

Attachment A1

Early Engagement Report

Early Engagement Report



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Introduction

This report provides a summary of early community engagement undertaken by the City of Sydney to inform our Ultimo Pyrmont Strategic Review.

Background

On the 29 July 2022, the NSW Government directed the City to review the planning controls for Ultimo and Pyrmont in response to their Pyrmont Peninsula Place Strategy (the Place Strategy).¹

The Direction states that any future planning in Ultimo and Pyrmont must:

- facilitate development consistent with the Place Strategy and the NSW Government’s Pyrmont Peninsula Economic Development Strategy
- align the planning controls with the NSW Government’s District Plan priority of growing a stronger and more competitive Harbour CBD
- give effect to the Place Strategy Vision and deliver of the envisaged future character of the identified sub-precincts
- be consistent with the Place Strategy 10 directions and Structure Plan, and
- support the delivery of the Place Strategy Big Moves.

The Direction applies to anyone contemplating future growth and change in Ultimo and Pyrmont, whether it is the NSW Government, the City or individual landowners/developers.

The Place Strategy requires us to ensure that there is sufficient capacity in the planning controls to accommodate an additional 23,000 jobs and 4,000 homes.

NSW Government Key Sites

The NSW Government undertook the first stage implementation of the Place Strategy, when they changed the planning controls for:

- the Star Hotel at 20-80 Pyrmont Street
- an Indigenous Residential College at 622-644 Harris Street, and
- two Metro over-station developments at 37-69 Union Street and 26-32 Pyrmont Bridge Road.

The first stage of implementation also included publication of Sub-Precinct Masterplans, an Infrastructure Delivery Plan and an Affordable Housing Study.

Under the second stage of implementation, the NSW Government changed the planning controls for the existing fish market at Blackwattle Bay and adjoining sites west of the Western Distributor.

The NSW Government also approved the redevelopment of the Harbourside Shopping Centre in Darling Harbour.

Collectively, these approvals are referred to as NSW Government “Key Sites” and they do not form part of the City’s review.

There is also land in Ultimo and Pyrmont where the City is not the planning authority. These lands are the responsibility of the NSW Government. These lands do not form part of the City’s review, but their future planning will contribute to the growth and change envisaged by the Place Strategy.

¹ “The Direction” refers to the Environmental Planning and Assessment Act 1979 Section 9.1 [Local Planning Directions from the Minister of Planning](#).

Early Engagement Report

Purpose

We are reviewing our planning controls for Ultimo and Pyrmont in response to the NSW Government's Place Strategy.

Our review looks at all sites in Ultimo and Pyrmont where we are the planning authority, and seeks to update planning controls in response to the Direction.

Our approach is place-led and people-focused and seeks to advance known community priorities contained in our community strategic plan Sustainable Sydney 2030-2050, our local strategic planning statement City Plan 2036, and priorities directly identified to us through our early engagement.

We firmly believe that the City is best placed to complete this work, in collaboration with the community, rather than leaving it to the NSW Government or individual developers through ad hoc planning proposals.

Engagement summary

In **May 2022** we began consulting community and stakeholder groups about our review.

We established a conversation with residents and landowners to understand their concerns, interests, and diverse perspectives on how to best accommodate growth and change in Ultimo and Pyrmont.

This early engagement influenced our urban design analysis, development of a local infrastructure contributions plan and draft planning controls.

If endorsed by the Council and the NSW Government, the draft planning controls, a draft local infrastructure contributions plan and supporting urban design study will go on public exhibition for detailed community engagement.

This engagement report summarises the feedback received during the early engagement phase of consultation.

Methodology

Feedback was gathered from May 2022 to November 2023 through a combination of online and face-to-face activities.

We held an online information session and promoted a webpage and register of interest to raise awareness of the project. We held a series of face-to-face workshops at Ultimo community centre. We published an online interactive map to collect broader feedback.

We asked community members to tell us what they thought about sites identified by the NSW Government as capable of change. We asked if there were any sites not identified that could change to help us deliver additional jobs and homes. We asked for ideas on how Ultimo and Pyrmont could improve as change across the peninsula occurred.

City staff attended Strata, landowner and resident action group meetings to collect feedback and provide updates.

We hosted a community update event at Town Hall House, using the city model to show our work-in-progress. We published a second online interactive map to gather feedback on those work-in-progress concepts.

When presenting our work-in-progress, we asked for feedback on whether our proposed changes are appropriate, and if there are any other sites that we should still consider.

Throughout early engagement over 4,000 people visited our project webpage (unique page views), over 7,000 subscribers received Sydney Your Say e-news articles and over 60,000 people in Ultimo and Pyrmont have seen a social media post about our project.

Overview of community engagement activities

The City undertook a range of consultation with the community to inform our Review. Table one provides an overview of the early engagement program.

Table 1: Overview of early community engagement program

Activity	Date and Location	Audience	Participants or as specified
Introduction and information session	3 May 2022 Online via zoom	Ultimo/Pymont residents, business owners, landowners.	45
Community workshop one: update, related work/projects, what we have heard, workshop “sites capable of change”	25 October 2022 Ultimo community centre	Ultimo/Pymont residents, business owners, landowners.	13
Online interactive map: sites capable of change	19 October to 5 December 2022 Online via Sydney Your Say webpage	Ultimo/Pymont residents, business owners, landowners.	84 unique page users 258 comments from 60 stakeholders
Community workshop two: update and recap, design considerations, case study, area likes and dislikes	28 November 2022 Ultimo community centre	Ultimo/Pymont residents, business owners, landowners.	27
Community workshop three: update and recap, draft response, area expert Q&A (contributions, State agencies, Wentworth Park)	18 July 2023 Town Hall House	Registered early engagement participants, NSW Government agencies - Department of Planning, Transport for NSW, Greater Cities Commission and TAFE NSW.	58
Online interactive map: the City’s draft response	5 August to 15 September 2023 Online via Sydney Your Say webpage	Ultimo/Pymont residents, business owners, landowners.	1099 unique page users 240 comments from 84 stakeholders
Lord Mayor letter	21 November 2022	To all landowners and tenants in Ultimo/Pymont	25,400 letters sent
Registrations for project updates	Since May 2022	Via the City’s website	250 registrations
Landowner contact	Throughout	To sites under review	39 letters/emails sent
Written submissions	Throughout	Unsolicited	33 submissions
Resident / Strata / landowner meetings	Throughout	As requested	32 meetings

Government agencies

Department of Planning and Environment

We met regularly with the Department during their first and second stage of Place Strategy implementation, including making a submission to the draft Place Strategy. We have kept the Department and Greater Cities Commission updated on the progress of our review and invited them to witness community workshops.

