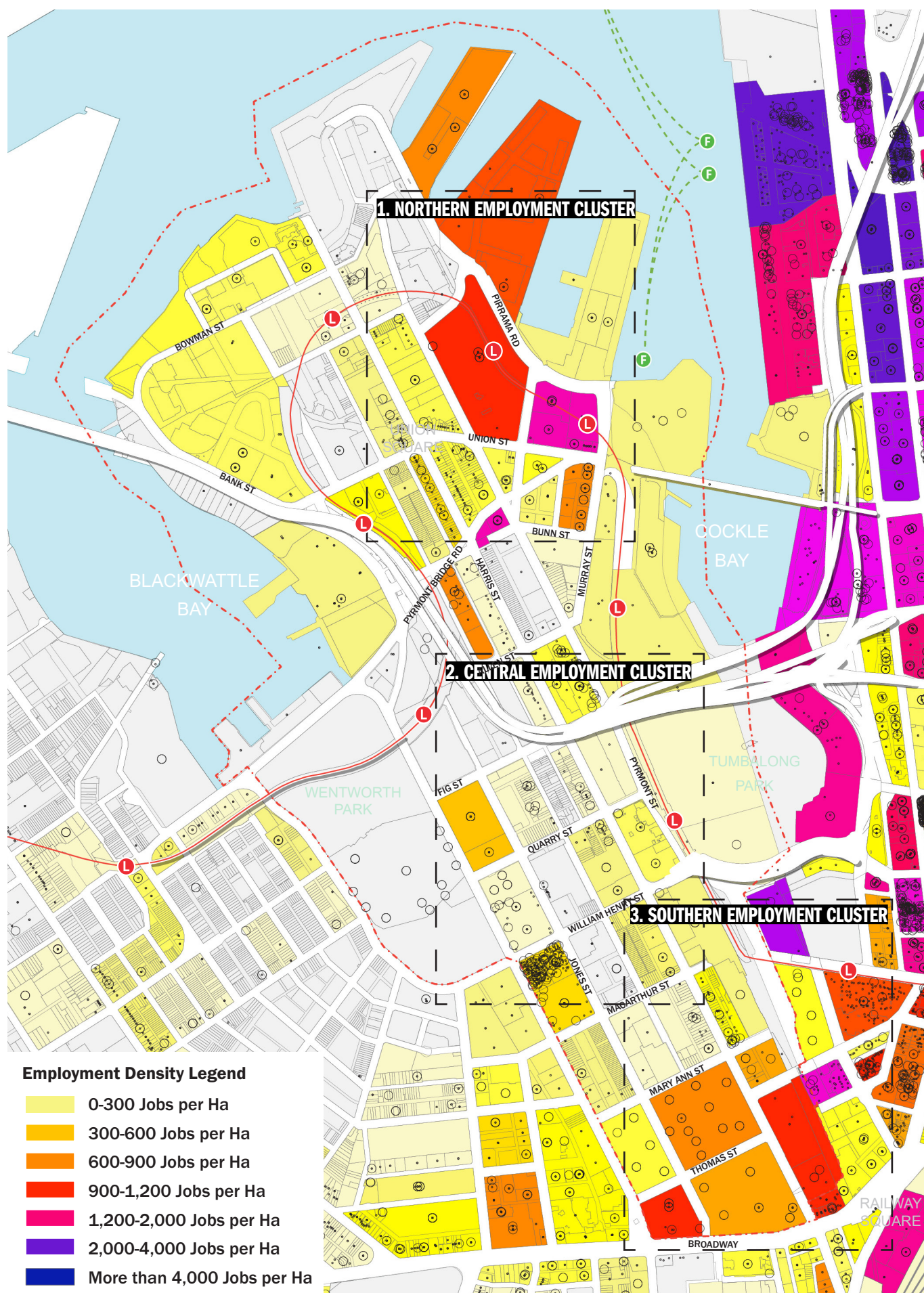
88 / Aerial view of the northern employment cluster within the peninsula, Nearmap 2020



89 / Aerial view of the central employment cluster within the peninsula, Nearmap 2020



90 / Aerial view of the southern employment cluster within the peninsula, Nearmap 2020



91 / Map of the Pyrmont Peninsula showing employment density by block (City of Sydney, Floor Space and Employment Survey 2017)

