

Pyrmont Peninsula Place Strategy

**Volume II | Strategic Framework
(DRAFT FOR PUBLIC EXHIBITION)**

PART B

2 Structure Plan

2.0 Structure Plan

The Structure Plan sets out a framework for the future of the Pyrmont Peninsula: with movement and open space networks linking distinct neighbourhoods and places. This plan describes the key elements that will support the ongoing transformation of the peninsula.

The Structure Plan has been translated into a number of potential projects and programs - and these have been tested against the 10 Directions developed for the peninsula.

Key elements of the Structure Plan



REGIONAL HARBOUR PARKLAND

The harbour edge of the peninsula is a regional parkland that contains a diversity of spaces, activities and characters. This is an accessible, engaging and restorative place for locals, workers and visitors. It repairs the ecological functioning of the water edge and protects against flooding and storm events.



WORLD CLASS HARBOUR FORESHORE WALK

A continuous world class harbour foreshore walk links major event, tourism and entertainment destinations. Walking and cycling paths link the peninsula to the rest of the Eastern Harbour CBD. This harbour walk connects people to the water, to the history of this place, to country.



HARRIS STREET

Upgrades to public transport, footpaths and shopfronts link existing clusters of businesses and homes along the peninsula's historic main street. This is a diverse, affordable, eclectic place of enterprise and economy - linking the peninsula to the broader Innovation Corridor.



LOCAL OPEN SPACES

A connected network of smaller public spaces sit across the peninsula, providing moments of respite and places for the community to connect and engage.



GREEN WALKABLE STREETS

All streets are green, walkable, comfortable places. New connections overcome barriers between the ridgeline and parks and water at the edges. Active movement corridors run east-west and north-south, linking people to major destinations in the peninsula beyond.



PLACES FOR ECONOMIC INNOVATION

Larger sites along the eastern and western edges, as well as Ultimo, provide the opportunity for significant renewal. New workplaces, homes, places for creativity and learning are created, along with new open spaces and pedestrian connections.



TRANSPORT INTEGRATION

New and existing transport systems are integrated, with easy and legible interchange at key nodes.



Metro Investigation Area



Figure 2.0.2 / Pyrmont Peninsula Structure Plan

2.0 Structure Plan

The Structure Plan contains four key "layers" that are critical for delivering a better connected, more resilient and people-focused place - one that enables the peninsula to achieve its strategic potential, as well as delivery of great economic and community outcomes.

A diverse, connected, restorative public domain

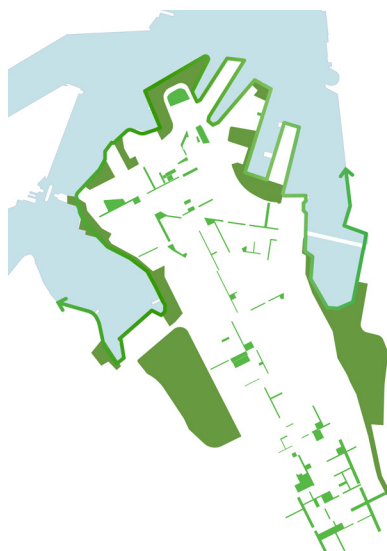


Figure 2.0.10 / Public open space

An integrated movement network



Figure 2.0.11 / Proposed movement network

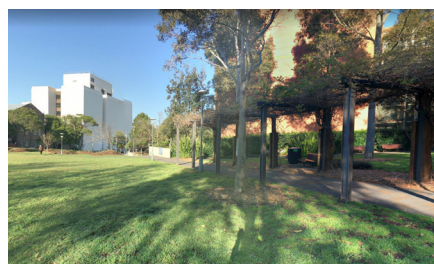


Figure 2.0.3 / Marry Ann Street Park



Figure 2.0.5 / Queens Quay West Revitalization Toronto Waterfront



Figure 2.0.4 / Croydon South End

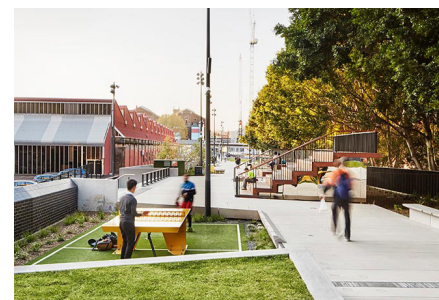


Figure 2.0.6 / Goods Line Ultimo,

Ridgetop village character and community



Figure 2.0.12 / Activation of Harris Street Spine and local community

Significant renewal sites at park and harbour edge

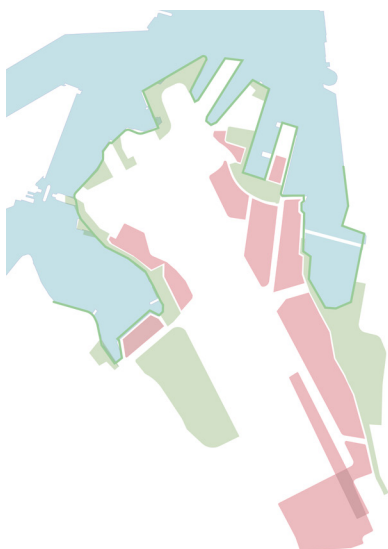


Figure 2.0.13 / Catalyst Sites

Combined layers form the Structure Plan



Figure 2.0.14 / Pyrmont Peninsula Structure Plan



Figure 2.0.7 / Union Square Pyrmont



Figure 2.0.9 / Pyrmont and Mudgee Region Festival, Metcalfe Park



Figure 2.0.8 / Anzac Bridge

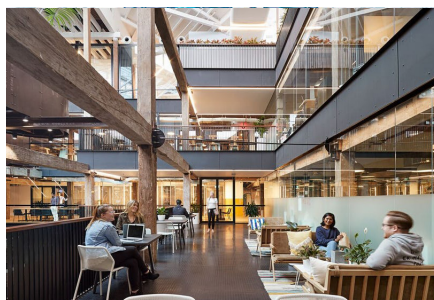


Figure 2.0.10 / 100 Harris Street

2.0 Structure Plan

The location and height of future built form needs careful consideration. New jobs and housing should be located close to public transport, community infrastructure and services. But, protection of the unique qualities and character of the peninsula are equally important.

An indicative height strategy has been developed to allow for new buildings while

- Reinforcing the special historic character of the peninsula;
- Protecting the amenity of key spaces and streets; and
- Recognising that many sites across the peninsula are unlikely to undergo renewal.

