

4 February 2022

Minister for Planning
Department of Planning, Industry and
Environment 12 Darcy Street
Parramatta NSW 2150

To Whom It May Concern

SUBMISSION – PYRMONT PENINSULA SUB-PRECINCT MASTER PLAN

I refer to the Pyrmont Peninsula Place Strategy's (PPPS) and associated sub-precinct master plans (SPMP) and Urban Design Report (UDR) currently on exhibition for comment. As owner of 'City West Office Park' at 1-33 Saunders Street (City West) Pyrmont, a site identified as a 'site capable of change' in the PPPS, Goodman has keen interest in the precinct and welcomes the opportunity to provide feedback.

Goodman's City West development, located within the Blackwattle Bay sub-precinct (refer to 'B' shown Fig.1), comprises two eight storey commercial buildings with total floor space of 26,745sqm, and an existing FSR of 2.66:1. This development includes several media tenants including Nova Radio and Chanel 10.

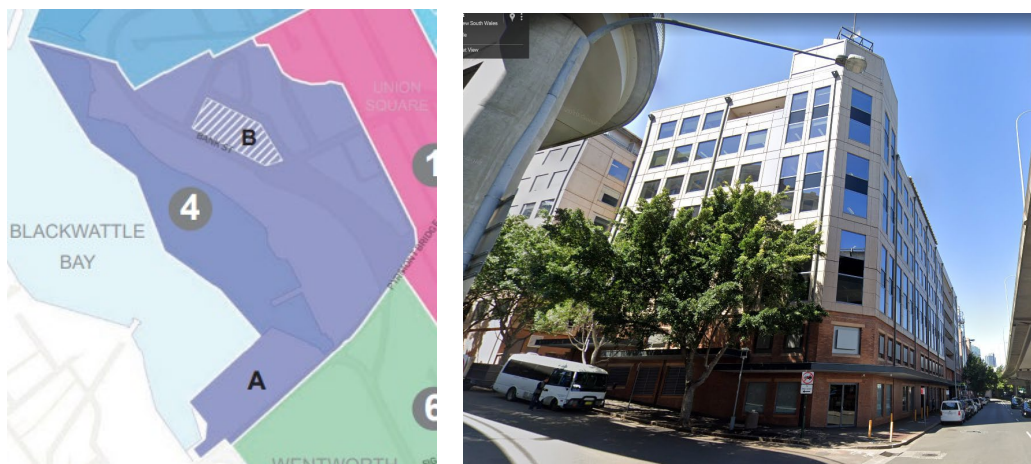


Figure 1 – City West 'B' within the Blackwattle Bay sub-precinct masterplan

Goodman are generally supportive of the PPPS, particularly as applies to City West.

AU02-11-833\0.1 Goodman Group

Goodman Limited | ABN 69 000 123 071

Goodman Funds Management Limited | ABN 48 067 796 641 | AFSL Number 223621
as responsible entity for Goodman Industrial Trust | ARSN 091213 839

Level 17, 60 Castlereagh Street, Sydney NSW 2000 | GPO Box 4703, Sydney NSW 2001 Australia
Tel +61 2 9230 7400 | Fax +61 2 9230 7444

Goodman Logistics (HK) Limited | Company No. 1700359 | ARBN 155 911 149 | a Hong Kong company with limited liability
Suite 901, Three Pacific Place, 1 Queen's Road East, Hong Kong | Tel +852 2249 3100 | Fax +852 2525 2070

info-au@goodman.com | www.goodman.com

City West is shown in the SPMP as including a through site link which will help provide precinct permeability as well as a view corridor from the north to the south towards the new Fish Market (refer to Figure 2).

The plan also identifies the future activation of Bank Street along the site's southern boundary as a key objective, to be accommodated with future site redevelopment. The Bank Street frontage is also considered a "Key Movement/Place Corridor".

