

# Ultimo Village Voice

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To: Department of Planning Industry & Environment (DPIE)

## Pymont Peninsula Place Strategy (PPPS) Implementation

Ultimo Village Voice (UVV) is a community group in Ultimo and has supported local residents, provided an avenue to gain information on important issues that impact the local area and benefits from the collective knowledge of long-term residents. Further, UVV liaises constructively with State and City representatives to drive positive community and local business outcomes. UVV has been instrumental in developing improved safety and design outcomes in many recent developments in the local area.

We refer to the Pymont Peninsula Place Strategy Exhibition discussion paper and our comments are as follows:

### Education Facilities in Ultimo/Pymont

In the Executive Summary it was stated:

An Infrastructure Delivery Plan (IDP) has also been prepared to describe what key infrastructure for the Peninsula is needed to support growth and identifies mechanisms that may deliver and fund that infrastructure.

In the Pymont Peninsula Place Strategy 2020 (2.1) it was suggested that there the plan would add 8500 residents to the Peninsula and stated:

The Pymont Peninsula is also home to a residential population of around 20,000 people that live and work in and around the area ...

With the proposed 20,000 increase in population in the peninsula, how have planners envisioned the increase in numbers of school age children and how current schools will be able to accommodate them?

However, in the Infrastructure Delivery Plan (4) the infrastructure items cover:

- Transport;
- Open Space;
- Community and Cultural Facilities;
- Green Infrastructure; and
- Affordable Housing

But it is silent on delivering much needed education facilities in the area – a glaring omission in the analysis of the community needs. Ultimo Village Voice has campaigned for a high school in the Peninsula for over a decade and recently we approached the Minister for Education highlighting the following:

- Ten years ago the Pymont/Ultimo Community began to experience difficulties with what was up until then an advantageous arrangement of sending their Year 7 to 10 students to Sydney Secondary College with a choice of attending either the Leichhardt or the Balmain campus offering a much wider choice of subjects and levels to choose from than most NSW high schools and completing years 11 and 12 at the Blackwattle Campus at Glebe. However, from that time, the two 7 to 10 campuses became more and more crowded to the point where Leichhardt was removed as an option for our students and Balmain kept adding demountable and threatening that spaces may be restricted.

- While the Education Department built the new City High School the students in our community are denied the option to attend in spite of it being located closest to us, as Ultimo and Pyrmont are outside the catchment area of the school.

### Recommendation

We request that the IDP be reviewed and revised to undertake the following with regard to building a high school in the Peninsula:

- identify the potential for individual developments, including development on key sites, to incorporate infrastructure needed by the anticipated development – review the sites capable of change to identify a suitable site for this infrastructure
- assign priorities and an indicative staging schedule for delivery of the infrastructure
- provide a ‘road map’ to assist agencies to collaboratively plan, prioritise, program and deliver infrastructure in the Pyrmont Peninsula in an orderly and timely manner – in this particular instance with the Department of Education

### Sites capable of change

We understand that “The sites identified for change under the PPPS (see Figure 5) were informed by work done by DPIE in consultation with Council, other state government agencies, landowners, and developers with land or interests in the Peninsula during 2020.” There are 47 sites identified and most of them are City of Sydney Council led. However, it is not clear what “change” entails and we would appreciate clarification of whether change includes a complete change in the nature of use of the site. If the “change” does not normally require a zoning change, we request that sites that are currently community and public facilities be excluded.

In particular, we are alarmed that the following sites have been identified (both of them City of Sydney Council led) as they are a Council facility for the community and a public cultural facility respectively:

- Ultimo Community Centre 40 William Henry Street Ultimo (item 30)
- Powerhouse Museum 500 Harris Street Ultimo (item 36)

### Recommendation

- We request that the above sites be excluded from the list of Sites capable of change to preserve these facilities. If the Ultimo Community Centre requires redevelopment/refurbishment, it should remain as a community centre to serve the Ultimo community
- Any changes to the Powerhouse Museum should be subject to finalisation of the Senate enquiry which is ongoing, and that it must maintain its original purpose as a Museum of Technological Sciences and Engineering, as well as innovation

### Four Key Sites for significant change

The PPPS nominated four Key Sites with capacity for significant change (Harbourside, Blackwattle Bay, The Star and UTS) and advised that Harbourside and Blackwattle Bay have progressed through separate planning processes whereas The Star and UTS prepared key site master plans and went through design sessions with the State Design Review Panel.

We comment on each of the sites as follows:

- Blackwattle Bay – Ultimo Village Voice submitted a response to the Master Plan and maintains our objections to the proposed building height and form of the building towers and suggested that the proposed upper height limit does not align with the Pyrmont Peninsula Place Strategy, in particular Direction 2 which states “Any changes in building forms and public domain must be sympathetic to, or enhance, that character”. We also maintain that the 10 metre wide promenade proposed is too narrow to be world class and to adequately provide for the number and range of activities of people who will use it. We propose that it should be predominately 30 metres wide with a minimum of 20 metre width in some places

- Harbourside – Ultimo Village Voice made a submission to this development and maintains our objections that the proposed podium and tower will result in a massive and unacceptable increase in development compared to the existing low rise building
- The Star – In our previous submissions we objected to the height (105m) of the proposed hotel on the northern side and also to the extension of the trial period for the outdoor gaming (currently allowed 24/7) on the grounds that the current operations (temporarily approved) have a significant and detrimental impact on the amenity of residents who live close to the premises.