4.14 Lot size

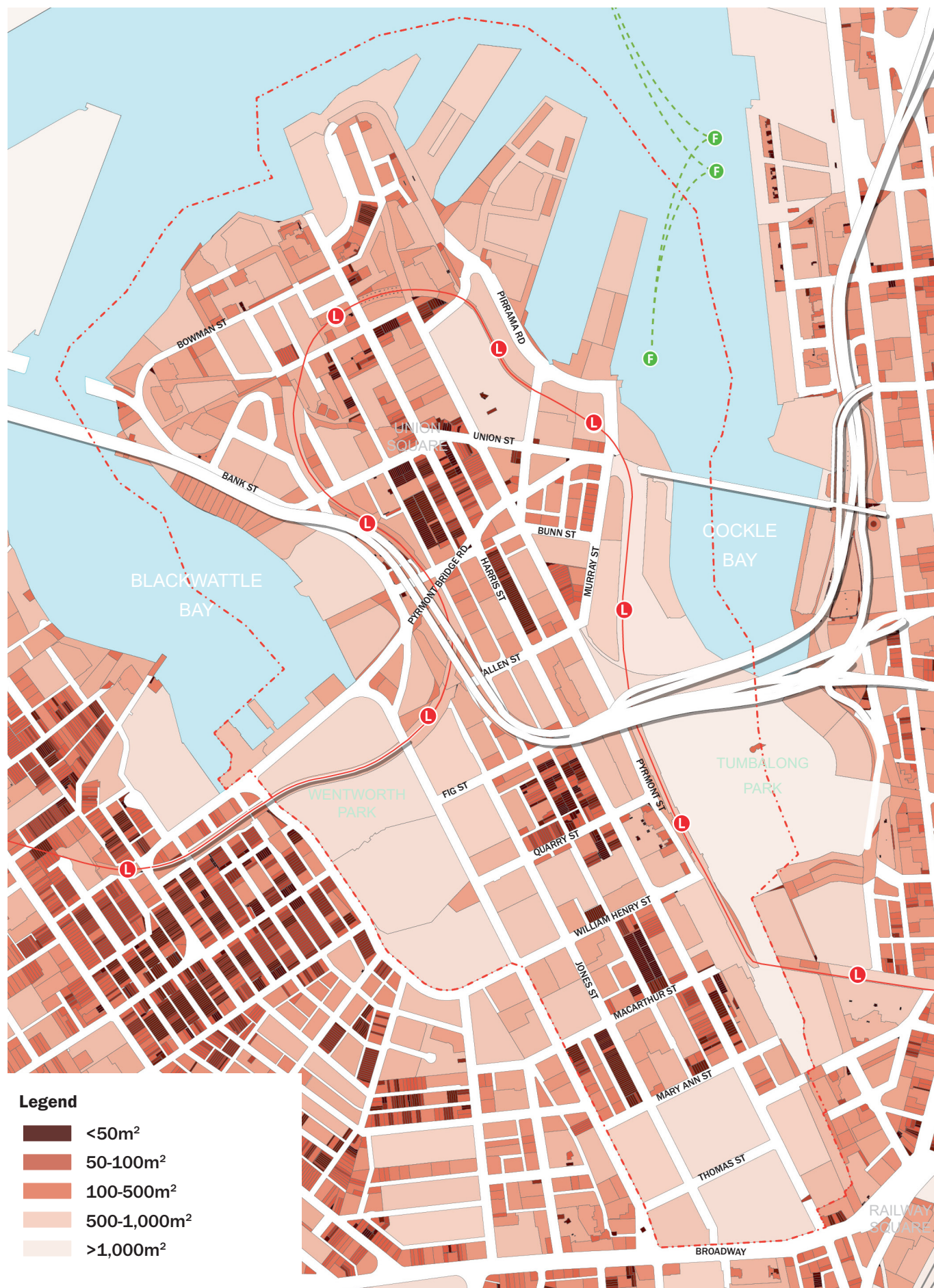
The street grid of the peninsula was largely established by 1887 with the current pattern reflecting a consistent distribution of large lots around the edge interfacing with sites of historical industry, transport and logistics infrastructure and the waters edge.

The ridge has maintained a substantial number of finer grain residential subdivisions which are focused on the heritage conservation areas.

It is the perimeter of the peninsula where sites are larger and retained in single ownership that initially indicate greatest potential for transformative change in the future.



92 / View looking over Pyrmont Peninsula towards Sydney CBD showing a variety of building typologies on varying lot sizes, City of Sydney 2019



93 / Map of the Pyrmont Peninsula showing the size of individual lots (NSW Department of Planning, Industry and Environment)

4.15 Employment clusters

The industry clusters across the peninsula and the size of businesses accommodated reflects the anchors of the CBD to the north and UTS/TAFE in the south and creative industries occupying former warehouse buildings along Wattle Street.

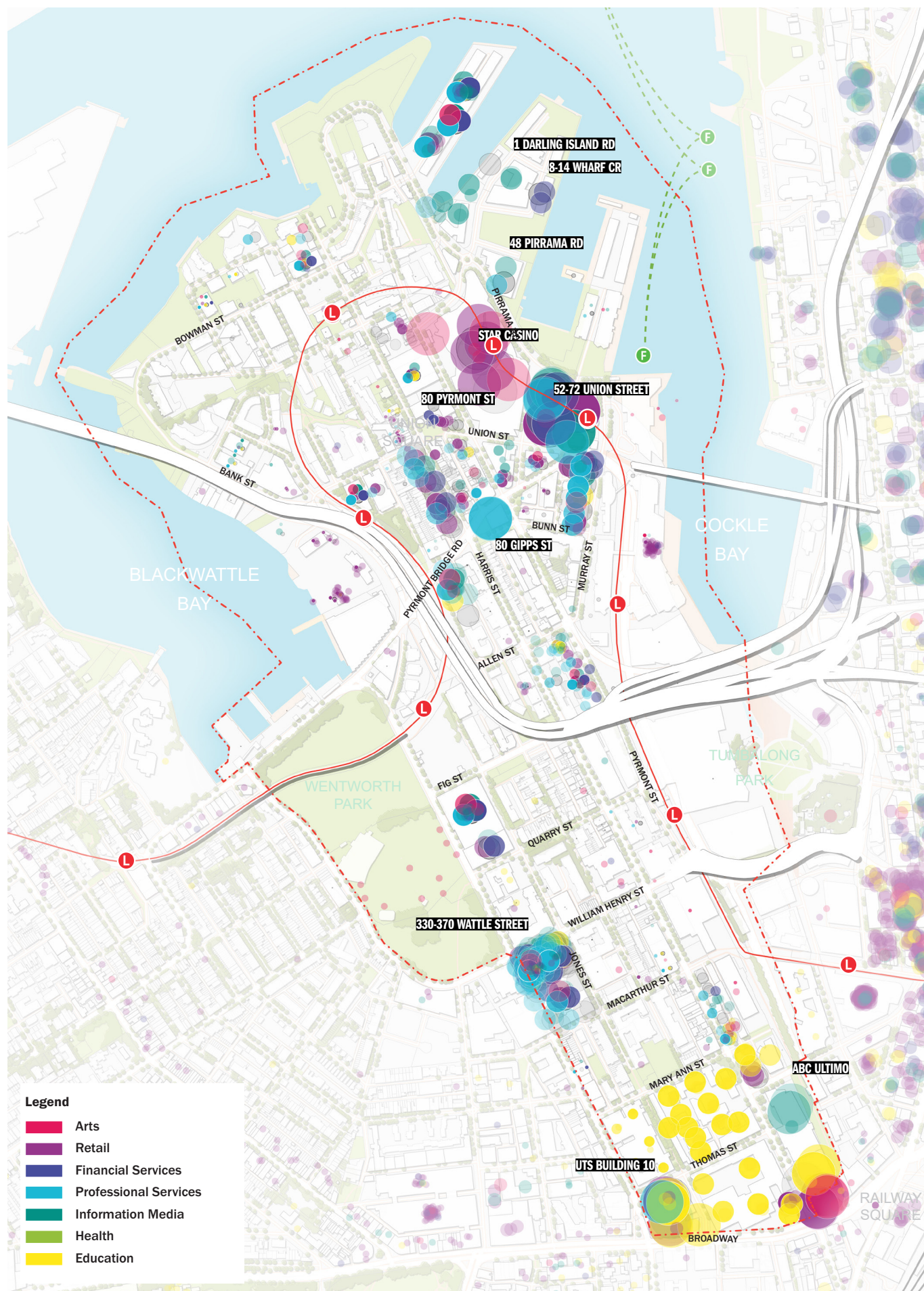
There is a clear north/south differentiation which is driven by a combination of land use, lot size and lack of connectivity.