Reinforce peninsula scale and character

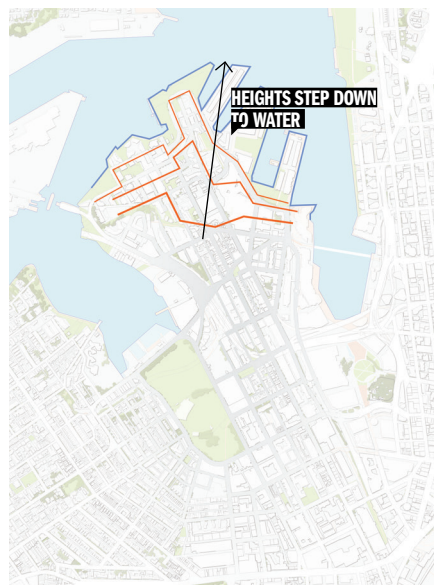


Figure 2.0.16 / Peninsula Character Height Strategy

The unique character of the peninsula is best appreciated from the harbour, where there is a layering of water, landform and landscape, industrial waterfront, heritage structures and newer mixed use buildings. A stepping down of building heights from the topographic high points within the peninsula to the harbour edge protects this layered character, which is a key differentiator of the place and an attractor of workers and residents alike.

Protect amenity of streets and spaces

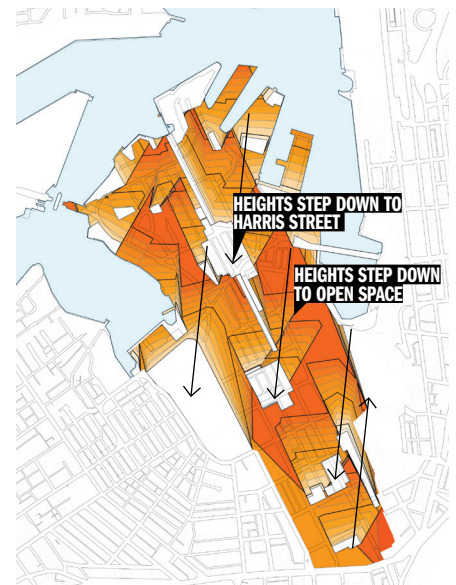


Figure 2.0.17 / Peninsula Amenity Based Height Strategy

The peninsula has a strong urban identity, with a network of characterful streets and spaces. As the population grows, the accessibility and amenity of these places becomes even more important. Solar access planes are applied to new buildings to protect sunlight into the peninsula's parks, plazas and main streets - an extension of the approach used by the City of Sydney within Central Sydney.



Figure 2.0.15 / 100 Harris Street, WeWork ©

Identify sites capable of change

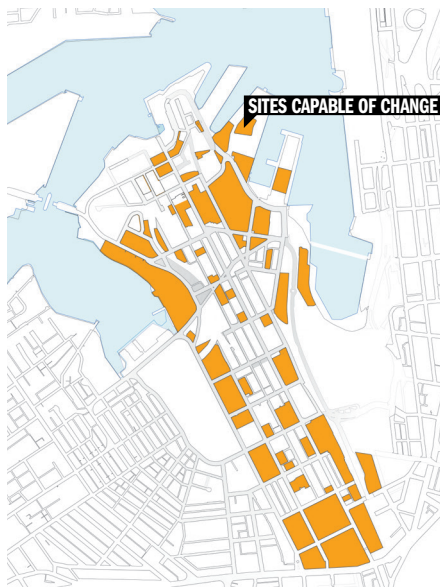


Figure 2.0.18 / Sites capable of change

An analysis was undertaken to identify sites across the peninsula that are capable of change, including:

- State 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.

Smaller sites, heritage items and sites in conservation zones have been excluded.

Indicative renewal zones and taller building clusters

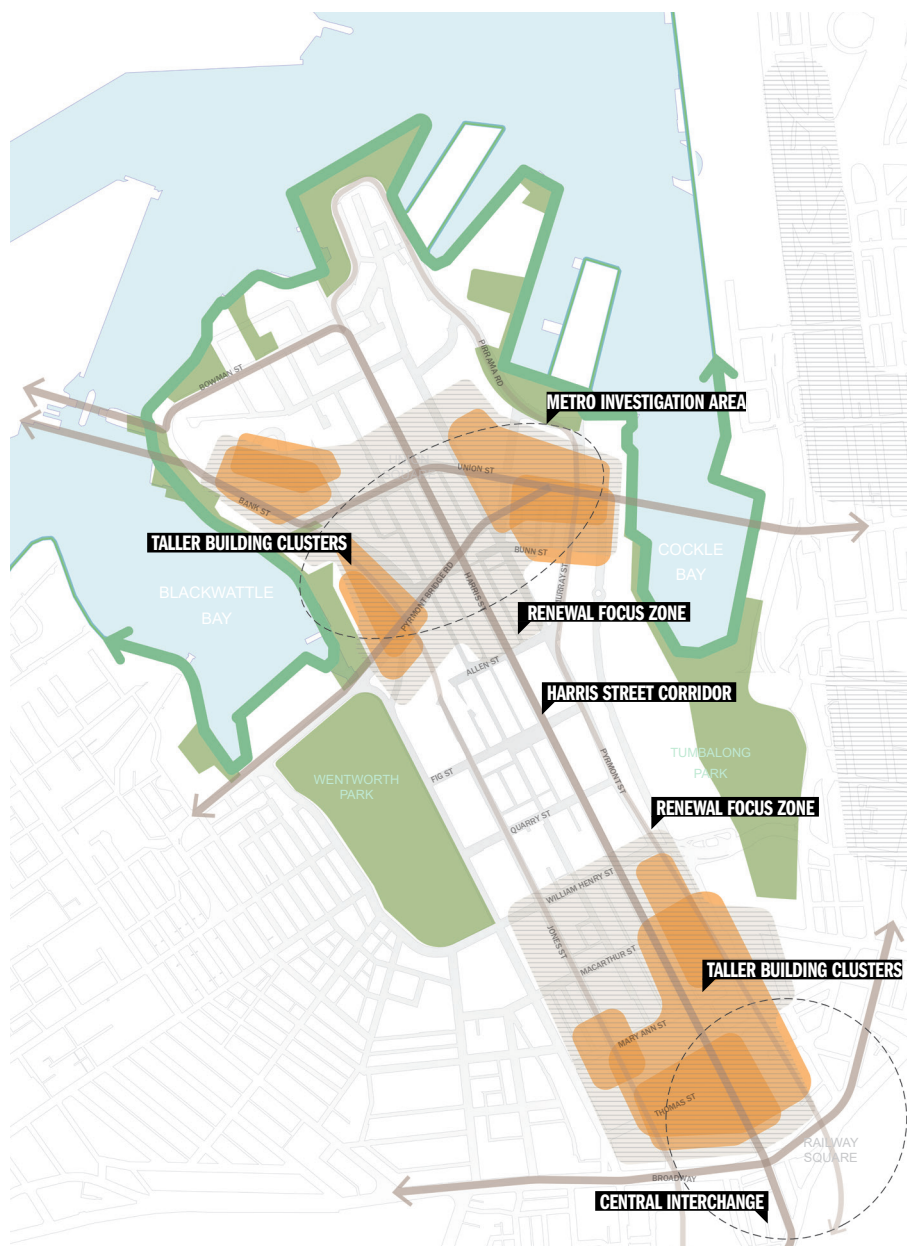


Figure 2.0.19 / Renewal focus zones and tall building cluster

NOTE: These areas are indicative only and do not relate to specific sites or building heights

