

**PLEASE REMOVE ANY PERSONAL INFORMATION**

## **Objection – Pyrmont Peninsula Sub-precinct Master Plan**

Thank for the opportunity to respond to the draft sub-precinct Master Plan

We note notifications in relation to the proposed plan did not mention Ultimo in the headlines, i.e. in terms of social media ads etc. Hence despite being a long standing local community group, we were only made aware of the plans and wonder if the broader public are similarly aware of the plans.

Within the time constraints, our submission focuses on the proposed Master Plan for the proposed Indigenous Residential College and auxiliary facilities at 13-15, 622-632 and 644-644A Harris Street.

The site's primary frontages are Harris Street to the west; Mary Anne Street to the north; Omnibus Lane to the east, with the Goods Line in close proximity.

Visually, dominated the National Cash Register building, to the immediate west across Harris Street is the 1890s three-storey brick and sandstone building for the former Museum of Applied Arts & Sciences, and to the east, the UTS business school designed by Frank Gehry. To the north is a commercial building designed by architect Harry Seidler and in close proximity the Harwood building as part of the Powerhouse Museum, which is subject to potential redevelopment plans.

We note the plans indicate the proposal will require the demolition of a two-storey terrace house and shop, i.e. UTS Building 13, and part of the southern end of the National Cash Register building (NCR building).

In short, the plans in their current form are not supported given the proposal's massing and scale which is out of context, and visually will dominate the streetscape as well as compromise the existing National Cash Register building and neighbouring cultural and heritage assets.

Moreover, contrary to the Heritage Impact Statement prepared by Design 5 Architects, the proposed 'concept and reference design' DOES NOT respect the significant values of the former NCR building nor does it enhance the public domain and integrate well with the UTS Business School (see image overleaf). Instead the proposal overwhelms the site; with neither the proposed setback, nor the avenue of streets trees able to satisfactorily ameliorate the impact (see image below).

To this end we concur with many of the concerns specifically expressed in the GML report dated October 2021.

Furthermore while the minimum standard of two hours of solar access to 70% for the existing apartments south of the site may be achieved, surely at this time, a better standard should be mandatory given the impact the plans will have on those residents; likewise the impact on residents living at 82 Mary Ann Street is noted.

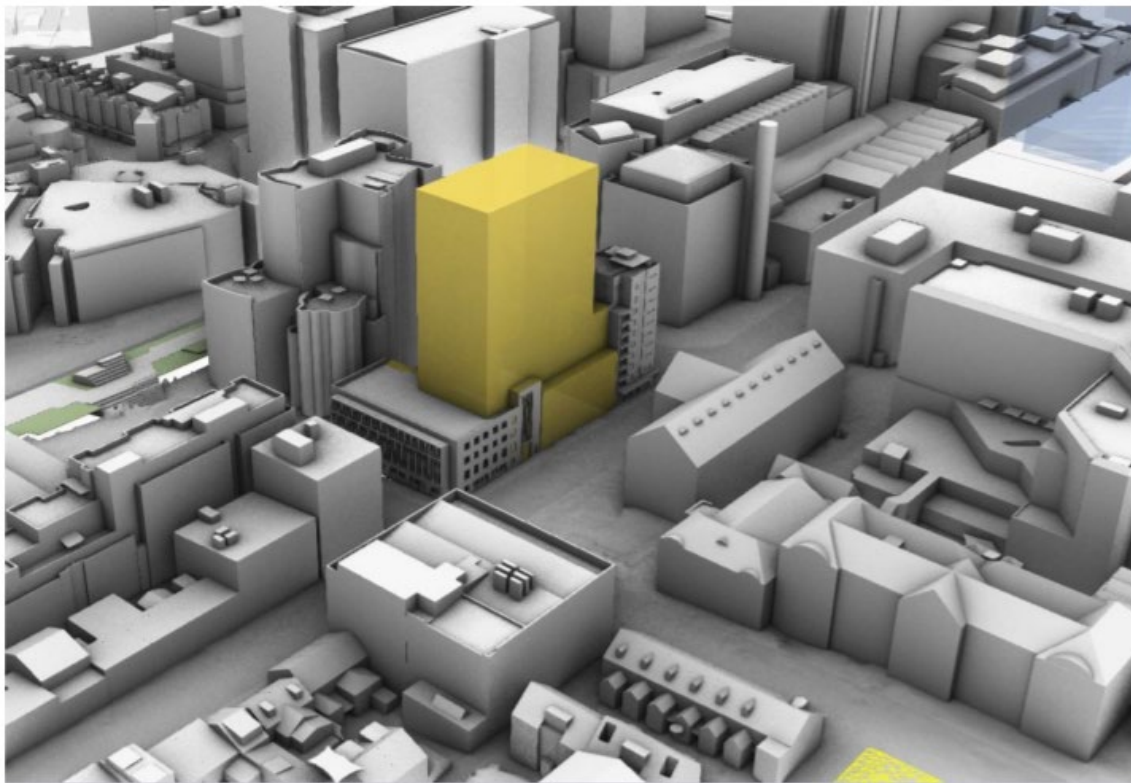
Moreover, the proposal is premature in the absence of a detailed master plan for the area (i.e. the sub-precinct) that would enable the public to better understand the proposed plans in context of the sub-precinct and potential changes to other sites.

In addition the offer by UTS, which is assumed to be a Voluntary Planning Agreement, should be publically exhibited as part of the process.

In summary, the proposal should be rejected. Instead a Master Plan for the whole of the sub-precinct should be prepared and exhibited before any changes are considered for this site or a Ministerial Direction approved, as would be the case for other parts of Sydney undergoing significant change.

### **Chippendale Residents Interest Group (CRIG)**

4 February 2022



*Diagram courtesy of the HIS report by Design Five, August 2021:  
3d model view of former NCR building and proposed building envelope (yellow) in its context. The gabled forms of the former MAAS (now TAFE) buildings are opposite and to the right of the subject site. Note setback of proposed envelope from Mary Ann Street approximates that of the MAAS building and taller section of the UTS Business School. (Source: BVN)*