The exception to this is the heritage industrial buildings along Wattle Street which house a diverse range of generally small businesses from across the spectrum of employment sectors.

The challenge exists to create a more consistent distribution of small and medium entities between these anchors to drive the innovation economy.



94 / Images of commercial buildings within the peninsula that house significant numbers of employees and a diverse range of businesses, Google Street View 2019



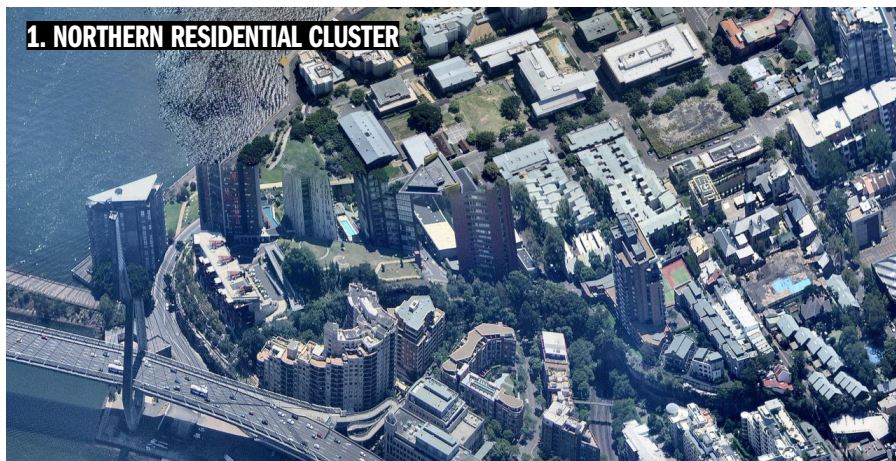
95 / Map of the Pyrmont Peninsula showing employment clusters by industry (City of Sydney, Floor Space and Employment Survey 2017)

4.16 Residential density

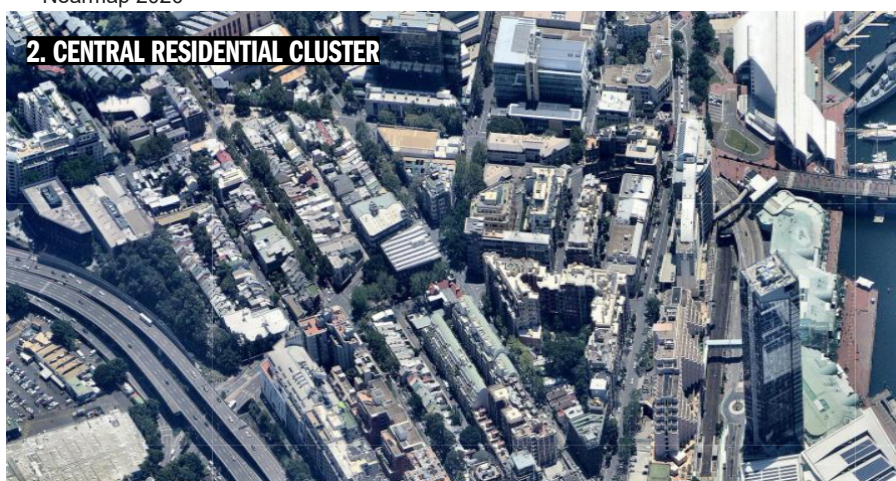
Pymont-Ultimo SA2's population density makes it the second densest residential neighbourhood in Sydney after, behind Potts Point-Woolloomooloo SA2.

Residential densities across the peninsula reflect the development stages with higher density areas being constructed since 1990 in new multi-residential towers and large warehouse building conversions located along the edges and focused on Jacksons Landing in the North and Pymont Bridge Road in the centre.

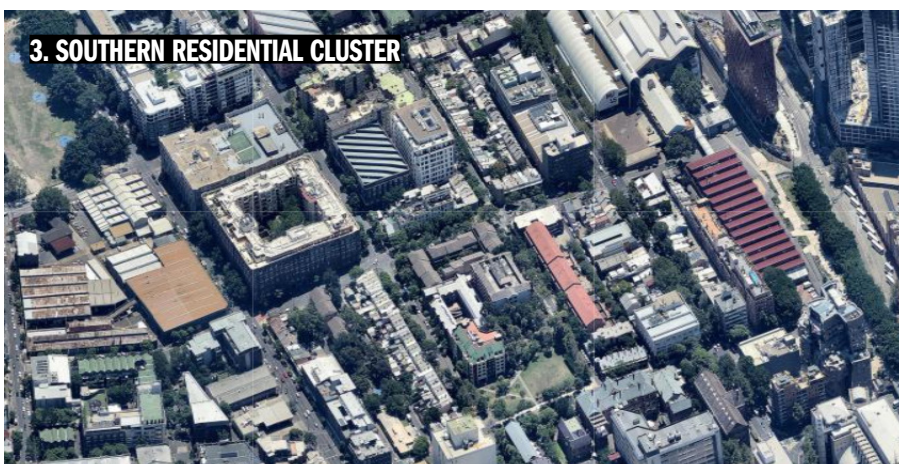
The lower density ridge reflects the heritage listed terraces with a significant number of long-term residents.