2.1 Direction 1

Development that complements or enhances the area

New or upgraded buildings fit with the Peninsula's evolving character

Pymont Peninsula's major commercial, entertainment, residential and retail buildings sit comfortably with terrace housing, smaller shops and heritage areas. New development, including taller buildings, must be in the right locations and designed to enhance Pymont's dynamic, interesting and intimate places.

Structure Plan response

The Structure Plan identifies distinct sub-precincts across the peninsula, based on existing uses and desired future character and experience:

- 1. Pymont Village:** a historic ridgeline village of fine grain shopfronts and terrace houses
- 2. Pirrama:** an industrial headland that has transformed into a mixed residential neighbourhood
- 3. Darling Island:** a harbour home of large commercial, cultural and entertainment destinations
- 4. Blackwattle Bay:** a media hub, tourist destination and new mixed use quarter
- 5. Tumbalong Park:** a celebration and event space for both local community and global visitors
- 6. Wentworth Park:** a park-side community of historic warehouses and terrace houses
- 7. Ultimo:** a centre for creativity and learning at the edge of Central Station

There is significant renewal opportunity (especially on larger sites) in the Ultimo, Blackwattle Bay, Tumbalong Park and Darling Island subprecincts - and this can be delivered in a way that enhances the amenity and quality of the existing context.

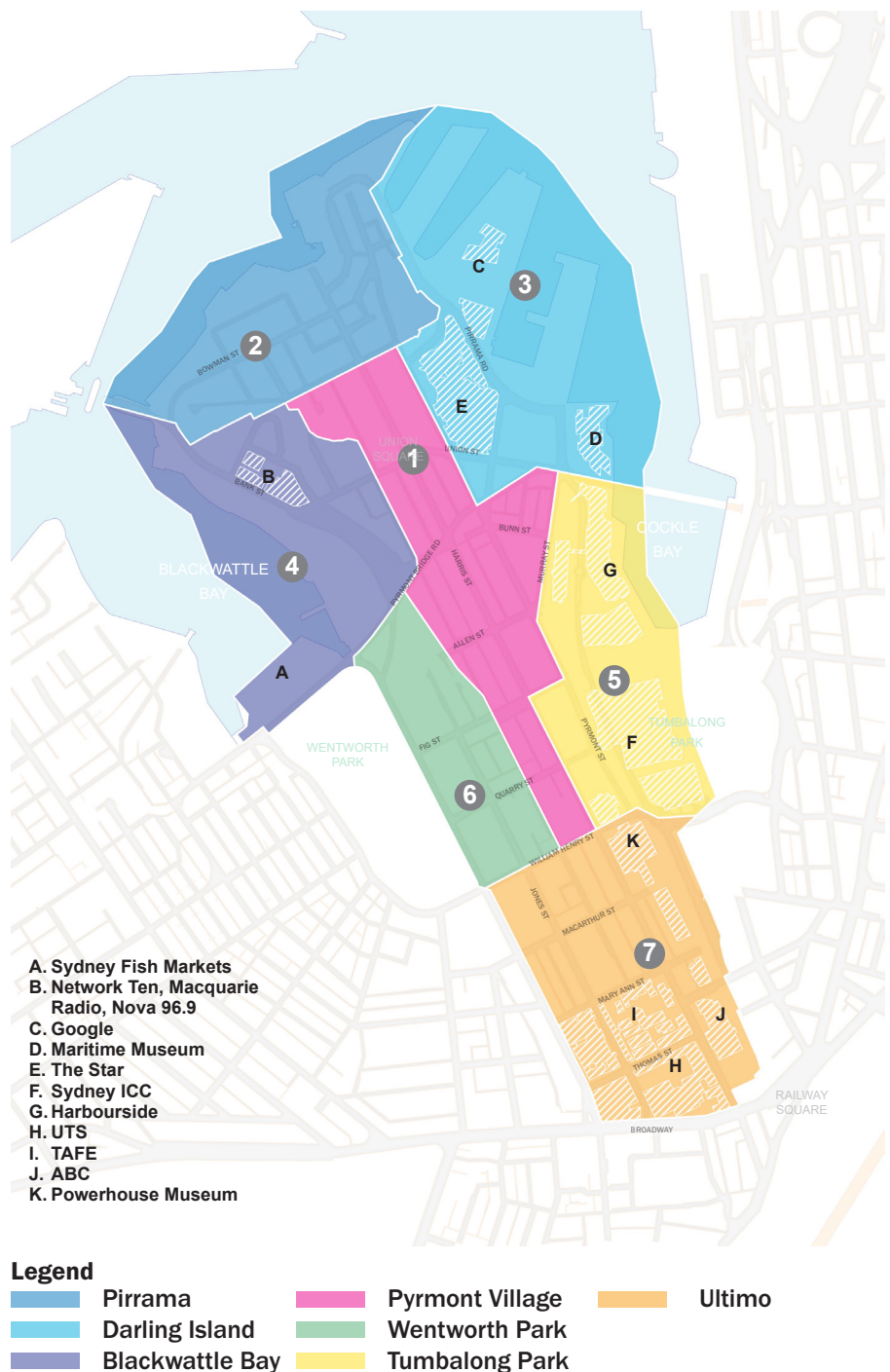


Figure 2.1.1 / Pymont Peninsula Sub-precincts

2.2 Direction 2

Jobs and industries of the future

Investment and innovation to boost jobs, creativity, tourism and night life

Pymont Peninsula's mix of innovative industries can be better linked physically and economically with adjoining areas of economic activity to create a successful innovation district. Emerging technology clusters in the Sydney Innovation and Technology Precinct, creative industries in Ultimo, busy tourism and entertainment hubs from Darling Harbour to Barangaroo and Walsh Bay (part of the Western Harbour), and University of Technology, Sydney (UTS) present an outstanding foundation to work from.