Transport for NSW

We met regularly with Transport for NSW during their preparation of their [Pymont-Ultimo Transport Plan](#), including making a submission to their draft plan.

We also prepared a submission to [Transport for NSW's Western Distributor Network Improvements project](#).

Sydney Metro

We met regularly with Sydney Metro in the lead up to their submission of a Concept State Significant Development Application for their two over-station development envelopes and their preparation of an active transport and public domain study.

School Infrastructure NSW

We met with School Infrastructure NSW following representations from community regarding school infrastructure capacity. School Infrastructure NSW have provided correspondence stating: "At this time, the anticipated demand in the Pymont/Ultimo area can be accommodated in existing schools."

School Infrastructure NSW were invited to attend our July 2023 community workshop but declined the invitation.

Infrastructure NSW

We made a submission on [Infrastructure NSW's proposal at Blackwattle Bay](#) which included a Design Review.

Place Management NSW

We met with Place Management NSW as a significant landowner. We briefed them on the project and invited them to detail any matters for consideration, which they did not provide.

Land and Housing Corporation

We met with Land and Housing as a significant landowner. We discussed each of their land holdings. Land and Housing provided correspondence that they currently had no plans to develop sites within the review area.

Ausgrid

We met with Ausgrid as a landowner. We also met with them in their capacity providing energy infrastructure. In relation to capacity, Ausgrid have stated that existing substations have capacity and can be augmented to provide additional capacity to meet demand.

City of Sydney

We met with the City as a significant landowner. They stated that they currently had no plans to develop sites within the review area other than 14-26 Wattle Street (Concept Development Application approved).

TAFE NSW

We met with TAFE NSW as a significant landowner. TAFE NSW prepared a draft Campus Masterplan in response.

University of Technology (UTS)

We met with UTS as a significant landowner. UTS stated that they currently had no plans to develop sites within the review area other than those identified in their existing Concept Plan and their Indigenous Residential College Key Site.

Designing with Country

Reading of Country

In 2022, the City's review project team completed a Reading of Country led by Djinjama Cultural Design and Research. The project team learned through this Designing with Country process and it helped inform our design review approach.

The City's work has also been informed by existing relevant First Nations heritage assessments and engagement including that completed for the Pymont Peninsula Place Strategy, the Blackwattle Bay Key Site and Sustainable Sydney 2030-2050.

Engagement activities

Community workshops

We invited community participants for online and in person workshops. City staff facilitated the workshops.

One introduction and information session was held, followed by three workshops:

- Tuesday 3 May 2022, 5:30 to 6:30pm
- Tuesday 25 October 2022, 5:30 to 7:30pm
- Monday 28 November 2022, 5:30 to 7:30pm
- Tuesday 18 July 2023, 6:30 to 7:30pm

A total of 143 participants participated across the workshops. This group included:

- residents
- businesses owners
- landowners, and
- stakeholders.

Each of the workshops included an Acknowledgement of Country and a brief report back on previous engagement and activities.

The community workshops were then complemented by online interactive map exercises.

Introduction and information session

On Tuesday 3 May 2022, we hosted an online briefing introducing the community to the project and outlining future engagement opportunities and project timelines. The briefing gave an overview of the Pyrmont Peninsula Place Strategy and what it meant for Ultimo and Pyrmont. We gave an overview of the work we would complete, of planned stakeholder workshops and how community members would be able to contribute to the review. We also covered key known points of community interest including the NSW Government's proposal for the Blackwattle Bay precinct, Transport for NSW's Pyrmont-Ultimo Transport Plan project, school infrastructure and the City's Wentworth Park community vision project.

Registration was open to the public and available via the City's website. Invitations were sent to local resident action groups including:

- Council of Ultimo/Pyrmont Associations
- Pyrmont Action
- Pyrmont Cares
- Friends of Pyrmont Point
- Friends of Ultimo
- Ultimo Village Voice
- Pyrmont Ultimo Chamber of Commerce
- Pyrmont Community Group
- Friends of Pyrmont Community Centre, and
- the Glebe Society

Following the information session, participants were emailed a copy of the presentation, an invitation to register interest in project updates, and a link to the project website.

Community workshop one

On Tuesday 25 October 2022, we hosted a group in-depth workshop at the Littlebridge Hall, Ultimo Community Centre.

We presented a recap of the Review process and purpose, and updates were provided on the City's engagement, on behalf of the community, on the key known points of community interest.

We also presented on previous engagement with the Ultimo and Pyrmont community and what we had heard was important to them, including Sustainable Sydney 2030-2050 and submissions to NSW Government proposals and development applications.

The workshop focused on the sites identified by the NSW Government in the Place Strategy as capable of accommodating potential new planning controls. We asked:

- are these sites appropriate for change?
- are there any other sites that could be appropriate for change? and
- as the City investigates providing additional floor area, what would you like us to consider?

The same workshop exercise was then published online as an interactive map.



Figure 2: Community workshop one, presentation and participants

Online interactive map one

Sites capable of change

Following community workshop one, an interactive map of Ultimo and Pyrmont was published online using a social pinpoint tool. The map showed sites in Ultimo and Pyrmont that had been identified by the NSW Department of Planning in their Place Strategy as “capable of change”.

We invited community members to comment on these sites, and to up or down vote other people's comments.

We invited community members to think about those sites and consider:

- can they change?
- why, or why not?
- are there any sites not indicated that could change to help us deliver jobs and homes?

Users could drop a green ‘thumbs up’ marker to show they thought a site was appropriate for change, a red ‘thumbs down’ marker on sites they thought not appropriate, comment markers and ‘light bulb’ markers were also available for other ideas. They could also up or down vote other people's markers and comments.

The map exercise mirrored the exercises run at community workshop one. It enabled workshop participants to add additional feedback after the session, and extended the feedback channel to community members who did not attend the workshop.

The sites capable of change online interactive map was open for comment for 47 days between 19 October and 5 December 2022. It had 994 unique page users and 258 comments from 60 stakeholders.

Feedback illustrated in Table 2 and 3 has been summarised into general feedback, relevant to Ultimo Pyrmont Strategic Review, and the groups of sites subject planning controls changes. Complete unedited online interactive map feedback is provided at Appendix B.