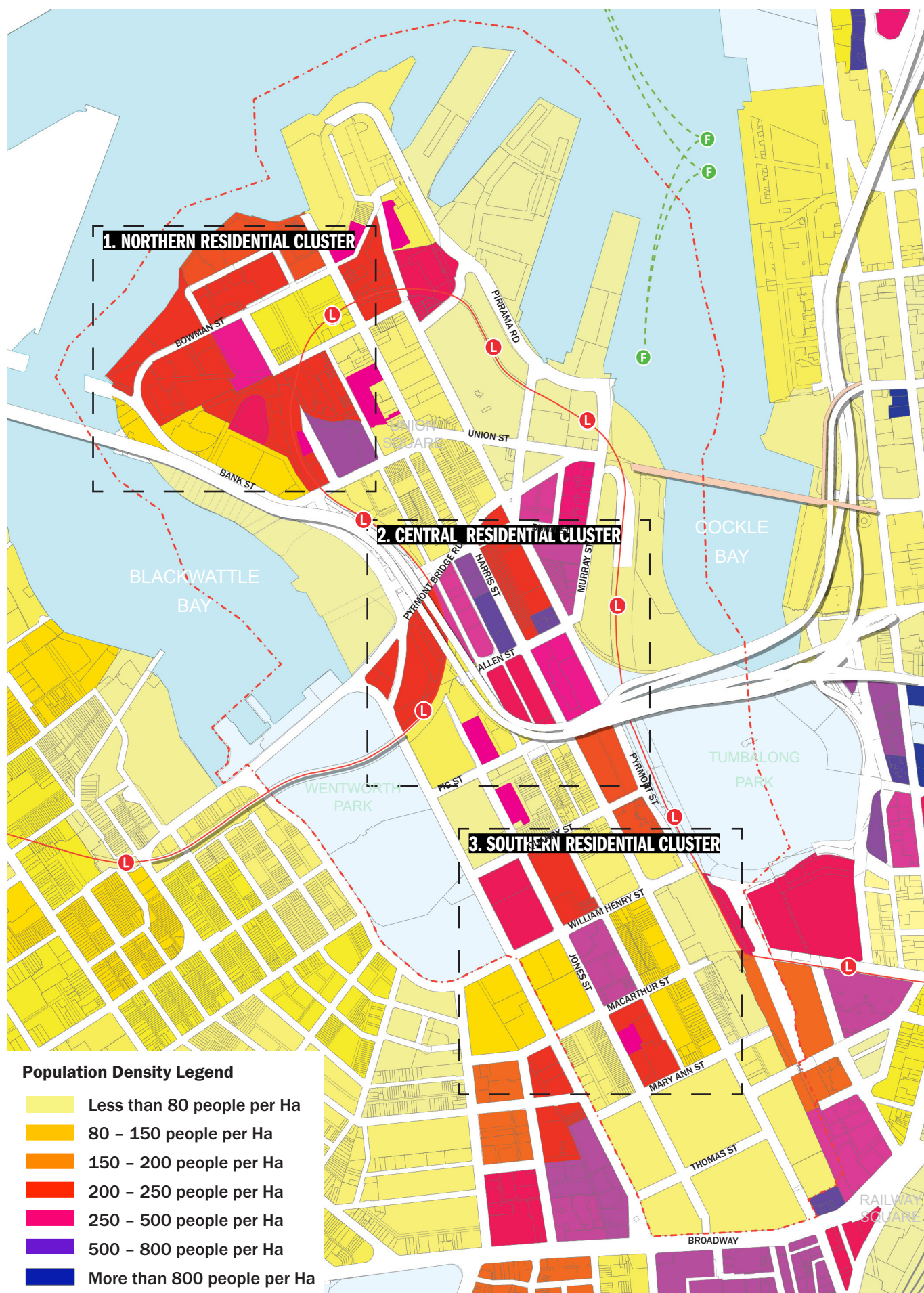
96 / Aerial view of the northern residential cluster within the peninsula, Nearmap 2020



97 / Aerial view of the central residential cluster within the peninsula, Nearmap 2020



98 / Aerial view of the southern residential cluster within the peninsula, Nearmap 2020

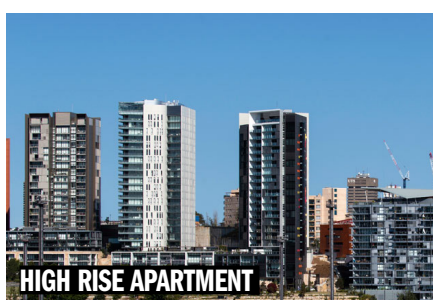
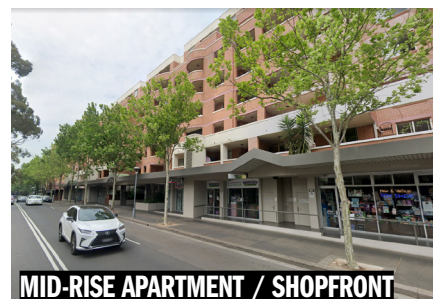


99 / Map of the Pyrmont Peninsula showing residential population density by block (Australian Bureau of Statistics 2016)