Structure Plan response

The Structure Plan builds on existing centres of creativity and activity, while identifying sites for delivery of significant new floorspace - with diversity and flexibility being critical to future jobs growth.

1. Delivery of major floorspace capacity on larger sites around the harbour and park edge, within the Blackwattle Bay, Tumbalong Park, Darling Island and Ultimo sub-precincts.
2. New public spaces, pedestrian connections and community facilities, upgrades of existing streetscapes and historic buildings to support innovation and entrepreneurial economies.
3. Investment in existing clusters of local enterprise and innovation (such as along Wattle and Harris Streets) to retain a mix of affordable, flexible and collaborative workplaces.
4. Enhanced and activated connectors between ridge and edges, providing for supporting retail and services.
5. Continued growth and diversification of uses around the Ultimo creative precinct, to deliver spaces for education, employment, research and innovation.

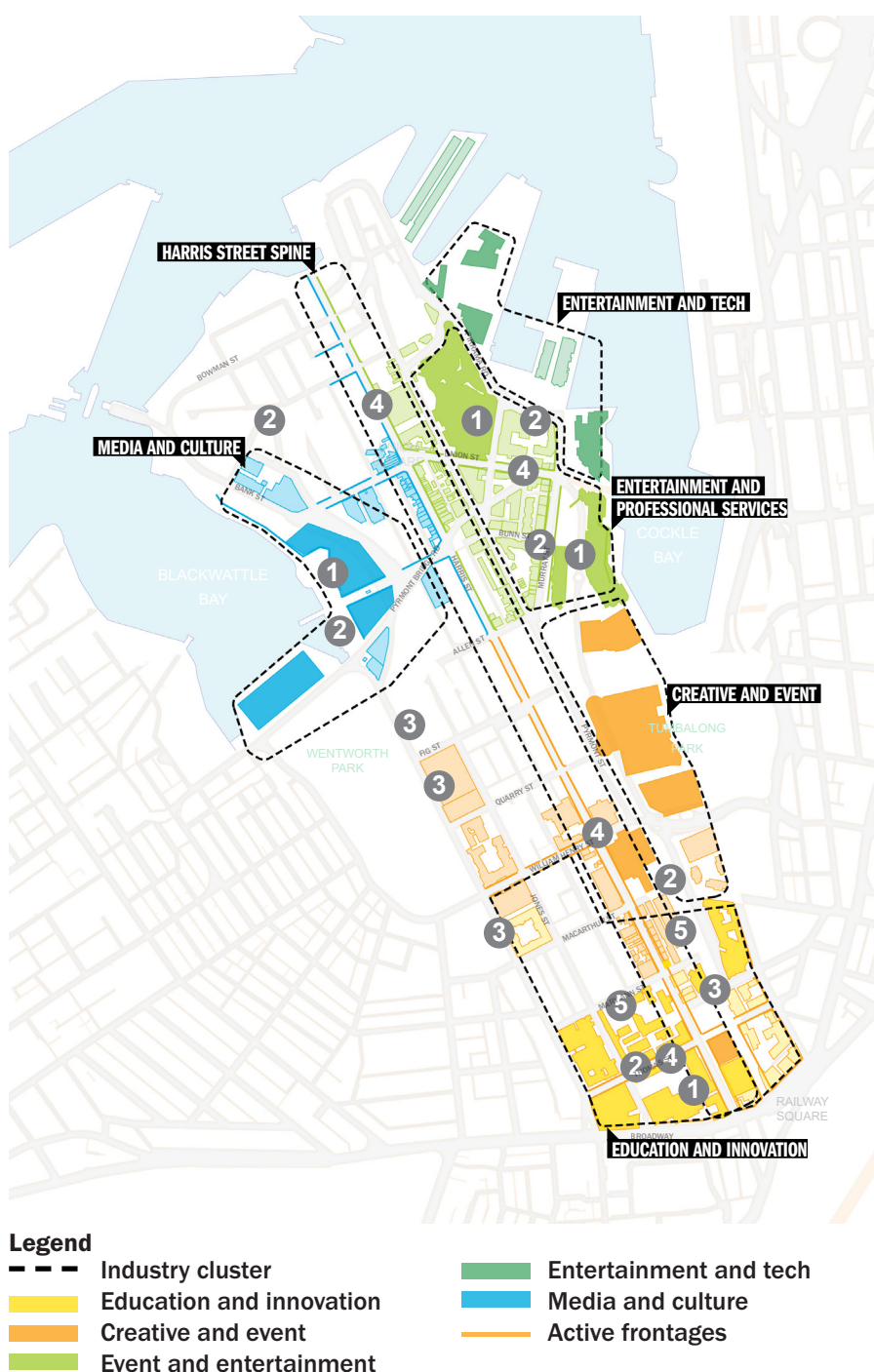


Figure 2.2.1 / Pymont Peninsula Activity and Employment Clusters

2.3 Direction 3

Centres for residents, workers and visitors

New, lively and attractive centres for everyone to enjoy

Better public transport and community facilities could bring greater energy to more areas across the peninsula, beyond the hubs around UTS, TAFE, ABC and the Sydney ICC in the peninsula's south, and Pyrmont village and the harbourfront in the north. The Place Strategy could consider various concentrations of shops, services, cultural areas and work environments that attract more people and investment to exciting, busy centres that are safe, day and night.

Structure Plan response

The Structure Plan builds on existing centres of activity within the peninsula and identifies the opportunity for new centres along movement corridors and within renewal areas.

1. Harris Street rejuvenation through a new street-based transport route that creates new hubs of activity at each stop, improving the safety and enjoyment of this important historic street
2. Existing centres at northern end of Harris Street (such as John Street and Union Street Squares) are reinforced and enhanced through shopfront, streetscape and public space programs
3. New centres of activity created at southern end of Harris Street with development of major sites delivering new connections and open spaces, activation of street frontages and the transformation of Harris Street into a high amenity pedestrian environment
4. Renewal sites (within the Blackwattle Bay, Darling Island and Tumbalong Park sub-precincts) deliver new public spaces, shops and services to create smaller nodes of activity



Legend

- | | | | |
|---|--------------------------|---|---------------------|
|  | Transport node |  | Regional attractor |
|  | Local / community centre |  | Foreshore walk |
|  | Local spine |  | Regional open space |

Figure 2.3.1 / Pyrmont Peninsula future local centres

2.4 Direction 4

A unified planning framework

Clearer rules delivering greater certainty and investment

Pymont Peninsula is subject to different planning frameworks administered by either the City of Sydney or the NSW Government. This complexity has created confusion and uncertainty for residents and businesses. The Place Strategy should consider a unified and contemporary system of planning controls that is fair, transparent, easy to use and easy to administer.

