

July 2020

Pymont Peninsula Draft Place Strategy

What is the Pymont Peninsula Place Strategy?

The Pymont Peninsula Place Strategy, when finalised, will set out a roadmap to transform the Pymont Peninsula. The draft strategy responds to the vision of providing opportunities for people to connect around the harbour, with jobs in technology, entertainment and creative industries and with the charm and heritage that makes Pymont a treasured destination for residents, workers and visitors alike. The draft place strategy provides guidelines for achieving this vision by setting out the land use, transport, open space, infrastructure and social infrastructure required to support the transformation of the peninsula over the next 20 years.

Why do we need a Place Strategy for Pymont Peninsula?

The NSW Government recognises that in the past, planning in the area was done on an ad-hoc basis, with no wholistic strategy.

The purpose of the Place Strategy is establishing a plan for Pymont Peninsula's continuing evolution in ways that maximise its economic and social potential, while protecting the area's unique heritage, liveability and long-term sustainability. It has always been an area of jobs and housing and a Place Strategy ensure its potential for growth is unlocked for the benefit of all.

The Place Strategy will inform future planning controls for the Pymont Peninsula providing certainty and transparency for businesses and the local community.

What is a purpose of the draft Place Strategy?

The purpose of the Place Strategy is to develop a plan for Pymont Peninsula's continuing evolution. The draft informs a final Place Strategy, which will include economic development and investment attraction strategies, as well as sub-precinct master plans with analysis, recommendations and land use guidelines that support the business, housing, transport, open space and social infrastructure required to achieve the long-term vision.

The master plan will also propose a simplified planning framework that supports consistent, easy-to-understand, transparent decision making on future developments in the area.

Additionally, the Place Strategy will include a governance structure that gives private and public sector organisations and the community a voice in making decisions for the ongoing management of Pymont Peninsula.

What is a sub-precinct Master Plan?

The sub-precinct master plans will provide more granular planning guidance for different areas of the Pymont Peninsula. They are the final guides of what planning can be achieved and will differ according to the different buildings, character and needs of each sub-precinct.

They include analysis, recommendations and land use guidelines supporting the business, housing, transport, open space and social infrastructure required to achieve the long-term vision. The sub-precinct master plans will be informed by the Place Strategy.

What is the timeline for this project? When will anyone know what they can/can't do on the Pymont Peninsula?

The draft Place Strategy is now out for feedback and consultation, which will be considered and inform the final Place Strategy and sub-precinct master plans. The sub-precinct master plans, which provide more specific planning guidelines for each area, such as housing targets, open space requirements and height limits, will be completed by the end of the year.

How was the draft Place Strategy developed??

The draft Place Strategy was developed by the NSW Department of Planning, Industry and Environment working collaboratively with NSW Treasury, the City of Sydney, government agencies, key stakeholders and the community.

The draft strategy responds to the Greater Sydney Commission's [review of the Pymont planning framework](#) which recommended comprehensive and detailed planning for the area.

The draft strategy draws in the results of previous consultation including, most recently, on the 10 directions released in March 2020. The 10 directions defined the focus for the place strategy on encouraging new jobs, innovation and investment whilst also ensuring the area's long-term liveability and sustainability.

The draft Place Strategy was also developed in collaboration with technical advisors in the areas of transport, heritage, urban design, sustainability, infrastructure and social infrastructure.

Information about previous consultation and the 10 directions can be found on the department [website](#).

The draft strategy doesn't include technical or economic information. Where can I find it?

The draft Place Strategy is supported by an Economic Development Strategy (EDS) prepared by NSW Treasury, which forecasts future demand for employment floorspace in Pymont Peninsula and outlines opportunities to unlock business investment and create new jobs in media, technology, creative, and knowledge industries.

The draft Place Strategy is further supported by technical studies covering transport, heritage, urban design, environment and sustainability, social infrastructure, utilities, affordable housing, social infrastructure and open space, and infrastructure delivery.

Each of these reports is available on the department website www.planning.nsw.gov.au/pymontpeninsula.

How can I provide feedback on the draft Place Strategy?

The draft Pymont Place Strategy is now on exhibition for community feedback until midnight until midnight Sunday September 13, 2020.

You can provide your feedback using any of the following options:

- Online by completing our survey at www.planning.nsw.gov.au/pymontpeninsula
- Via the planning portal www.planningportal.nsw.gov.au/pymont
- Email your feedback to pymont.peninsula@planning.nsw.gov.au
- Phone Service NSW 13 77 88
- Post your ideas, feedback and/or submissions to:
Project Leader

Pymont Peninsula Review
Department of Planning, Industry and Environment
Locked Bag 5022, Parramatta NSW 2124

What is the approval process for the draft Place Strategy?

Following exhibition, community review and feedback will be considered and inform the final Place Strategy and the sub-precinct master plans that will include details on land uses and building heights. Both the final Place Strategy and sub-precinct master plans will be submitted to the Minister for Planning and Public Spaces for final determination.