Table 2 Community workshop one and interactive map one – general feedback

Theme	Feedback
Climate change	High level of concern around the impacts of climate change.
Traffic	Concern about traffic congestion and associated noise and air quality impacts with a strong focus on better walking and cycling, with a particular focus on Harris Street and Pymont Bridge Road.
Street level activity	Struggling street level activity with limited diversity and cultural offerings, with a particular focus on Harris Street
Social and affordable housing	Existing social and affordable housing should be retained and refurbished. More should social and affordable housing should be provided.
More public space for more people	More outdoor space for community events.
More trees and cool green spaces	Support for cooler spaces with trees, to provide relief from the heat as temperatures increase.
Reinforce 'street wall' form of most buildings	"We strongly oppose the introduction of high towers to the Pymont Peninsula. The current mix of low to medium height residential and commercial buildings, together with re-purposing of heritage buildings of character and charm, is appropriate for the Peninsula."
Density without towers	"Higher density can be achieved without towers." "Rather than proposing a standard strategy of large-scale high-rise buildings in the area, we submit that there is opportunity for sensitively designed buildings such as that at Central Park."
Plan for sunlight	"Mid-height buildings enable air movement and sunlight to bathe our streets, our homes, and public spaces."
State infrastructure	Concern about access to essential State services including education, health and police services.
Public art	Redevelopments should provide increased opportunities for public art.

Table 3 Community workshop one and online interactive map one – group feedback

Group	Feedback
Pymont Bay	<p>Sites could better address and activate Union Street with more spaces that benefit the community.</p> <p>For the Union, Edward, Pirrama and Murray block, any redevelopment should not exceed current heights, include businesses that serve local needs and ensure existing residential amenity is not compromised.</p> <p>The Metro site and surrounds should accommodate higher densities with taller buildings.</p> <p>Pedestrian access to and over the light rail should be improved.</p> <p>The Bulwara Road electricity substation is ugly and needs upgrading.</p> <p>46-48 Pymont Bridge Road is currently underutilised and could provide greater diversity in residential and commercial, given its proximity to amenities.</p>
John Street	<p>Shops/cafes/restaurants would be welcome on John Street.</p> <p>Darling Island sites should remain at their current height. They fit in with surrounding residential buildings and are appropriate in their waterfront setting.</p>
Quarry Master Drive	<p>26-38 Saunders Street is an eyesore and has a number of structural defects. There is great potential for this property to be redeveloped. Amenity within the street could be improved and connectivity to the Blackwattle Bay foreshore.</p> <p>Increases in height here make already dark streets even darker.</p> <p>This area should be considered in the context of the scale of the new development approved at Blackwattle Bay.</p>
Wattle Street	<p>The listed heritage warehouses at 28-54 Wattle Street:</p> <ul style="list-style-type: none"> – Could be turned into 24/7 live music, theatre, arts, dining/bar and entertainment precinct. – Should not be demolished. If any redevelopment to these buildings are to occur the existing buildings should be adaptively reused and preferably be mixed use developments. – Could better activate Wattle Street and the park. – Any redevelopment should consider the amenity of existing residential properties and public open space to the east, including access to light, views and general amenity. <p>458-468 Wattle Street should be kept at the same height and complement the terrace houses to the north.</p>
Harris Street	<p>If these sites are redeveloped they should keep to the same height as existing buildings and not overwhelm and overshadow the terrace buildings behind.</p>