Structure Plan response

The Structure Plan provides the opportunity for a rationalisation of planning strategies and controls for the peninsula. By identifying preferred commercial and community outcomes, a refined planning framework can focus on how these outcomes can be delivered, across different parts of government, with industry and the community.

Considerations should include

1. Integration with the broader Eastern Harbour City objectives and targets
2. Open space networks especially delivery of a contiguous harbour edge parkland and harbour walk that links from Wolloomooloo to the Bays Precinct
3. Improved east-west and north-south connections and integration with surrounding context
4. Planning and design principles for major sites including provision of community outcomes
5. Prioritisation and funding of public domain and public building upgrades
6. The potential for demonstration projects on key sites
7. Responsibility for design and delivery of key projects within state and local government

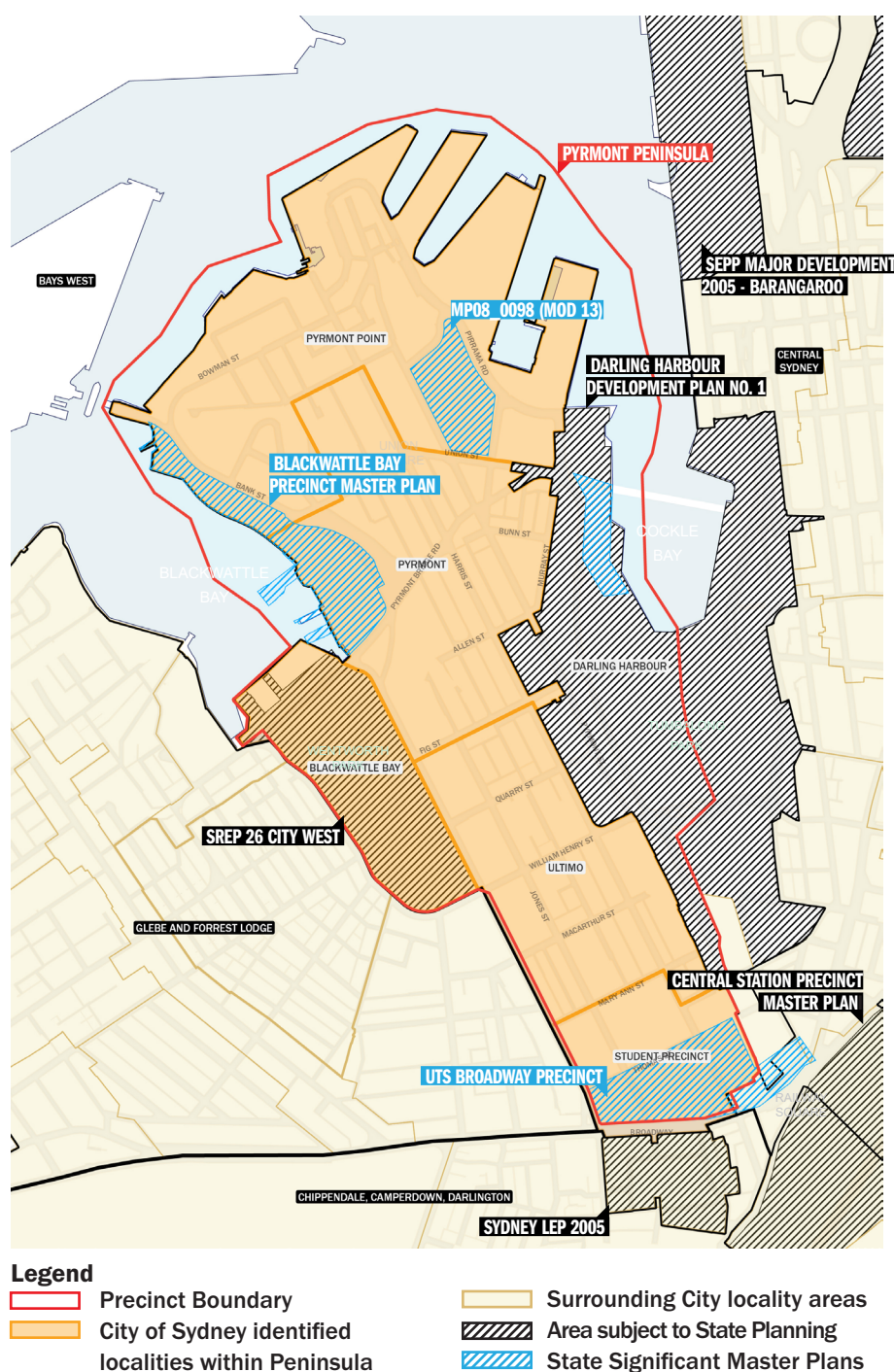


Figure 2.4.1 / Pymont Peninsula Precincts and Planning Integration

2.5 Direction 5

A tapestry of greener public spaces and experiences

Better spaces, streets and parks; a rich canopy of trees; and access to the foreshore

Beyond Pyrmont Peninsula's open spaces, libraries, museums, plazas and forecourts is the draw of the harbour. Opening the foreshore from Blackwattle Bay to the new Sydney Fish Market could create a new destination for Sydney, not unlike New York's High Line. Better links across the peninsula along shaded, pleasant streets should connect with new or existing parks, squares or facilities.

Structure Plan response

The Structure Plan recognises the need for a diversity of accessible, comfortable and engaging public spaces.

1. A contiguous world class harbour foreshore walk and harbour-edge parkland that provides for regional recreational and cultural uses, as well as spaces for the local community
2. Investigate the return of the Wentworth Park greyhound track land, and the temporary pop up school, as newly activated, publicly accessible open space as part of a larger and enhanced parkland once their terms expire
3. New public spaces delivered as large sites (such as Blackwattle Bay and Harbourside) redevelop
4. Expanded network of smaller spaces and connections across the whole peninsula, through street closures, footpath widening, new connections within developments, etc (including temporary, trial and time-based street closures)
5. New publicly accessible spaces created in southern creative precinct, including TAFE, ABC and Powerhouse sites
6. Investment in community programs to co-create, program and care for these spaces



Legend




-  Key active connectors
-  Harbourfront parkland spaces
-  Local parks, plazas and laneways

Figure 2.5.1 / Pyrmont Peninsula green grid initiatives

2.6 Direction 6

Creativity, culture and heritage

Celebrating Pyrmont Peninsula's culture, heritage and connections to Country

Pyrmont Peninsula's arts, culture and heritage brings the area to life. The Place Strategy should emphasise this history and the area's constant evolution. The hub of creative industries in Ultimo and links to the ABC and UTS can set a foundation for dynamic and engaging new uses. Exploring and celebrating the area's Aboriginal heritage and industrial past will reinvigorate more areas.