Will I have more opportunities to comment on the future for the Pymont Peninsula?

Following this exhibition, the Place Strategy will be finalised, alongside the master plans providing more detailed guidance on land use across the peninsula.

Yes. The implementation of the Place Strategy in the statutory planning system will be subject to further public exhibition in a later stage of the planning process.

Can I comment on the Economic Development Strategy (EDS)?

Yes. If you would like to comment on the EDS, please include feedback in a submission that can be lodged through the department's [planning portal](#).

Does the draft Place Strategy propose to protect Pymont Peninsula's unique heritage?

Pymont Peninsula's unique heritage has been a key consideration from the beginning of the planning process, with the initial 10 Directions including to address the matters of strategic economic, social and environmental significance in the Pymont Peninsula including balancing the unique heritage of the area with growth.

The draft strategy is informed by technical studies that include studies of the peninsula's European heritage and Indigenous heritage. These studies make recommendations on how to balance growth and conservation and heritage values, as well as establish a framework for considering the broader physical, historical and cultural context of the Pymont Peninsula.

The draft Place Strategy also outlines seven sub-precincts within the peninsula that have evolved over time with their own unique character and identity. For each sub-precinct, the draft Place Strategy considers its character today and sets out the area's potential for the future. We also offer place priorities that could be the foundation for reaching that potential.

What is being done to make it easier for people to move around in the peninsula?

As part of Direction 7— making it easier to move around, the draft Place Strategy considers a place-based transport strategy to:

- prioritise walking and cycling as the preferred mode for local trips
- do so through strategic site redevelopments

- prioritise walking and cycling links that connect people to other parts of the Innovation Corridor
- use maximum parking rates for different development types to discourage additional vehicles entering the Peninsula while also reducing costs and heavy vehicle movements during construction, opening up road capacity for public transport and creating more walkable local areas
- build on early signs of market acceptance of decoupled parking – and look to trial these models at sites on the periphery of the Peninsula where commercially operated car parks may have low utilisation rates at different times of the day.

These options leverage a new Sydney Metro service and an associated increase in public transport capacity.

Our Big Move to rethink parking solutions for the Peninsula could also create new, more sustainable ways of moving around, especially in the face of new technology such as autonomous vehicles.

Does the draft Place Strategy mean that proposed developments can now go ahead and there will be 45-storey towers on the waterfront or at Blackwattle Bay?

No, the draft Place Strategy is not a development approval process.

The draft Place Strategy identifies four sub-precincts based on our urban design analysis (Ultimo, Blackwattle Bay, Darling Island and Tumbalong Park) that we expect will experience the greatest growth and change over the next 20 years. These sub-precincts have the greatest capacity and potential for redevelopment within the parameters of our amenity analysis to protect public open spaces and places and the character of the area.

Within each of the four growth sub-precincts, there are one or more significant sites planned or with known aspirations for redevelopment that have the potential to be catalyst developments for growth and offer the opportunity to deliver strategic change

While the final Place Strategy will indicate specified areas that have been shown from the technical studies to be capable of supporting development, the strategy also stipulates the requirements for catalyst sites, including the requirement to deliver public benefit and to meet guidelines for transport, solar access, heritage and access.

The purpose of a Place Strategy is to ensure all planning decisions are made with consideration of the entire place, which in this instance is the Pymont Peninsula. So, sub-precinct master plans ensure any development takes into account all benefits or costs to the particular sub-precinct.

When will building heights be decided?

The draft strategy specifies key parameters for new planning controls to apply to these sites:

- Blackwattle Bay
- The Star site at Darling Island
- the Harbourside Shopping Centre
- UTS Haymarket

What is the impact of the decision to keep the Powerhouse Museum in Ultimo?

The draft Place Strategy acknowledges the Powerhouse Museum as one of the cultural centres that bring the Pymont Peninsula to life. The draft Place Strategy proposes the Ultimo sub-precinct to leverage the retention of the Powerhouse Museum and expand cultural uses.

Does the draft Place Strategy address creative and cultural outcomes in the Pymont Peninsula?

The draft Place Strategy considers multiple opportunities for increased spaces for the production and creation of the arts including upgrades to the Powerhouse Museum, and delivery of artist studios through private developments and adaptive reuse of heritage buildings and spaces.

The development of sub-precincts creates both local and peninsula wide creative and cultural opportunities.

Will there be a Metro station built at Pymont?

As part of our consultation on the 10 Directions, we understand how important it is to make it easier to get around, access jobs and services. Big Move 3 in the draft Place Strategy proposes the Pymont Peninsula is connected to the Sydney Metro West line.

The NSW Government is continuing to investigate the feasibility of building a Metro station in Pymont. This includes further industry engagement and transport and economic modelling to assess its feasibility and affordability.