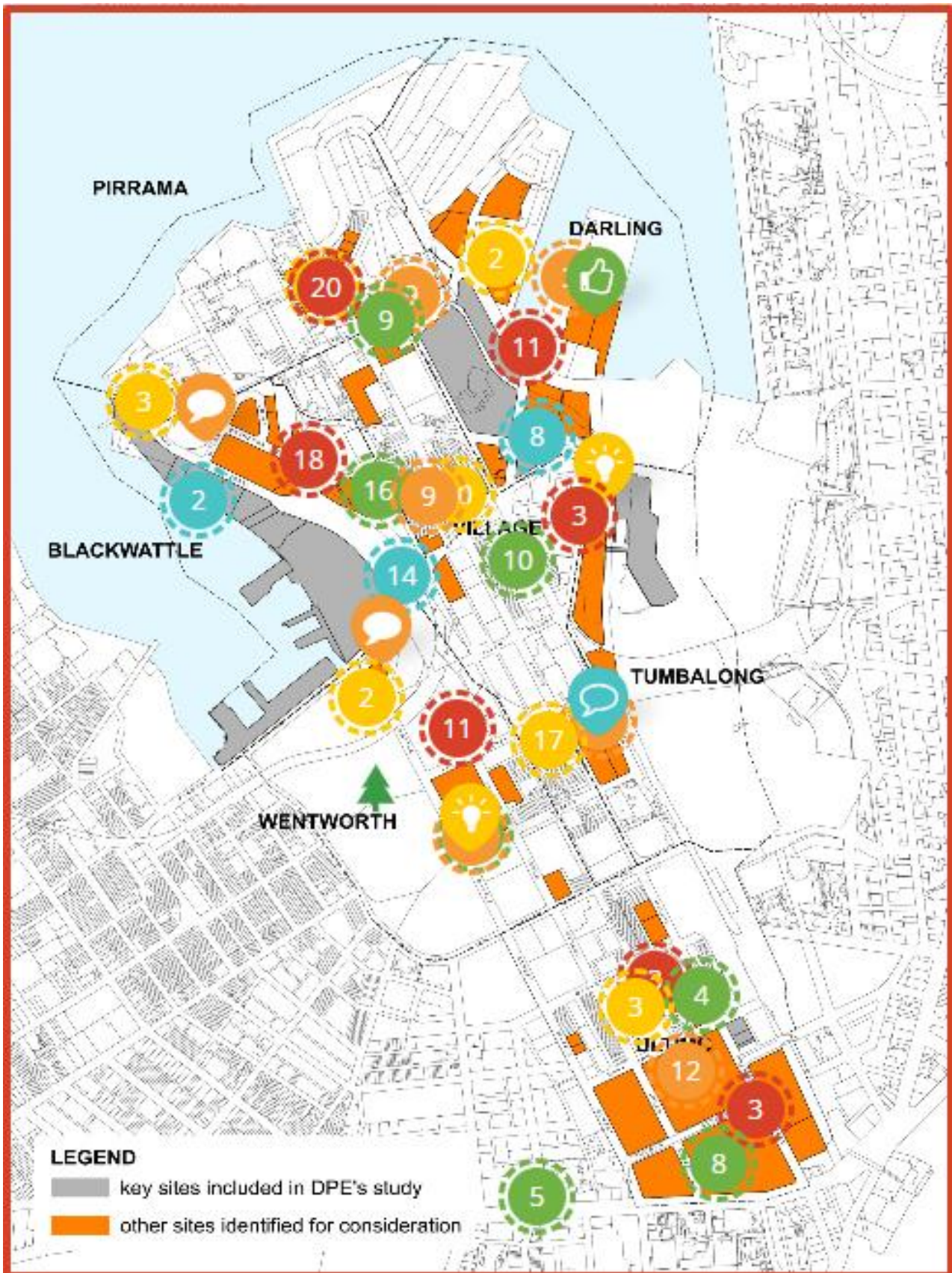


Figure 3: Online interactive map one – sites capable of change

Community workshop two

On Monday 28 November 2022, we hosted a group in-depth workshop at the Littlebridge Hall, Ultimo Community Centre.

We presented a recap of workshop one and feedback received and took the community through a number of design considerations for feedback. It was presented that the design considerations were the product of our engagement to date, best practice planning and urban design approaches and that these design considerations would be used for site testing as part of the City’s Review. The design considerations were then applied to an example site to show how planning controls would be developed.

In the last exercise, photographic street elevations were used to gather community thoughts and ideas on Ultimo and Pyrmont streets. City planning staff were onsite to lead small group discussion around each board and to answer community questions about street character, street activation, footpath space, outdoor space, sunlight, shade, shelter and trees. We asked:

What do you see?

What do you think?

Do you use this street often?

How do you use it?

Do you spend time there?

How do other people use it?

What do you like about it?

Don’t like about it?

Participants were invited to leave comments on the street elevations maps and City staff recorded conversations.

Feedback in Table 4 has been summarised into feedback relevant to the Ultimo Pyrmont Strategic Review and the groups of sites subject to planning control changes. Feedback received in workshop 2 also informed the City’s advocacy on Transport for NSW’s Pyrmont Ultimo Transport Plan and refinement of the City’s design considerations.

Table 4 Community workshop two

Group	Feedback
Pyrmont Bay	<p>Look to include pocket parks in developments.</p> <p>Plan for a diversity of businesses that serve local needs.</p> <p>Pedestrians avoid Pyrmont Bridge Road. The footpaths are too narrow, and the traffic produces too much noise and pollution.</p> <p>Additional density and height should be focused on main streets and away from side streets.</p> <p>Pyrmont Bridge Road is devoid of trees.</p> <p>46-48 Pyrmont Bridge Road is perennially vacant and inactive.</p>
John Street	<p>It gets hot at the eastern end of John Street. Plan for more street trees and increased tree canopy.</p> <p>The scale of the Affordable Housing at 56 Harris Street is good (four-seven storeys).</p> <p>Plan for better activation and quality materials at street level.</p>
Wattle Street	<p>Quarry Street serves as a village green, the centre of the village.</p> <p>579-583 Harris Street is ugly and could better contribute to the neighbourhood.</p> <p>Warehouses should be preserved. Reuse of warehouses is great.</p>

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Figures 4 to 6: Community workshop two, street elevations exercise and participants

Community workshop three

On Tuesday 18 July 2023, the Lord Mayor hosted a community workshop at Town Hall House. Everyone who had registered interest or registered for a workshop was invited to attend, along with local resident action groups and relevant NSW Government agencies including the Department of Planning, Transport for NSW, Greater Cities Commission and TAFE NSW.

We presented a recap of the Review and engagement to date, the design considerations that had informed our draft response, and outlined how the workshop would run and the opportunity for the community to provide feedback.

The city model, maps and illustrations were used to show the City's draft response to the NSW Government's Pyrmont Peninsula Place Strategy. City planning staff led small group discussions on groups of sites. Participants were invited to leave comments on the maps and ask questions.

The same workshop exercise was then published online as an interactive map.

The community were also invited to speak with the NSW Government agencies in attendance and City staff representing the draft Wentworth Park community vision and our proposed new local contributions plan for Ultimo and Pyrmont.

Meetings

The City has had approximately 32 separate meetings with resident action groups, Strata committees and land owners in response to community workshop three and our draft response. These meetings included presentations to:

- Ultimo Village Voice, Tuesday 1 August 2023, 6:30 to 7:30pm at the Harris Street Community Centre, 97 Quarry Street (22 attendees)
- Pyrmont Action, Thursday 10 August 2023, 6:00 to 7:00pm at the Station Community Hall, 58 Bowman Street (53 attendees)
- the Strate committee for 1-27 Murray Street, Wednesday 30 August 2023, 6.00 to 6:30pm, via Microsoft Teams (8 attendees)

Online interactive map two

The City's draft response

Following community workshop three, a second interactive map was published online using a social pinpoint tool.

The map used markers to show sites the City was considering for planning control changes. The markers displayed site addresses and short descriptions of the changes to planning controls being considered in response to the NSW Government Place strategy. Users could click a link to download illustrations with more information about these draft responses. The illustrations were the same ones presented at community workshop three.

We invited community members to comment on whether the draft response was appropriate, or if there any other sites that we should still consider for change. People could up or down vote other people's comments.

The map exercise mirrored the exercises run at community workshop three. It enabled workshop participants to add additional feedback after the session, and extended the feedback channel to community members who did not attend the workshop.

The sites capable of change online interactive map was open for comment for 41 days between 5 August and 15 September 2023. It had 1099 unique page users and 240 comments from 84 stakeholders.

Written submissions

We received 33 unsolicited written submissions in response to our online interactive map. Feedback detailed in the written submissions is included in the Table 4 and 5 summaries.

Feedback illustrated in Table 4 and 5 has been summarised into general feedback, relevant to Ultimo Pyrmont Strategic Review, and the groups of sites subject planning controls changes. Complete unedited online interactive map feedback is provided at Appendix C.