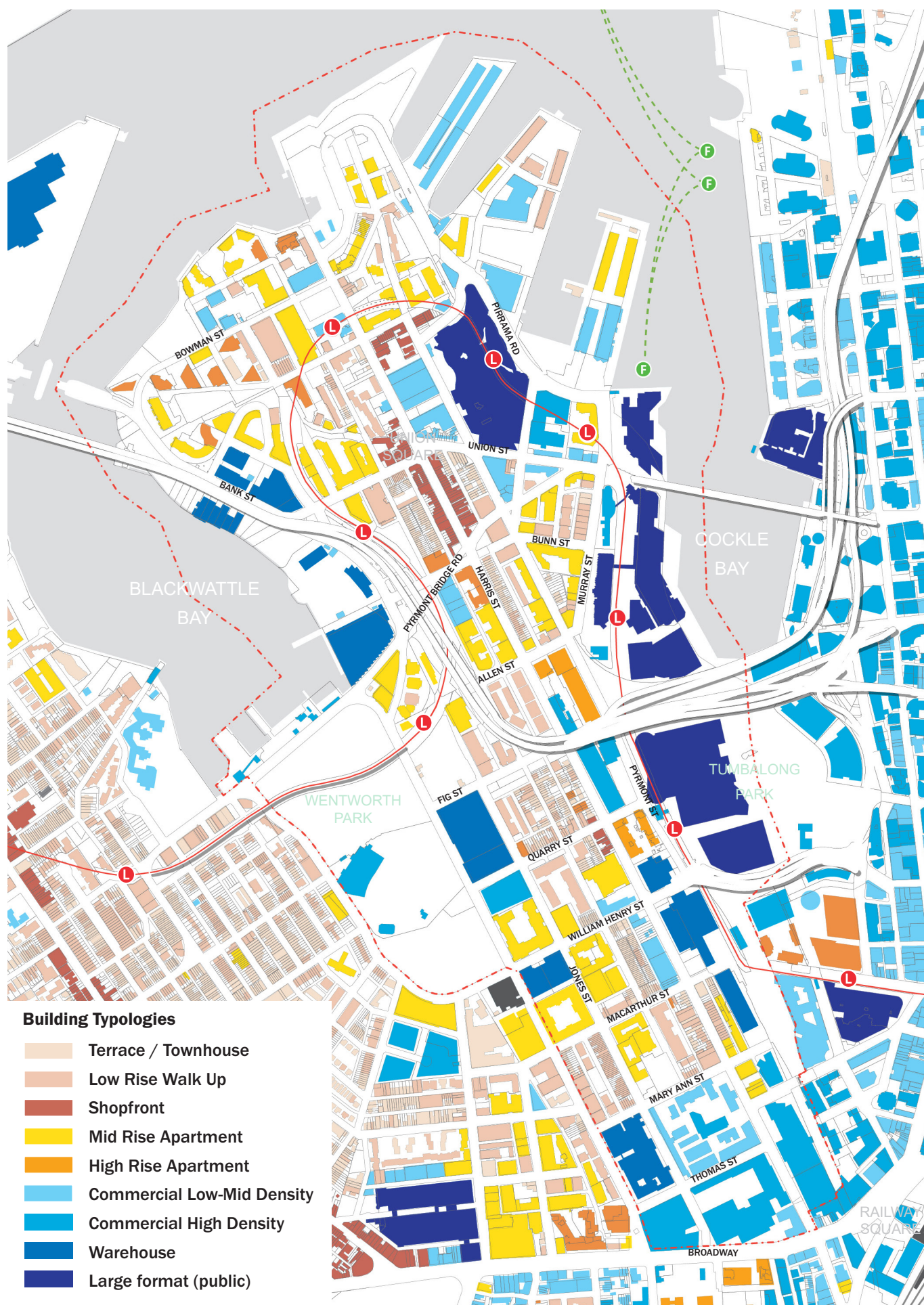
4.17 Building typologies

As a CBD fringe area, the built fabric of Pyrmont Peninsula displays exceptional diversity reflective of its historical development as well as the changing nature of industry and employment over time.

In undertaking future renewal, the challenge will be to retain and extend this diversity such that amalgamations and redevelopments do not result in impermeable and generic outcomes that detract from the vibrancy and urbanity of the peninsula.



100 / Images of building typologies within the peninsula, Google Street View 2019



101 / Map of the Pyrmont Peninsula showing building typologies (Hassell)