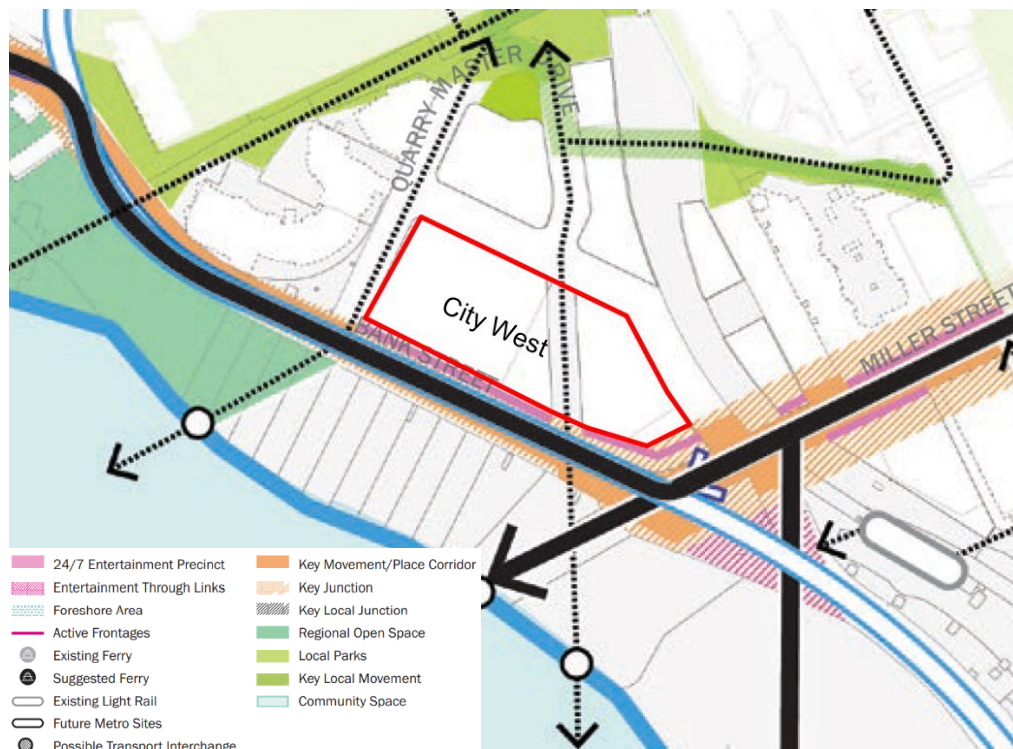


Figure 2 - City West and the Blackwattle Bay sub precinct plan

City West is identified in the SPMP's 'Transitional Zone', which provides height from the site's Quarry Master Drive western boundary of RL90, progressively increasing to the Open Space Sun Access Control as the distance from Union Street and Miller Street reduces.

Goodman have considered the PPPS's height strategy as applies to future redevelopment of the City West site. This assessment shows that good height is achievable for the site when applying the strategy, appropriate for the site's strategic location immediately to the north of Infrastructure NSW Blackwattle Bay precinct and Pyrmont Peninsula's function as an extension to the CBD.

It's understood the City of Sydney will now be applying the PPPS height strategy in the update of the Sydney Local Environmental Plan (LEP) as applies to the Pyrmont Peninsula. The City must interpret the height strategy appropriately to achieve optimum land use efficiency and optimise the site's full potential. To apply the height strategy unnecessarily conservatively may result in the missed opportunity, noting a threshold height and FSR is required to make future redevelopment of the City West site viable. Redevelopment is necessary to give effect to PPPS objectives, unlock this

'*site capable of change*' and replace the outdated building stock with new state of the art sustainable development.

City West is described in the PPPS as "*a media hub, tourist destination and future mixed use quarter*". For the sites true potential to be achieved a true mix of uses must be delivered on the site, including residential. This would assist in precinct activation and help mirror the success of nearby Barangaroo, a precinct which has a successfully mix of residential and non-residential uses. The City should include in its LEP update a mandated percentage of residential uses to be applied across the City West site, to ensure an appropriate mix of uses are achieved.

We look forward to continued collaboration with the Department and the City of Sydney in the delivery of the PPPS objectives. We invite the Department to contact the undersigned on 9230 7225 to do so.

Yours Sincerely,



Guy Smith
Head of Planning