Table 5 Community workshop three, interactive map two and submissions - general feedback

Theme	Feedback
Demand for office floorspace	<p>Why is the City planning for such a significant amount of commercial floor space when office vacancy rates are so high and the working from home trend appears permanent.</p> <p>Employment targets were set before the change in work practices and do not recognise the now-likely permanent change in the need for office space as workers continue to work from home, with only occasional visits to the office. The proliferation of “For Lease” signs in the CBD and in Pyrmont is an indication that the demand for such space in the CBD and near-city precincts has fallen. It is our view that all work on the implementation of the Place Strategy should cease and the new NSW Government should initiate a review into the efficacy of these targets.</p>
Residential supply	<p>The City should be planning for a greater supply of residential apartments now to address the housing supply crises. In particular, the City should be planning for increased affordable and social housing dwellings in Ultimo and Pyrmont.</p>
<p>The Gateway residential apartment building at 1-27 Murray Street should remain residential and not be redeveloped as a commercial office building.</p>	<p>The Gateway is a high quality, residential block of some 90 apartments. It is only about 25 years old and in excellent repair.</p> <p>Council and State Governments are likely to face a community backlash for proposing to displace residents already in the Pyrmont Peninsula in a time of residential shortage.</p> <p>Internal Gateway polling would indicate there is almost zero chance to get majority owner consent to agree to the proposed Commercial-only re-zoning as the vast majority of owners/residents at Gateway enjoy being at the Pyrmont location and are settled in the community.</p> <p>It would be a waste of resources to demolish, and results in an unnecessary massive increase in greenhouse gas emissions.</p>
Why rezone perfectly good buildings	<p>We strongly oppose the demolition of perfectly sound buildings. Instead, we propose that owners and developers who wish to increase the capacity of these sites build above the existing buildings. It should be noted that 6 – 8% of global carbon emissions is directly related to the manufacture of cement. It is also noted that Australia is running out of supplies of sand, another major ingredient of concrete so all levels of government should ensure that demand for concrete is minimised.</p>
The equity in changing planning ‘rules’	<p>We ask that the council fairly considers local residents who have invested substantially in their homes, placing trust in the Sydney LEP 2012 height controls that ensured amenity by providing privacy, sunlight and views. The proposed uplift in height limits would significantly reduce that amenity and undermine confidence in the planning ‘rules’.</p>

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Figures 7 to 9: Community workshop three, draft response exercise and participants

Table 6 Community workshop three, interactive map two and submissions - site feedback

Group	Feedback
Pymont Bay	<p>For the Union, Edward, Pirrama and Murray block:</p> <ul style="list-style-type: none"> - Heights proposed are appropriate. Density is needed in this area so close to the new Metro and CBD. - Block should remain as commercial usage for office, hotel, retail and tourism. - Block is better suited as residential mixed use. - Proposed open space is insufficient. It will be a wind tunnel and people will avoid it. - Proposal overshadows existing residential properties. - Sites could better address and activate Union Street with more spaces that benefit the community. - The Pymont Bridge Hotel, the adjoining terraces and Pymont Doctors are heritage listed and rightly protected. Putting up 20 storey buildings around them will dwarf them and result in a streetscape that is out of scale. - Pedestrian access to and over the light rail should be improved. - A far better solution to the commercial proposal, would be to retain the current part commercial part residential zoning as there would be greater chance of owner acceptance, plus the possibility of owners/residents returning to the site post re-construction completion. - The area can accommodate additional uplift and building height, and we believe that the scale currently considered by the City is appropriate. We recognise that there will be few sites within the peninsula that can deliver significant new housing supply or employment generating uses at scale. - The vision to deliver Harwood Place, an area of 3,040qm open space between the 2 Edward Street site and 1-27 Murray Street site is supported. It must be acknowledged that additional floor space and building height controls will be required on the 1-27 Murray Street and 2 Edward Street sites to enable the feasible delivery of this new open space. <p>For the Pymont Bridge, Pymont, Union, and Edward block:</p> <ul style="list-style-type: none"> - Should be mixed use residential, not commercial office. - There is an abundance of open space, foreshore and parks in Pymont as well as being readily accessible. The proposed park would be overshadowed and is an onerous requirement on a private site. - More can be done here. Twelve plus stories, residential mixed use with ground retail. <p>For 20-28 Bulwara (the electricity substation):</p> <ul style="list-style-type: none"> - The site would be more suitable as a residential mixed-use development. It would not be suitable as a commercial address in a context that is residential. - Two to three storeys would be more appropriate.
John Street	<p>For 48 Pirrama:</p>

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- Any increase in height for this building is not appropriate given its harbour setting. Sites north of Pirrama Road should maintain their current height.
- Private views over this site should be protected. Any additional height would be inappropriate.
- Increased height here would create an imposing and bulky structure on water's edge and reduce sunlight to the public boardwalk and residential properties.
- The proposed height is appropriate, although I would propose a setback for the taller tower (e.g. four stories, then a two metre setback). This would provide a lot of extra space, add a level of outdoor space, all while having minimal impact on sun/nearby park.
- The proposed open space is a good idea.
- Any increase in height in this location is inconsistent with the Pyrmont Peninsula Sub-precinct Masterplan

For 12-18 Pyrmont:

- A new green space would be welcomed.
- It would be great if the design included a walk-through link, through the revitalised warehouse to Jones Bay Road.
- Height and usage appropriate for the site.
- The proposal is too high as it is right next door to residential terraces. The current design would affect privacy, sunlight and general amenity.
- Should be residential mixed use rather than solely commercial.
- Any onsite parking would be inappropriate given proximity to public transport options.
- Existing historic signage should be retained and revitalised.
- Proposal will restrict air flow to the neighbouring terraces.
- Six to eight storeys at a nil setback will lead to significant losses of residential amenity including health impacts and privacy.
- The existing private tree should be retained.
- A three-storey building at the back of the terraces would be unusable and not sensitive enough to the existing heritage terraces.
- The return of the two-storey terrace at the corner of Jones Bay Road and Pyrmont Street is great.
- An alternate proposal was developed recommending a 12 storey envelope overall with open space along the Jones Bay Road frontage.

For 79-93 John:

- Good. Agree include residential land use, but it should be high density.
- The proposal to knock down existing residences at 79-93 John Street and cram 18 dwellings in a space currently occupied by 8 homes may be feasible and, given the height of the Affordable Housing complex opposite this site, the proposed 5 – 7 storeys proposed is appropriate, so long as it doesn't block sun to buildings to the south.

Quarry
Master
Drive

- Prioritise solar access within the street for tree growth.
- Supportive of proposed height and density increase. Suitable for this key inner-city location and given a significant residential shortage.
- Like the creation of open space.