4.18 Barriers and boundaries

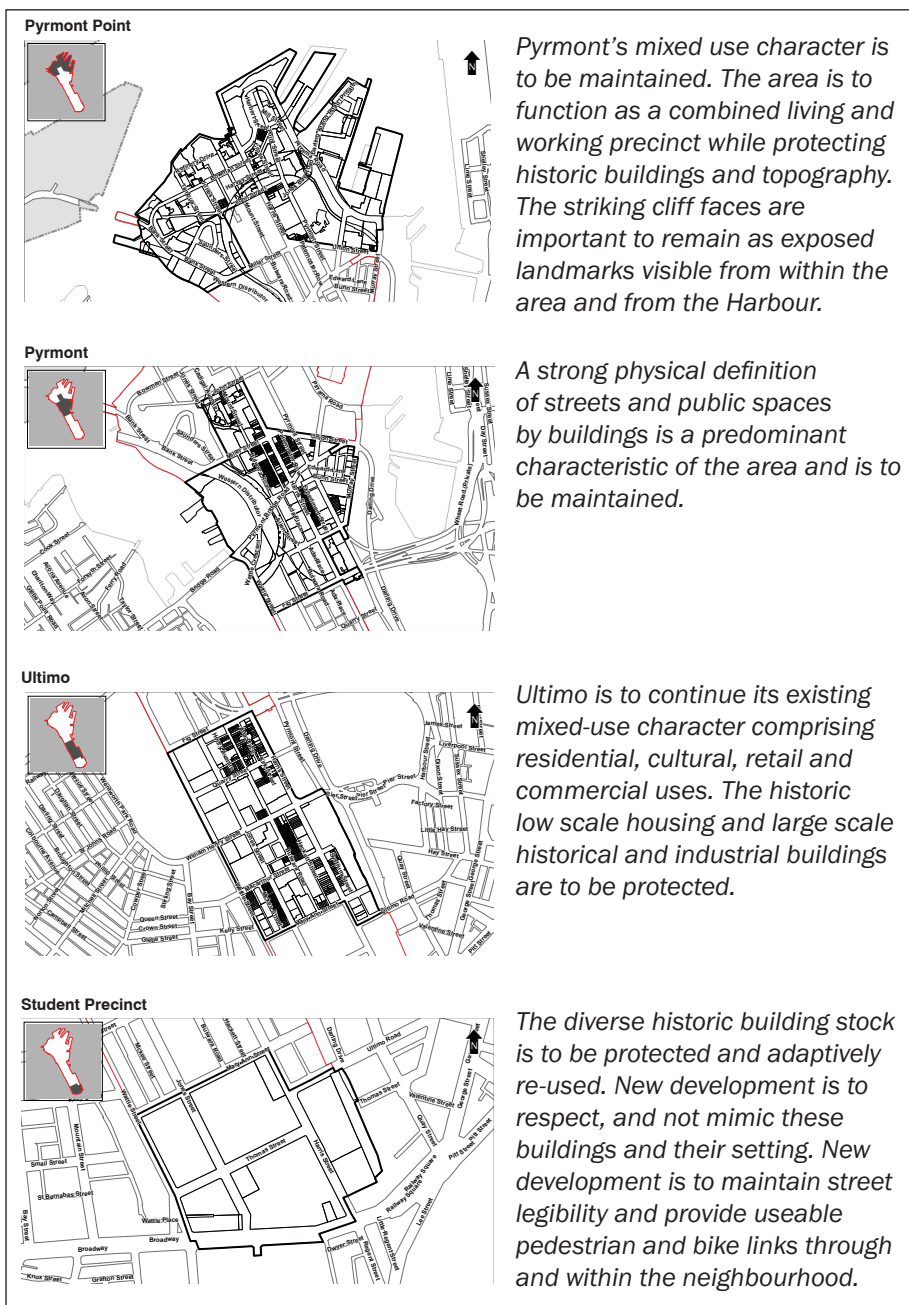
The City of Sydney identifies 4 localities under the DCP for the peninsula however, the urban form is interrupted by changes in land use, arterial roads and topography.

There is a distinct change in character north of Pyrmont Bridge Road to a active, leafy residential focused precinct that has limited regional traffic, high quality and substantial open space and built form.

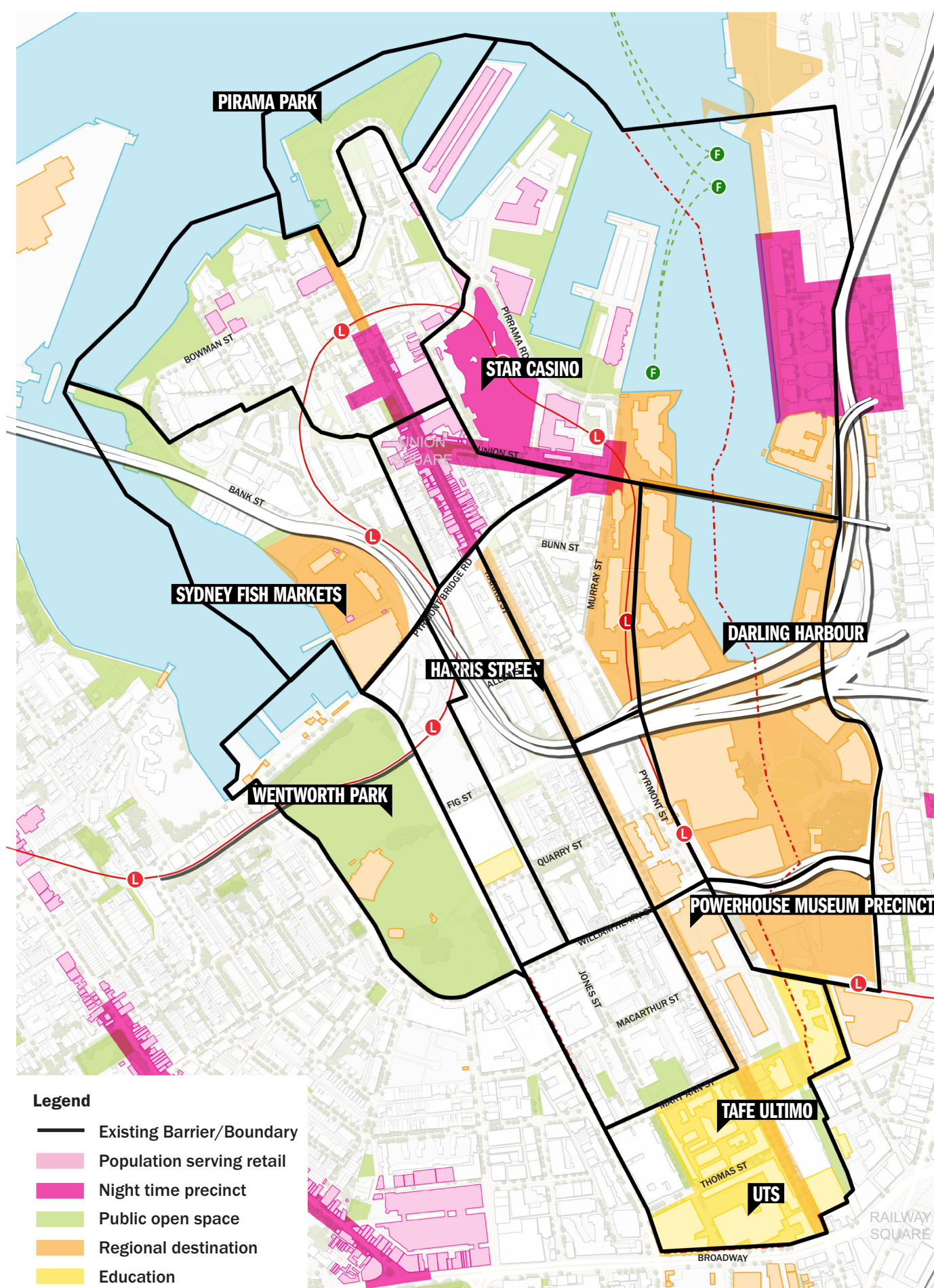
South of Pyrmont Bridge Road, the transport function of Harris Street takes precedence leading to an east and west condition that is further fragmented according to land use with pockets of quiet residential lands around Fig Street Park bordered by large format inactive commercial lots.

