

Friday, 4 February 2022

Ms Amy van den Nieuwenhof  
Senior Planning Officer, Agile Planning and Programs  
Place Design and Public Spaces  
Department of Planning, Industry and Environment  
4 Parramatta Square,  
Parramatta NSW 2150

Dear Ms van den Nieuwenhof,

**RE: Submission re Pyrmont Peninsula Sub-Precinct Master Plans and Draft Planning Controls (Metro station, The Star's 6 -star Hotel, the University of Technology Sydney's Indigenous Residential College)**

The Australian National Maritime Museum (the Museum) welcomes the opportunity to comment on the Pyrmont Peninsula sub-precinct master plans and proposed planning controls (primarily around height and floor space ratios, and future density levels) for two key sites, The Star and University of Technology, and the two Metro station sites.

The Museum commends the strong alignment between the vision of the Pyrmont Peninsula Place Strategy to provide a vibrant 24-hour cultural and entertainment destination and the master plans and draft planning controls on exhibition and would like to raise the below items for further consideration.

Given the Museum's close proximity to The Star and proposed Metro station, the Museum's primary concerns relate to traffic congestion and pedestrian safety around Pirrama Road (both during and after redevelopment), after-hours security/policing to ensure public and property safety with increased activity at The Star, potential shadowing from the proposed new premises, and management of construction timing and impacts should The Star redevelopment timing coincidence with the Harbourside redevelopment and Metro station works.

Whilst the exhibition documentation largely addresses the Museum's public infrastructure concerns, the Draft Pyrmont Peninsula Design Guidelines state, "the overshadowing effects of new buildings on publicly accessible open space and neighbouring residential properties are to be minimised between the hours of 9am to 3pm on 21 June" and do not appear to consider negative solar impacts on nearby businesses. High levels of shadowing will reduce the attractiveness of the area to visitors and may substantially reduce visitor dwell time and demand for local goods and services. Hence, the overshadowing effects of the new buildings on nearby businesses also need to be considered.

In addition, detailed planning controls will be required around the timing and staging of the developments (including the Harbourside redevelopment) to minimise disruption to traffic flows, construction-related pollution and noise impacts on neighbouring buildings, residents and businesses, including the Museum.

The Museum trusts that the NSW Department of Planning, Industry and Environment will address these issues and requests to be involved in future key stakeholder consultation. In particular, in relation to the issues identified above.

Yours faithfully,

A handwritten signature in blue ink, consisting of a large, stylized 'K' followed by 'S' and 'M' in a cursive script, ending in a long horizontal stroke.

**Kevin Sumption PSM**  
Director and CEO