



**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

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Secretary
Department of Planning and Environment
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Dear Secretary,

PYRMONT PENINSULA SUB-PRECINCT MASTER PLANS SUBMISSION – [REDACTED]

Thank you for the opportunity to provide comment on the Draft Pyrmont Place Strategy. We write to you on behalf of our client, [REDACTED] who owns 80, 82 and 84 Harris Street, Pyrmont.

We can confirm that we are supportive of the general directions set out in the overall place strategy and in turn relevant sub-precinct master plan – noting that more detailed planning and the updating of planning controls will follow.

1. PROPOSAL SITE

Figure 1 provides an overview of our site (80 – 84 Harris Street) and its surrounding sites. The overall site is approximately 6,500m² and is located on the corner of John Street, Harris Street and Pyrmont Street, Pyrmont. The identified sites in Figure 1 are:

- White area → 80 – 84 Harris Street, Pyrmont (our site)
- Green area → 86 – 92 Harris Street, Pyrmont (vacant WeWork site)
- Yellow area → 79 – 93 John Street, Pyrmont
- Pink area → 27 – 43 Pyrmont Street, Pyrmont
- Blue area → 74 – 84 Harris Street, Pyrmont.

Figure 1 Site overview



2. EXISTING PLANNING CONTROLS

The current planning controls at 80 – 84 Harris Street are summarised as follows:

- Zoning: B4 Mixed Use
- Floor Space Ratio: 1.25: 1
- Height of Buildings: 9m
- Heritage: Yes, local heritage items.

3. SITE SUMMARY / OPPORTUNITY FOR FURTHER INVESTMENT AND ENHANCEMENT

Our client is the owner of 80 – 84 Harris Street and is keen to work with the other surrounding owners (see Figure 1) to see the planning controls updated and a clear direction set for future investment. With a total area of approx. 6,500m² and a frontage to three streets (Harris Street, John Street and Pyrmont Street) there are opportunities for further development on these collective sites. This will ultimately assist with achieving the strategic objectives for the Pyrmont area and in turn the Pyrmont Village sub-precinct master plan.

The current documentation does not, in our view establish a clear direction for these sites. In the figures included in the draft master plan, there is reference to a local junction and opportunities for community spaces. However, there does not appear to be any further explanation of this.

As part of the 'case for change', we make the following key points:

- The sites represent a key location within the Pyrmont Village sub-precinct due to their size, location and opportunities for future development – advanced effectively, they will be able to make a real positive contribution to the future desired character of the overall Pyrmont peninsula
- The sites are located adjacent to Harris Street, which has been identified as a key transport corridor. This offers a high level of both accessibility and amenity
- The sites do include buildings of heritage value. However, there remains every opportunity to see these values protected and enhanced through further development in a well-designed/integrated manner. Rather than being seen as constraints, they present opportunities
- The relative location of the sites means that any potential shadow/solar access impacts on important public spaces would be negligible at most. This is in part reflected with its inclusion in the 'harbour interface/transition zone'.
- The sites are located within close proximity to the recreation facilities associated with the Maybank Park and Recreation Centre, again significant accessibility and amenity opportunities for future residents/workers.

As outlined in the urban design report forming part of the exhibition package, we agree the conclusion/recommendation that sites adjacent to the Harris Street corridor do not need to be effectively considered on a merit basis.

4. RECOMMENDATIONS

In response to the draft Pyrmont Place Strategy, we make the following recommendations:

- **Recommendation 1:** A clear timeline/program is established for more detailed planning and the updating of planning controls, understanding that with the exception of key sites this will largely remain with the City of Sydney
- **Recommendation 2:** A clear framework is established for engagement with landowners on individual sites that offer the opportunity for further investment / development on a merit basis (as envisaged in the urban design report). Will there for example, be opportunities for landowners to present development concepts for the City of Sydney's consideration prior to the finalisation of planning controls?

- **Recommendation 3:** That in the finalisation of the sub-precinct masterplan, that the subject sites (see Figure 1) are identified as representing a key opportunity for further development/enhancement on a merit basis.

5. NEXT STEPS

Thank you for providing the opportunity to provide comment at this time and we trust this submission assists with the advancement of the current exhibition package. Our client [REDACTED] is keen to be actively engaged as the planning for this area progresses and look forward to further opportunities in this regard.

If you have any questions or wish to discuss the matters set out in this submission further, please do not hesitate to contact [REDACTED] on ([REDACTED]). Alternatively, our client [REDACTED] may be contacted on [REDACTED].

Yours sincerely,

[REDACTED]

[REDACTED]