The eastern edge, nestled along the valley floor is a mixture of public, tourism and professional services buildings which speak to the CBD in their global appeal and economic contribution. The steep topography along Darling Drive and Pirrama Road combine with The Star to limit interaction between the CBD and ridge of Pyrmont Peninsula.

The character shifts once more south of William Henry Street with apartment buildings that have removed the finer grain terrace experience and a steady transition to the metropolitan anchors of TAFE, UTS and the Powerhouse Museum.



102 / Extract of City of Sydney DCP 2012 character areas within the peninsula.



103 / Map of the Pyrmont Peninsula showing current character areas and distinct barriers and boundaries between areas within the precinct (Hassell)



104 / Watermark: Aerial view of the peninsula with Sydney CBD in the background, NSW Department of Planning, Industry and Environment.

5 Next Steps



A powerhouse of the creative economy

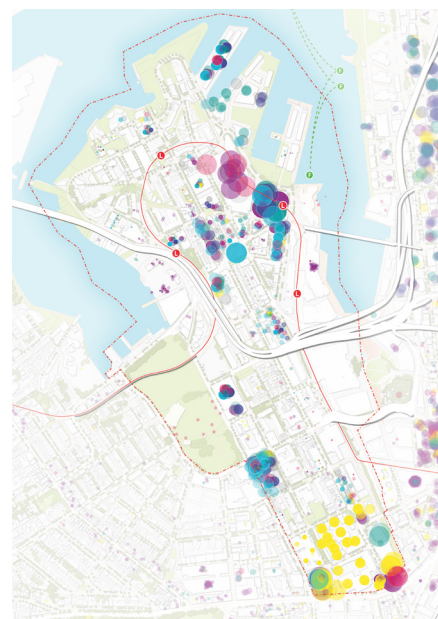
Concurrent to the Place Strategy, an Economic Development Strategy (EDS) has been developed for the Pyrmont Peninsula.

The EDS investigates current and projected employment floorspace demand, as well as the role of the peninsula in delivering the ambitions of the Innovation Corridor.

Key findings of this strategy:

- The current profile of businesses (big anchors and institutions, and many small businesses) is similar to the Sydney CBD.
- Better connectivity (particularly the introduction of a Metro and north-south intermediate and active transport) will enhance desirability for commercial tenants, especially professional and knowledge sectors.
- The innovation industry requires a diversity of workplaces, to suit larger and smaller businesses, research and learning, as well as supporting services.

In the 2020 Pyrmont Peninsula accommodates a significant workforce of more than 37,000 people. Many businesses and workers are attracted to the unique qualities of the place, its historic warehouse-style buildings, characterful streets and community facilities. It supports many small and local enterprises, retailers and services.



105 / Peninsula employment clusters

Legend

■	Arts
■	Retail
■	Financial Services
■	Professional Services
■	Information Media
■	Health
■	Education

The EDS projects future growth on the peninsula, including how a new Metro Station would impact on commercial and residential development demand.

An analysis of development potential of sites (taking into account lot size, ownership patterns, heritage and other constraints) demonstrated the ability for the peninsula to accommodate this additional demand.

Base Population (2021)

Residents	20,500	-
Workers	37,000	-

Future Population (2041)