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- Too much commercial. Each envelope should be mixed use residential.
- Indoor and outdoor spaces for residents to socialise should be provided.
- The area is an enclosed valley. Heights proposed won't provide for sufficient sunlight to streets and residential properties.
- Solar access, private views, and privacy to and from 120 and 122 Saunders Street should be protected.
- The envelopes could be taller.
- No redevelopment should be higher than the top of the Paradise Quarry cliff. Any additional public open space should be provided by opening and landscaping the public link between Quarry Master Drive and the urban bushland below 1 Distillery Drive.

For 26-38 Saunders:

- Additional density is required to make the proposal feasible.

Wattle Street

For 28-54 Wattle:

- A wider and flexible envelope should be considered that is sympathetic to the heritage fabric and subject to a design excellence competition.
- The proposed development would tower over the City West Housing Complex in Jones Street and further restrict the sightline and vistas from Fig Lane Park, which is an important facility for the Ultimo Community. This open space allows current and future residents to visually enjoy the westerly aspect of Wentworth Park and the skyline. Should this proposal go ahead, the park's direct access to sunlight and views of Wentworth Park, Anzac Bridge, etc., will be obstructed. The views from the park have already been severely impacted by the approved development on 14-26 Wattle Street, which was largely opposed by the local community. We ask the council to consider reducing the height regulations to avoid overshadowing on the terraces on Jones Street and scaling back on the corner of Fig Street to maintain the current views from Fig Lane Park and preserve this distinct feature that significantly enriches the lives of Ultimo residents.

For 446-470 Wattle:

- Should be taller to accommodate more homes.
- If you are increasing density, you must also increase open space. I applaud this open space setback, as this street is way too narrow to walk down.

For 383-389 Bulwara:

- Should be taller to accommodate more homes.
- It should be setback from Bulwara Road, existing trees retained and the park increased in size.

Harris Street

- The entirety of Harris Street should be rezoned for mixed use developments. maintaining the heritage terraces and shops but adding set back developments.
- Laneways should be developed in a similar way to Paternoster Row to link pleasant foot traffic.
- Great improvement to Harris Street. Consider shifting the proposed setback to Harris Street given that there will be more people living on that side and make it more usable.

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- Good use of rezoning to hopefully get these dilapidated buildings rebuilt into something safer and provide much more housing for the community.
- The proposed height limit increase from two storeys to seven storeys would adversely affect homes in Kirk Street, Bulwara Road, and on Harris Street. With a reduced skyline and overshadowing, these streets will feel considerably narrower and will become dark, sunless wind tunnels. Existing homes, especially the terraces on Kirk Street and Bulwara Road, will lose amenity and privacy if the redevelopments include balconies/windows facing west. The proposed uplift in height to seven storeys would also create a corridor between tall buildings on Harris Street, exacerbating traffic noise and creating wind tunnels that make the place uncomfortable and unattractive for pedestrians. We agree Harris Street needs renewal, but that renewal must contribute to community wellbeing. We request a reduction in building height limits from seven storeys to a maximum of four storeys to minimise the impact on residents and pedestrians. Additionally, we recommend widening the Harris Street footpath to ensure the safety of pedestrians along a busy road.
- Envelope will create overshadowing for the Powerhouse forecourt and wind impacts in the street.
- Seven storeys would create a canyon effect on Harris Street, amplifying noise, creating wind tunnel, and shadowing neighbours. Uplift should be limited to four storeys.
- Retail usage on Harris Street is futile.
- Love the proposed setback and greenspace. The setback would make the street safer, return the light and provide much needed green space.
- This is an ideal location for high density development. This should be a uniform 10-15 storeys.
- The City should encouraged the retention of the heritage buildings on Harris Street and not allow these developments.

For 562-576 Harris:

- A higher density could be yielded if the proposed envelope was for a hotel.
- The deep soil zone offers limited utility, feasibility, safety and amenity as a consequence of its poor location.

For 645-657 Harris:

- 645-657 Harris Street should be included with new planning controls with a preferred option for retention of the existing warehouse, a tower above to 89 metres and a gross floor area of 11.1:1.
-