*Recommendations:*

- *We continue to oppose the height of the Star Key Site development; and request a minimum of 8m North Tower setback at street/base level be a requirement, to allow for mature canopy trees (not palm trees) to grow; in addition, we propose the North Tower podium setbacks be 15m from the neighbouring residential apartments and for mitigating down wind tunnel problems;*
- *We propose a portion of the contributions from this development be directed towards the development of a new high school in the Peninsula, also towards extra CCTV and permanent noise monitoring equipment being installed surrounding both properties for the safety of the public and Pymont neighbours*
- *We object to the Taxi rank returning to Jones Bay Road and request that The Star should provide EV charging for TAXI's and its petrol fueled squadron of mini buses*
- *We strongly oppose The Star wanting to remove current healthy, dense green canopy street trees on Pirrama Road, Jones Bay Road, Edward Street and Pymont Street for a tower build instead of protecting these irreplaceable trees; we prefer a 'rich canopy of trees' native and canopy providing; we do not support the planting of Palm trees, as they do not mitigate increased heat, noise pollution, filter air pollution and provide view privacy/security*
- UTS – It is assumed that the planning control amendments for the UTS site 13 -15 only relates to the proposed Indigenous residential college. As presented and at this early stage of the design process the development will be an excellent addition to UTS and our community. The community should be consulted on any further development on this site.

New Metro Station

In the new planning controls for Sydney Metro sites In May 2021, the Government announced two sites within the Peninsula that would accommodate a new Metro Station (3.7). These sites propose Metro site east (a station entry and mixed-use tower development) at 37-39 Union Street, and Metro site west (comprising a station entry and infrastructure) at 26-32 Pymont Bridge Road:

- Metro site East potentially could include tower development and impact on nearby existing residential development and the important local public open space of Elizabeth Healey Reserve.
- Metro site west Metro site west has not undergone the same level of testing and analysis as Metro site east. This is because the development on the site anticipates relatively minor increases to existing building height and is not seeking a tower development above. The site will be mainly used as an entry/exit to the station and to accommodate station services.

Recommendation

- *Our preference is the Metro site west as the location is more central and accessible to the commuters*
- *We request a tunnel from this site extending to the vicinity of Fig St to serve the commuters on the southern end of the Peninsula*

Social and Affordable Housing

It is noted that “the Stage 2 implementation will align with the Infrastructure, Liveability, Productivity, Sustainability and Governance priorities and actions of City Plan 2036, including but not limited: Grow social and affordable rental housing ...”.

Notably, the support for public and affordable housing is limited to 5% in this scheme. We support the recommendation from The City of Sydney for this to be increased to 25%, in order to become closer to meeting the need while we still have some government owned land available on which to build these homes.

#### Recommendation

- *Update the Affordable Housing program to provide adequate housing in Ultimo and Pyrmont for nurses, police, teachers, ambulance, fire, delivery and community and city support staff (and in these contagious times - cleaners), the need to provide accommodation close to where such people are employed*
- *Review and strengthen social housing management to ensure that existing and any future housing sites are properly managed regarding repair and maintenance issues*

#### Special Infrastructure Contribution

It is noted that (4) “The IDP sets out a range of mechanisms that are expected to be used to fund and deliver the infrastructure which include (but are not limited to): Local infrastructure contributions – to provide funding towards local infrastructure ...”.

#### Recommendation

- *We support that any developers’ contributions raised in this scheme be applied to provide funding towards local infrastructure in the Peninsula, especially a higher rate towards affordable housing and to build a local high school, but to exclude funding for the Metro station which should be entirely funded by the State Government*

#### Transport Analysis

It is proposed (3.11):

- A new bus route from Rozelle to Green Square Station, via Harris Street and Regent Street, with a frequency of at least 6 services per hour
- Bus priority infrastructure to support a new proposed bus route and a contraflow bus lane on Harris Street and Regent Street between Thomas Street and Lee Street

We understand they are ideas to be investigated further and there are no further details at this stage.

#### Recommendation

- *Community consultation when reviewing and developing new bus routes to ensure they enhance the connectivity of the Peninsula and meet the needs of the community*

#### Extension of the Goods Line (4.5 TUMBALONG PARK SUB-PRECINCT of the Urban Design Report)

It is proposed to “Extend the Goodline past the Powerhouse Museum between light rail line and museum between the Goods Line and Pyrmont St” but there are no concrete details yet in this Plan. We require careful consideration as to how this can be achieved in future planning, considering the Powerhouse Museum occupies the entire width between Harris St and the light rail tracks.

#### Recommendation

- *We support the extension of the Goodline as long as it does not affect the Powerhouse Museum site which should remain intact*

## EV Charging Facilities

We note that currently there is no provision for EV charging within the new Sydney Fish Markets carpark and urge the Government to enter urgent negotiations with the contractor to ensure sufficient power supply to this exciting new public destination.

We also urge installation of EV charging stations at designated Taxi ranks, including at The Star, the Metro E station site and other popular destinations.

## Conclusion

We respectfully request consideration of our comments and recommendations above, and further community consultation for any proposals that do not currently have any concrete details.

Yours sincerely

Yimmy Seifert  
Chair  
Ultimo Village Voice

Ultimo Village Voice (UVV) was established in 2004 and is the official successor organization to the Ultimo Precinct Committee sanctioned by the City of Sydney and relied on by the Lord Mayor to provide resident feedback, advice and guidance to many matters related to aspects of the maintenance, development and administration of Ultimo. We meet a number of times per year with the Lord Mayor, Council Members and City Officers to that end.

UVV generally meets at 6:30 pm on the first Thursday of the month (February to December) at the Ultimo Community Centre (40 William Henry St, Ultimo, entrance from Bulwara Road). Currently the meetings are held mainly in a virtual format.