Residents	29,000	8,500 increase
Workers	60,000	13,000-23,000 increase

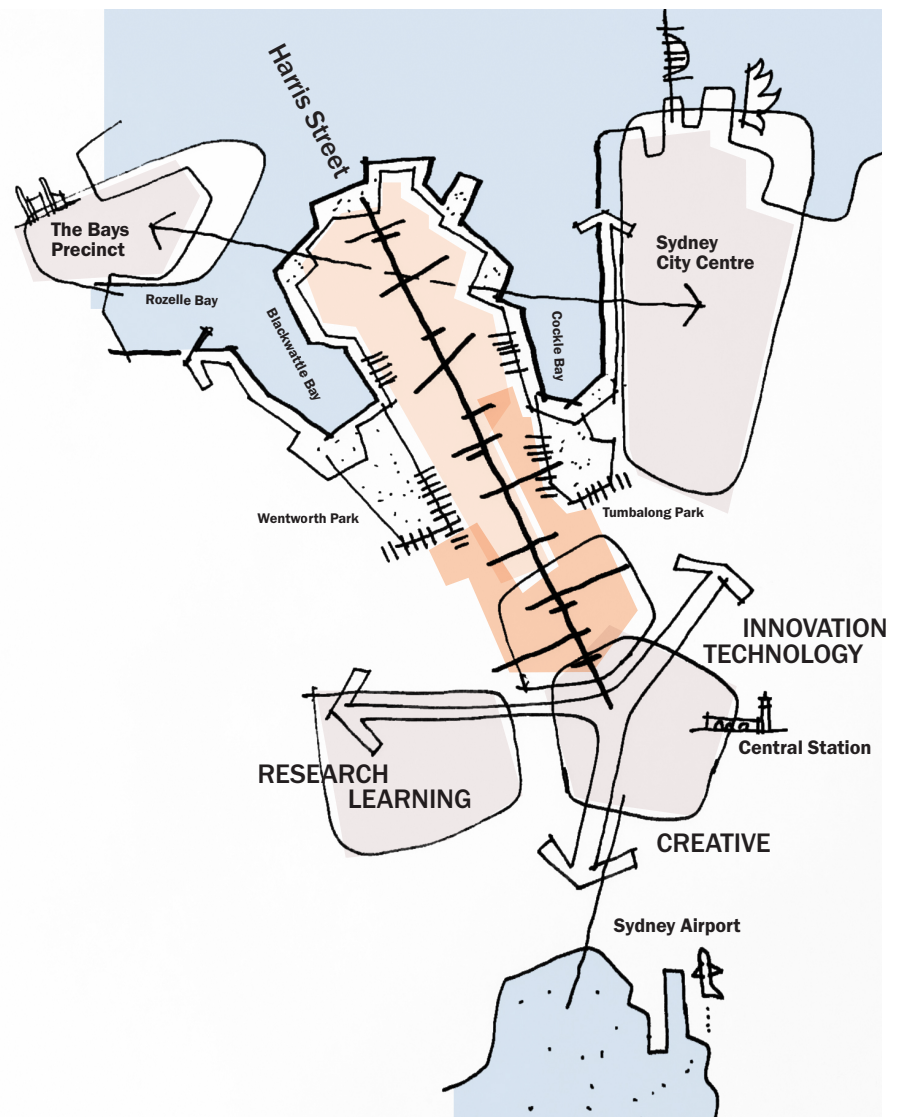
A connector of people and places

While Pyrmont Peninsula has the capacity to deliver this development demand, it also plays an equally critical role as a connecting place.

Located between Sydney's historic city centre and the emergent Bays Precinct, and adjacent to the fast-evolving Central Station area – the peninsula will have a unique role in linking and supporting these hubs of the Eastern Harbour City.

Its incredible natural setting, heritage streets and spaces, set it apart from others – and these are the elements that are key to the future success:

- Retaining local character and activity – a contrast to the new and old commercial centres that will occupy the peninsula;
- Embracing, defining and connecting to the water and parklands that sit around its edges.
- Reinforcing and celebrating its special streets, spaces and neighbourhoods.
- Balancing regional and local connectivity.
- Developing the social infrastructure of the future the spaces, housing, resources and systems that will make this one of Sydney's most sustainable places.



106 / Diagrammatic representation of strategic location of Pyrmont Peninsula in connecting the innovation corridor anchors

1

From an analysis of the complex, layered nature of the Pyrmont Peninsula, five unique characteristics of this place have been identified.

These characteristics reveal some of the challenges and opportunities the peninsula faces over coming decades, and informs the key elements of the Strategic Framework.



107 / Pirrama Park, City of Sydney

A peninsula landform, a true Sydney setting

The natural setting of this place is quintessentially Sydney, a city of rocky peninsulas and bay parks, of close connection to water. And with a deeper recognition of millennia of occupation, of connection to and care for country. The dynamic topography and natural systems of the peninsula are fundamental to its character, historic development and urban structure - but also create barriers to movement.

The Opportunities

- Expand and enhance the public domain - accessible, engaging and restorative places for everyone
- Improve access to and engagement with the harbour
- Restore damaged ecologies especially at the water edge
- Reinforce and enhance viewlines along streets to the water

2



108 / Pyrmont Markets in Metcalfe Park

Socially inclusive, a dynamic community

Sydney's original industrial heartland, the peninsula has always housed a diverse, dynamic community ... from factory workers and green ban activists to tech workers and international students. It is a place of social inclusion, community hubs and cultural destinations, an innovator in the provision of worker housing, new industries and great public places.

The Opportunities

- Retain a diversity of affordable, high quality homes and workplaces
- Protect existing community spaces and facilities
- Engage the community in the planning, design and care for places

3



109/ Aspire (light sculpture), Warren Langley

Close to everything, not well connected

The peninsula has always been considered "city fringe", a place bisected and often overwhelmed by regional road, rail and industrial infrastructure. It is well positioned, but some places (including big attractors like the fishmarkets and museums) can be difficult to get to, with limited public transport and many disconnected movement paths. The peninsula community choose to walk and cycle most places.

The Opportunities

- Investigate opportunities for new transport connections such as Metro, light rail and cycleways
- Ensure streets are green, walkable, enjoyable spaces
- Explore ways to overcome barriers of topography, roads and rail lines

4



110/ Union Street Square, Real Estate View

Heritage layers, authentic places

The Pyrmont Peninsula has a constellation of different neighbourhoods, streets and spaces. It has a rich layering of industrial, commercial, residential heritage - a built fabric that is diverse and delightful. From the terrace house to warehouse, the peninsula is packed with great buildings that attract workers and residents alike.

The Opportunities

- Consider ways to express the Aboriginal story of this place
- Reinforce the unique character and qualities of each neighbourhood
- Regenerate historic ridgeline villages to retain diversity, affordability and local character
- Support economic diversity, including reuse of warehouse and industrial buildings

5



111/ Dr Chau Chak Wing, UTS

Adaptation and innovation

This has long been a place of change and transformation - from landscape to farmland, working harbour and production hub, to today's thriving urban community. The peninsula has adapted to social and economic change: its people, its buildings and spaces are resilient. It is a place of social and economic innovation, Sydney's creative heartland.

The Opportunities

- Renew larger sites to create workplaces for the innovation and creative economies
- Ensure development protects public amenity and delivers community outcomes, including new spaces and connections
- Deliver peninsula-wide sustainability outcomes including "net-zero" demonstration projects