For more information, please contact Sydney Metro on 1800 612 173 or sydneymetrowest@transport.nsw.gov.au.

Will the Goods Line connection be extended?

While the extension of the goods line has been identified as an initiative to improve active transport in the Pymont Peninsula and strengthen connections to Central Station, further investigation is recommended.

How will cyclists be accommodated on Pymont Bridge Road?

The draft Place Strategy has identified the need for a cycling link from Bridge Road to Pymont Bridge. Transport for NSW has investigated a cycle lane along Pymont Bridge Road between Wattle Street and Union Street and have advised that this would not be feasible in combination with the planned Blackwattle Bay redevelopment. Planning is currently underway to integrate a commuter cycle link through the Blackwattle Bay redevelopment between Bridge Road and Miller Street to provide a connection to Pymont Bridge.

Will Glebe Island Bridge be reopened to the public?

Glebe Island Bridge has been identified as a critical component of the public and active transport networks in Pymont. The draft Place Strategy recommends that a public and active transport connection at Glebe Island Bridge should be investigated to connect Pymont to The Bays Precinct. Transport for NSW has committed to undertaking a feasibility and business case investigation to identify and assess options for connecting Pymont and The Bays Precinct at Glebe Island Bridge.

How do other projects, like the Fish Market redevelopment, impact the draft Place Strategy?

The draft Place Strategy is being developed at the same time as several other projects that will shape the peninsula, including the new Sydney Fish Markets, the Western Harbour Tunnel and Sydney Metro West.

The department is working with NSW Government agencies to ensure Place Strategy planning proceeds alongside these and other emerging projects.

The purpose of the Place Strategy is to provide the framework for land uses across the peninsula.

Why has Wentworth Park been included in the draft Place Strategy?

Including Wentworth Park in the draft Place Strategy provides an opportunity to respond to the demand for additional open space and recreation facilities in the longer term. It also means that this significant open space is being strategically planned as the City of Sydney continues to grow.

How will parking in the Pymont Peninsula be affected by the draft Place Strategy?

On-street parking is within the jurisdiction of the City of Sydney. Any changes to on-street parking would be undertaken by council, however, the draft Place Strategy supports a reduction in on-street and off-street parking and suggests alternative solutions.

The draft Place Strategy recommends investigating decoupled parking, where private parking is grouped at multi-use sites in convenient locations, rather than being tied to individual developments.

What infrastructure is proposed for Pymont Peninsula in the draft Place Strategy?

A range of new and upgraded infrastructure will be needed for new residents, workers and visitors that will be enabled by the draft Place Strategy.

This includes new and upgraded open space, community and cultural facilities, transport, affordable housing, utilities and green infrastructure.

Appendix C of the draft Place Strategy outlines infrastructure opportunities that are required to make the Place Strategy vision a reality.

How were the infrastructure needs and opportunities identified?

We have researched the current provision of infrastructure across the Peninsula and in neighbouring areas that service the Peninsula, identified gaps in service provision. These include public transport capacity, intersection congestion, and a lack of sports fields, galleries and cultural facilities. In identifying the infrastructure needs and opportunities, we have considered these gaps against expected future growth.

When will the infrastructure be provided?

Infrastructure will be provided at the same time as development as far as possible. Indicative timeframes for when different types of infrastructure will be delivered is included in the supporting infrastructure studies and summarised in the Infrastructure Funding and Delivery Opportunities Study.

How will the infrastructure be funded and delivered?

Infrastructure funding opportunities are outlined in the Infrastructure Funding and Delivery Opportunities Study. Mechanisms include local infrastructure contributions to fund offsite infrastructure and onsite provision of infrastructure by developers such as dedicating part of their site or floor space for new open space and community facilities. A range of parties will be responsible for delivering different types of infrastructure including state agencies, developers and the City of Sydney.

What are the next steps for infrastructure delivery?

Feedback received from the draft Place Strategy public exhibition and ongoing discussions with agencies and the City of Sydney will be used to prepare an Infrastructure Delivery Plan including costs, funding and staging. An effective governance framework will also be established to ensure coordinated infrastructure delivery by agencies and stakeholders.

Has the Bounce Group had input to the development of the draft Place Strategy?

Yes. The Bounce Group was formed in May 2020 to inform the development of the draft Pyrmont Peninsula Place Strategy. The group has met on three occasions and at least one further meeting is planned. Members of the group include local residents, small, medium and large businesses, youth and community group members, as well as heritage, environment, creative, tourism, design and innovation industry representatives, who have provided local knowledge and ideas to the development of the draft Place Strategy. For more information on the Bounce Group, visit the website www.planning.nsw.gov.au/pyrmontpeninsula.

Can I comment on other matters affecting Pyrmont Peninsula?

The department is seeking your feedback on the draft Pyrmont Peninsula Place Strategy. Should you wish to provide additional information, please email pyrmont.peninsula@planning.nsw.gov.au.