Structure Plan response

The Structure Plan sets a framework for celebrating the creative, cultural and historic character of this place, connecting people to its watery setting, to its history of industry and innovation.

1. A world class harbour foreshore walk as a continuous water-edge experience, one that connects people to an understanding of place, and of care for country
2. An interpretative connection between Pyrmont and Glebe Island Bridges, two significant heritage items that celebrate stories of industry and enterprise
3. A "market to museum" link between two water-based tourism destinations, along Bridge Road, including improved pedestrian space, new crossings and signage
4. Harris Street enhanced as the historic urban spine of the peninsula, with heritage building enhancement, streetscape improvements and interpretative elements
5. An integrated plan for the Ultimo creative precinct, including improved presence of and access to heritage buildings, enhanced opens spaces and new pedestrian connections

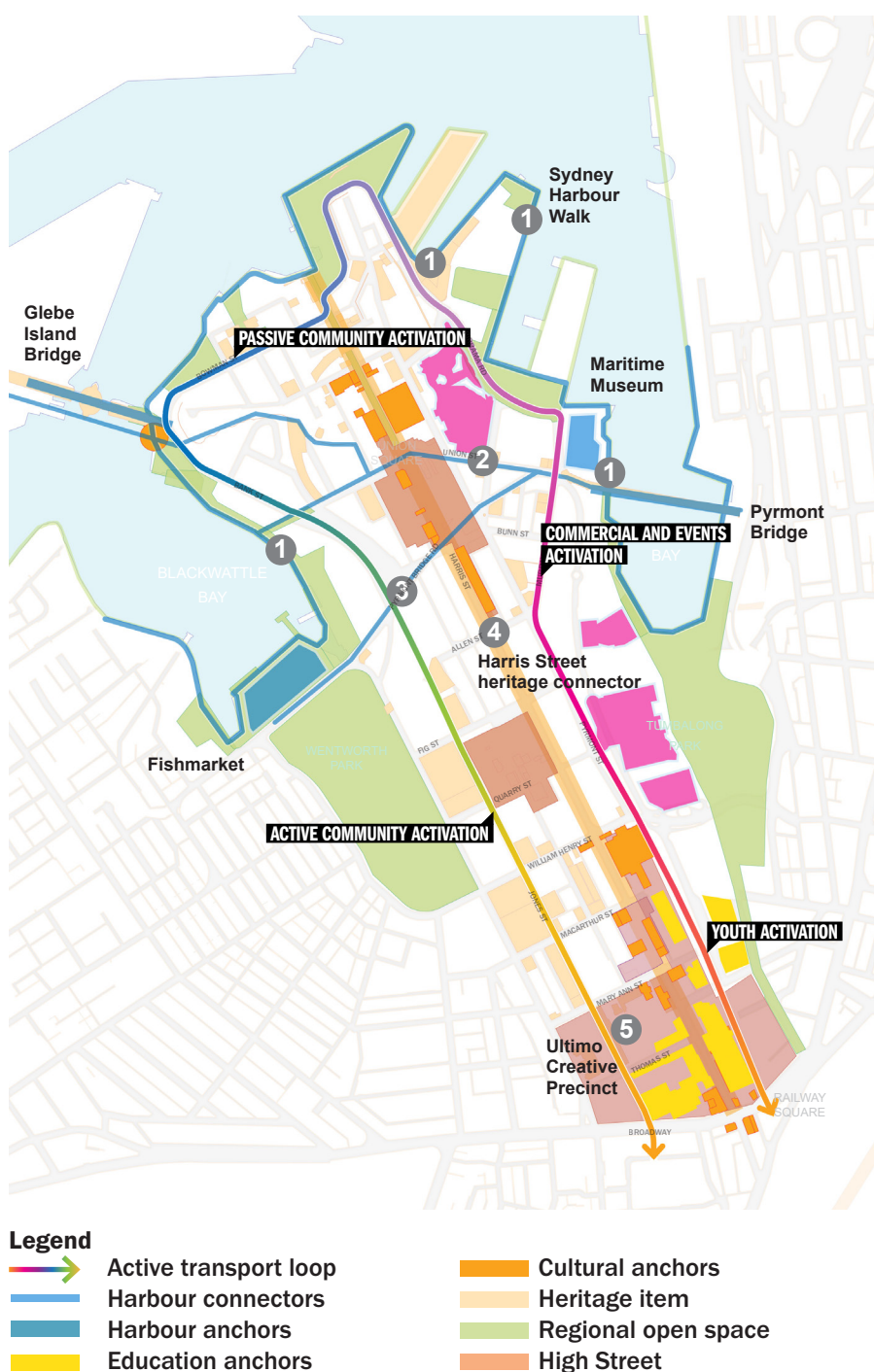


Figure 2.6.1 / Pyrmont Peninsula cultural network

2.7 Direction 7

Making it easier to move around

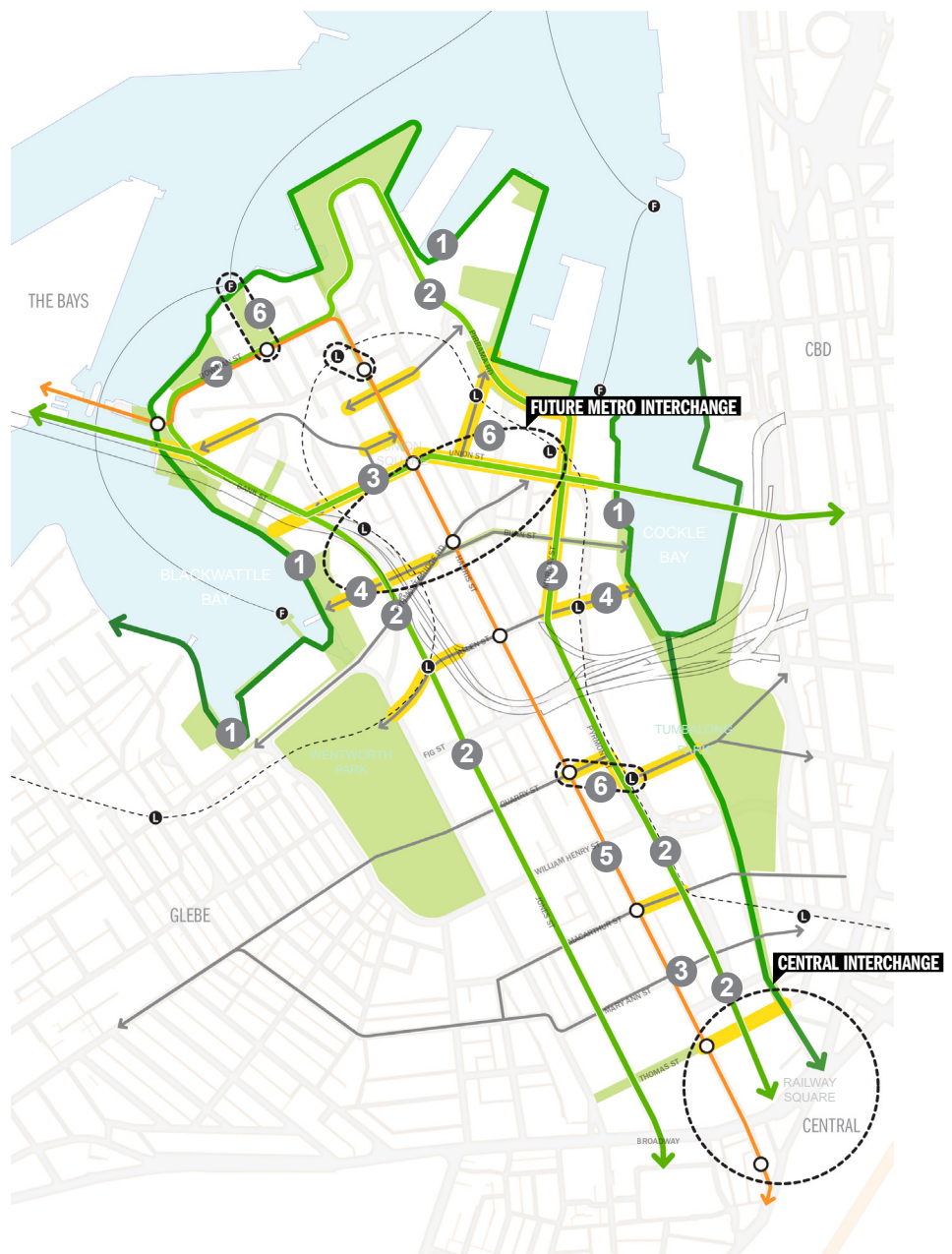
Safer, greener streets integrating with new public transport

By its very nature, the peninsula is not easy to traverse. The escarpment created by former industrial activity and the Western Distributor frustrate people's ability to travel around, especially on foot or by bike. These constraints also limit the ability to adapt an already busy road network. The Place Strategy should aim to make it easier for people to walk, cycle or access public transport.