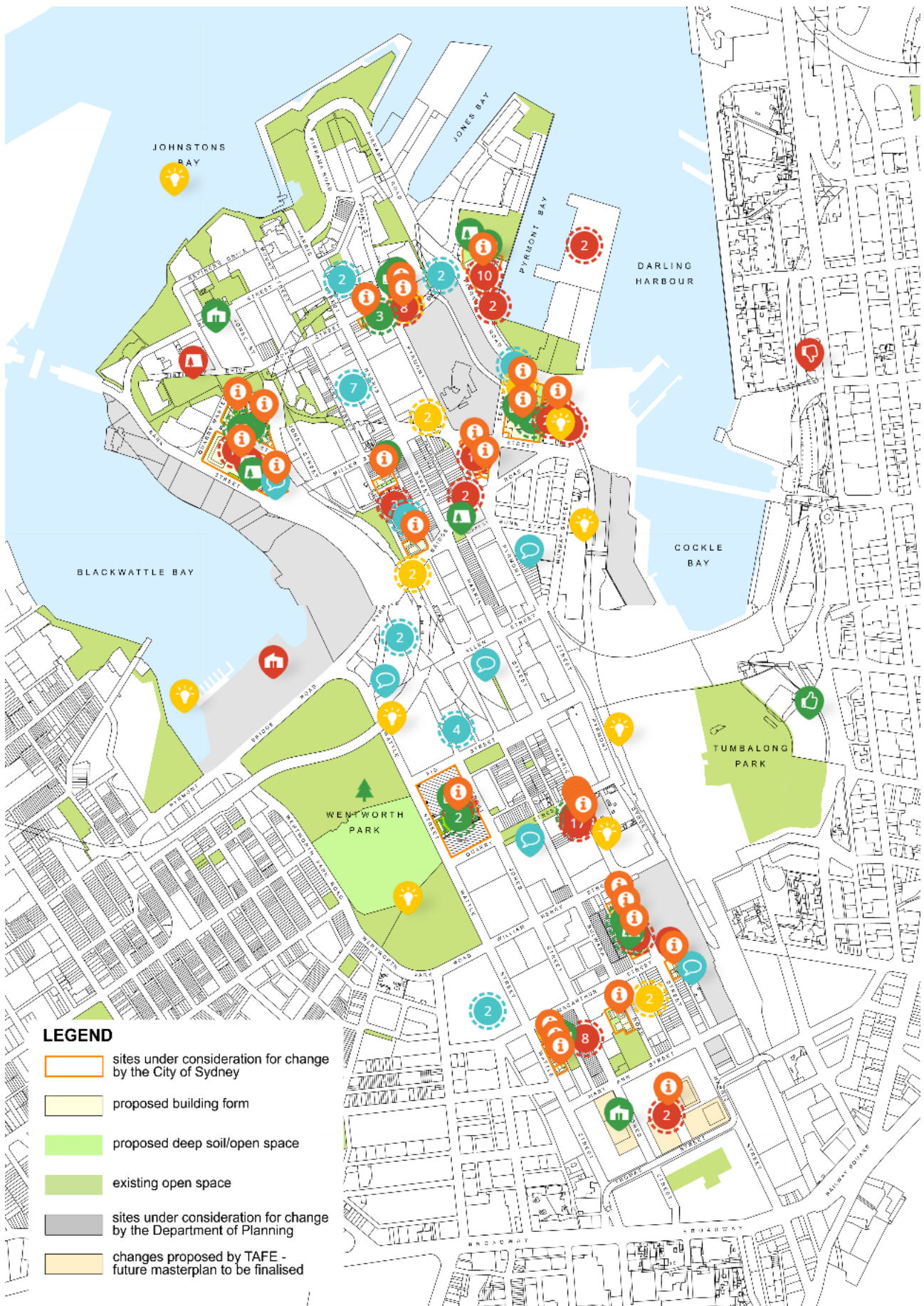


Figure 10: Online interactive map two – the City’s draft response

Marketing and communication

Overview

A marketing and communications campaign supported our engagement. The communication objectives were to:

- create broad awareness that the planning controls were being reviewed
- begin to educate and engage the community about what the changes to planning controls mean
- let our communities know they can have their say and how they can do that, and
- drive sign ups to a register of interest so we can update community members about what is happening in the area.

The following activities reached a range of audience segments through stakeholder network, paid and owned City channels.

Sydney Your Say webpage

A [Sydney Your Say webpage](#) was created. The page included the project background and information on how to participate. There were 4005 unique page views between 1 May 2022 and 15 September 2023.

Sydney Your Say e-news

The consultation was included in the Sydney Your Say October and November e-newsletters (7075 subscribers).

On-site signage

Posters promoting the review and community workshops were displayed at Ultimo Community centre.

Stakeholder letter

In November 2022, the Lord Mayor wrote to all landowners, residents and occupants in Ultimo and Pyrmont asking for input and ideas on the future of the precinct. The letter was sent to

25,400 key stakeholders. It included an invitation to a community workshop and a web address to find more information online.

Stakeholder emails

Six stakeholder emails were sent throughout the consultation. They were invitations to the information session, community workshops and community updates sessions, an update in May 2022 that included a timeline and how community members can participate, and an update in August 2023 with a link to the City's draft response interactive map.

Social media posts

Organic social media content was posted on Facebook, Twitter and LinkedIn. The posts linked to a City of Sydney Explainer news story. The posts resulted in a reach of 4,532 people on Facebook, 2,704 impressions on Twitter, 2,656 impressions on LinkedIn, and a total of 218 clicks, reactions, shares or comments.

City of Sydney News Story: Explainer

We published a story explaining upcoming changes to Ultimo and Pyrmont and promoting the different ways you could get involved. The article was included in the City of Sydney News email newsletter and social media posts.

It drove 80 unique click-throughs to the interactive map, 18 unique click-throughs to workshop registration and 13 click-throughs to register for project updates. There were 1,805 unique page views of the article.

Instagram and Facebook story ads

We ran paid story ads on Instagram and Facebook from 18 to 27 November 2022.

The ads reached 59,968 people in the Ultimo and Pyrmont area. The ads were highly effective. They resulted in 128,051 impressions on Instagram, 11,458 impressions on Facebook, and drove over 1,300 click throughs to the Sydney Your Say page.

Appendix A

Figure 1: Stakeholder letter: November 2022

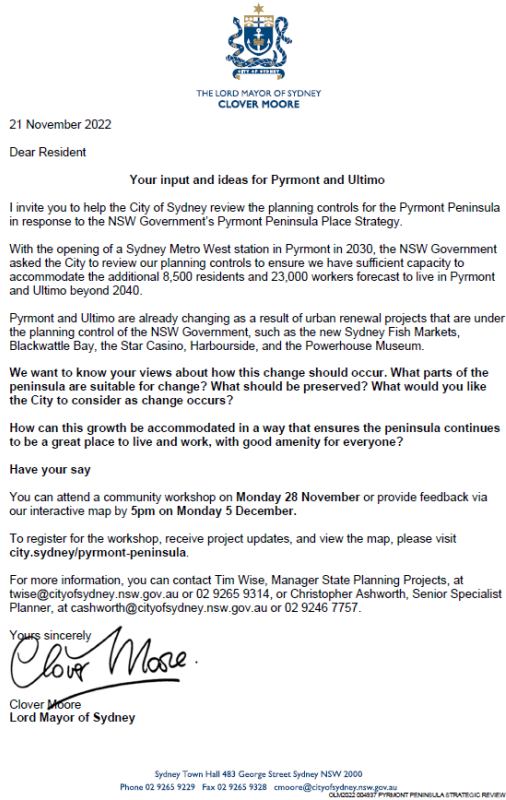


Figure 3: invitation to information session: May 2022

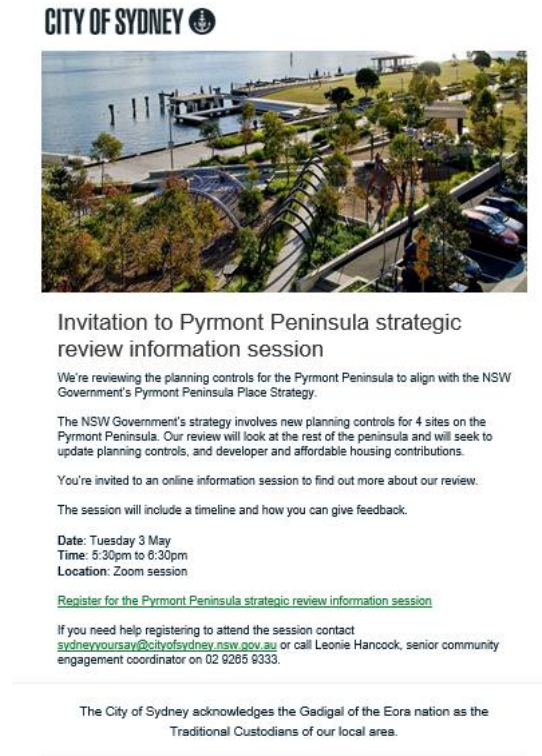


Figure 2: Sydney Your Say newsletter: October 2022



Strategic review: Pymont Peninsula

We're reviewing the planning controls for the Pymont Peninsula to align with the NSW Government's Pymont Peninsula place strategy.