Structure Plan response

The Structure Plan prioritises making this Sydney's most connected neighbourhood, with a network of easy walking and cycling routes, and new public transport to unlock the potential of the peninsula.

1. A world class harbour foreshore walk as a continuous walking and cycling route that links the peninsula to the broader Harbour City
2. Active transport corridors running along Jones and Pyrmont Streets, forming a "mid level" loop around the peninsula
3. Strengthened east-west connections on Union Street, Bridge Road, Quarry and Maryann Streets, with wider footpaths and cycle lanes
4. New and enhanced "ridge to harbour" walking links, especially through redevelopment sites and with provision of new crossings, ramps and lifts at existing barriers to movement
5. Investigation of a new street-based public transport link (eg bus or light rail) along Harris Street, providing connectivity along the Innovation Corridor (from the Bays to Central/Redfern)
6. Safe and legible interchange between bus, light rail and ferry, as well as a potential Metro station



Legend

- Intermediate transport spine
- Active transport loop
- Regional pedestrian/cycle link

- East/West link upgrade
- Transport interchange
- Key connection

Figure 2.7.1 / Pyrmont Peninsula movement network

2.8 Direction 8

Building now for a sustainable future

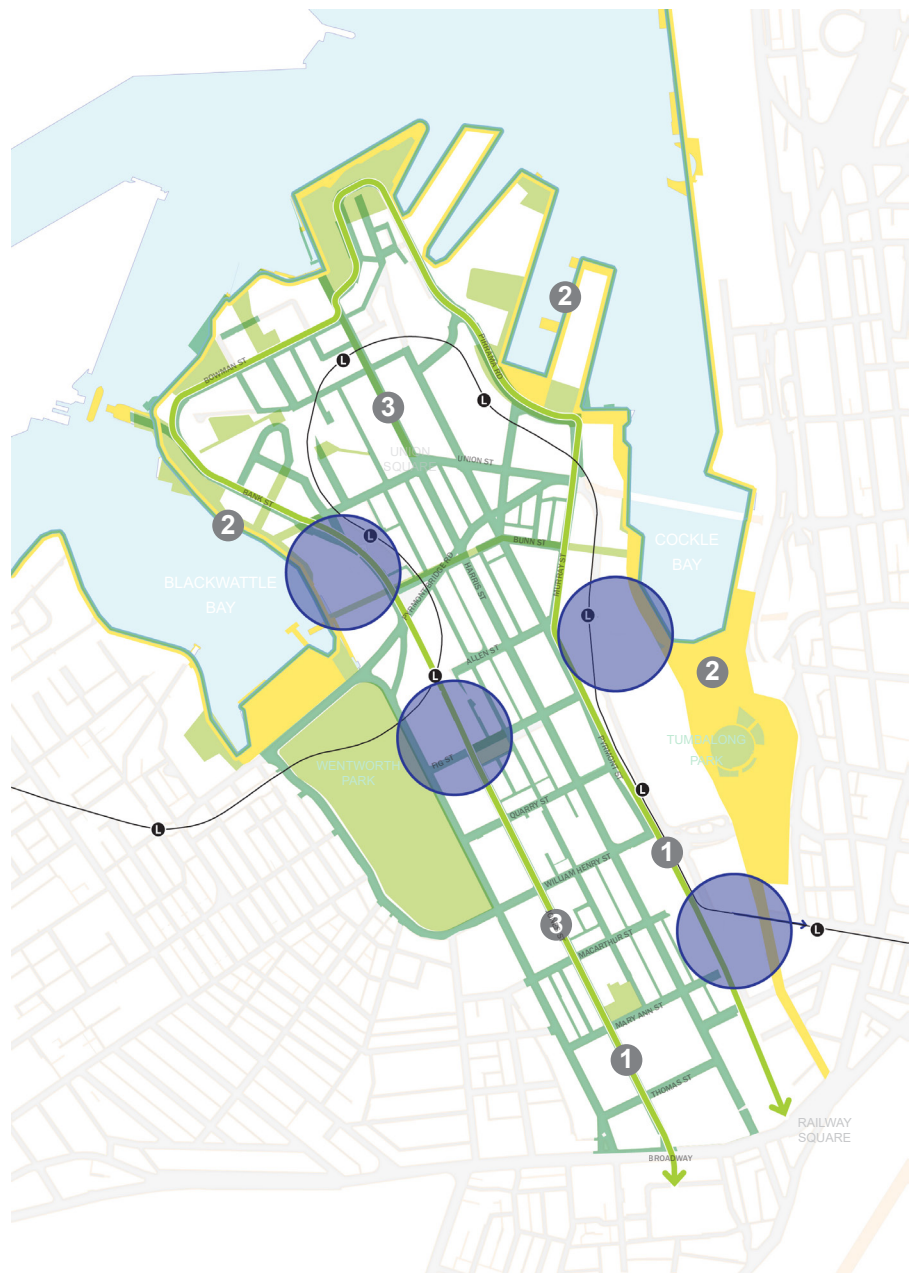
An adaptive, sustainable and resilient built environment

The Pyrmont Peninsula of today will be very different to the peninsula of the future. Just as the 19th century wools stores have been adapted as offices or homes, the buildings that will be developed as the Place Strategy is implemented must be adaptable as technology and society changes. This direction applies not only to buildings, but also to the infrastructure that serves the peninsula.

Structure Plan response

The Structure Plan envisages a place of ecological and social wellbeing, which in turn supports economic growth and resilience. In addition to many small interventions, ambitious "demonstration projects" are proposed on key sites.

1. Active transport corridors providing rapid local access to key employment, housing and recreation areas
2. A world class harbour foreshore walk and harbour edge parkland to support social and ecological resilience (including flood and sea level rise mitigation)
3. Comprehensive street and park tree planting program to achieve 25% canopy cover, reduce "heat island effect" and create a network of walkable, comfortable public spaces
4. Investigation of "multi-utility hubs" to be created on larger development sites, linked to road and light rail, and providing potential for a range of social and ecological outcomes, including precinct parking, energy and water systems, cultural and community spaces
5. New buildings designed to high environmental standards, net-zero water and energy targets, and providing for flexibility and future adaptation



Legend

- Multi-utility hubs
- Active transport loop
- Harbour edge parkland
- Green streets

Figure 2.8.1 / Pyrmont Peninsula sustainable infrastructure

2.9 Direction 9

Great homes that can suit the needs of more people

A diversity of housing types, tenure and price points

Pymont Peninsula is home to social housing, affordable housing and housing that people can privately rent or buy.

Structure Plan response

The Structure Plan proposes that housing growth is focused primarily in existing residential areas, across the ridgeline village and along the western side of the peninsula. This is focused in the Pymont Village, Pirrama, Blackwattle Bay, Wentworth Park and Ultimo (northern) sub-precincts.

There will be opportunity for residential development in other locations, but this needs to be assessed against the strategic objective of delivering greater commercial floorspace for the peninsula.

New housing provision must deliver

- Diversity to suit different household sizes, configurations and needs;
- Affordability to ensure a mix of people can live on the peninsula (including social, affordable, rental and market housing);
- Sustainability for reduced environmental impact and for better health and social outcomes; and
- Adaptability to suit changing needs over time.



Figure 2.9.1 / Pymont Peninsula residential growth areas

A collaborative voice

Pymont Peninsula could be an innovation district—a place that interweaves entrepreneurship, creativity, startups, new jobs and great places. Successful innovation districts are governed collaboratively, with local, state, not-for-profit, community and private sector agreement on priorities, funding and programs. The Place Strategy should consider contemporary governance models for the area.

This direction necessitates ongoing communication, engagement and collaboration across government, stakeholders and the residential and business community to develop, implement and safeguard initiatives for the long-term success of the peninsula.



Figure 2.10.1 / Pymont Place Strategy engagement overview

3

Next Steps

3.1 Next Steps

This Strategic Framework provides a direction for the future transformation of the Pyrmont Peninsula - a place of growing economic importance, as well as important social, ecological and cultural meaning.

Opportunities for change have been identified and assessed against the 10 Directions developed for the peninsula.

Key areas for further consideration and analysis include:

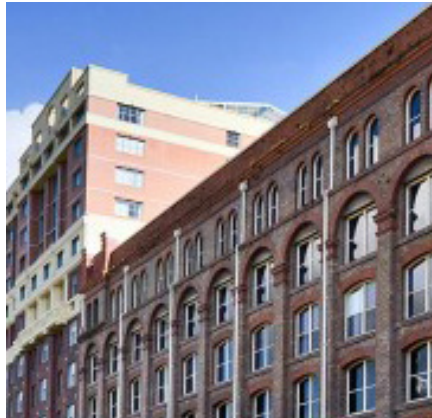


Figure 3.0.1 / Torrens University Pyrmont

Renewal sites and opportunities

Sub-precincts and larger sites need to be further investigated to determine

- Potential to contribute to the quantum, type and location of floorspace targets outlined in the Economic Development Strategy
- 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



Figure 3.0.2 / New York Times Square

Open space and public domain strategies

An overarching public domain strategy should investigate

- Areas for new public domain, including parks, plazas and laneways
- Opportunities for street enhancement including expanded footpaths, street trees and new crossings
- Priorities for public domain delivery within renewal sites
- Delivery mechanisms, funding and priorities



Figure 3.0.3 / Sydney Trains



Figure 3.0.4 / UTS Rooftop Garden



Figure 3.0.5 / UTS Alumni Green

Transport strategies and projects

Transport strategies that require further investigation, testing and approval

- The proposed Harris Street transport route, including optimal mode, stop locations and integration with existing streetscape
- Upgrades to existing bus, ferry and light rail
- Expansion and upgrades of footpaths and new pedestrian connections
- Opportunities for new stairs, ramps and lifts at topographical and infrastructure barriers

Potential planning frameworks

The Structure Plan, specific projects and initiatives need through planning frameworks related to

- Heights and density, setbacks and articulation of building forms
- Land use mix, clustering of activities and activation
- Viewlines especially to the harbour
- Heritage integration
- Protection of amenity especially solar access to public spaces and residential buildings
- Retention of existing character, diversity and affordability
- Mechanisms for delivery of enhanced public benefit as part of the development process

Ongoing engagement

Through the further development of the Structure Plan, engagement will occur with

- Key government agencies (especially economic, transport and planning)
- Local government
- Strategic local partners in the fields of innovation, research, education, business, culture and entertainment
- Local Aboriginal, cultural and community groups
- Most importantly, the people of the peninsula

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