Visit our consultation page to register for the community workshop on 25 October.

[Read more](#)

Figure 4: Onsite signage promoting community workshops

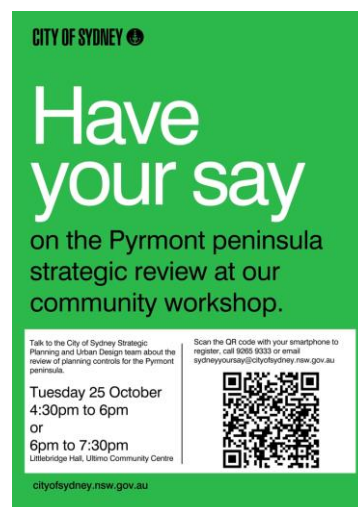


Figure 5: email invitation to November workshops

CITY OF SYDNEY 



Pyrmont Peninsula strategic review workshop

Thank you for your interest in our [strategic review of the Pyrmont peninsula planning controls](#).

Our next community workshop will further explore how Ultimo and Pyrmont can change.

Everyone is welcome to attend. If you didn't participate in the first workshop, you may wish to view our [online interactive map](#) before this session.

When: Monday 28 November 5:30pm to 7:30pm
Where: Littlebridge Hall, Ultimo Community Centre, Bulwara Road, Ultimo NSW 2007

[Register for the workshop](#)

If you need help registering to attend the session, contact sydneyyoursay@cityofsydney.nsw.gov.au or call senior community engagement coordinator Leonie Hancock on 9265 9333.

Figure 6: Sydney Your Say enews promotion of November workshops



[Pyrmont peninsula strategic review](#)

We're reviewing the planning controls to align with the NSW Government's Pyrmont peninsula place strategy. Visit our interactive map or attend a community workshop on Monday 28 November to share your ideas.

Have your say by Monday 5 December.

[Read more](#)

Figure 7: email invitation to community update meetings: July 2023



[Pyrmont and Ultimo strategic review community update](#)

Join the Lord Mayor of Sydney, Clover Moore AO at a presentation about our proposed changes to the planning controls for Ultimo and Pyrmont.

When: Tuesday 18 July 2023, 6:30pm to 7:30pm
Where: Town Hall House, 456 Kent Street, Level 2

In 2020 the NSW Government established new job and residential targets for the area as part of its Pyrmont Peninsula place strategy. Over the past 18 months we've [consulted our communities](#) about reviewing our planning controls to accommodate growth in the best possible way. Our aim is to ensure Pyrmont and Ultimo can become even better places to live, work and visit.

At this community update we'll share what we've heard and present our planned approach to respond to the NSW Government targets.

[Register to attend](#)

If you need help registering to attend the session, contact sydneyyoursay@cityofsydney.nsw.gov.au or call senior community engagement coordinator Leonie Hancock on 02 9265 9333.

Figure 8: stakeholder update email: August 2023

CITY OF SYDNEY 

[Pyrmont and Ultimo strategic review community update](#)

Thank you for attending the recent community update about the Pyrmont peninsula planning controls.

We shared what we've heard so far and presented our response to the NSW Government targets.

Over the past 18 months we've consulted our communities about reviewing our planning controls to respond to the NSW Government's Pyrmont Peninsula Place Strategy and to accommodate growth in the best possible way.

You can now visit our [interactive map](#) to review the sites in Ultimo and Pyrmont that we've been considering for change and leave a comment to tell us what you think. Your feedback will help inform the development of our draft proposal. The proposal will be placed on public exhibition during 2023/2024.

[Find out more about our review.](#)

Feedback closes at 5pm on Friday 15 September.

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Figure 9: LinkedIn post

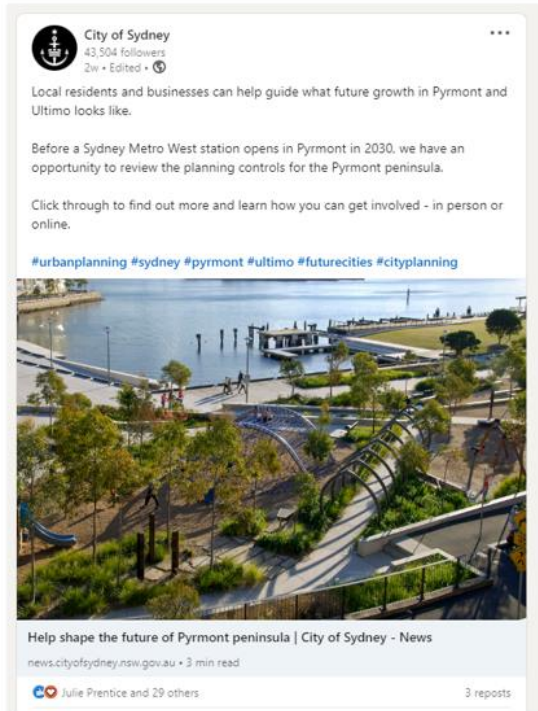


Figure 11: Facebook post

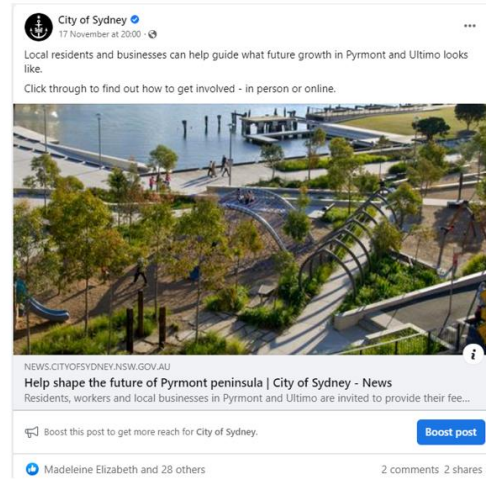
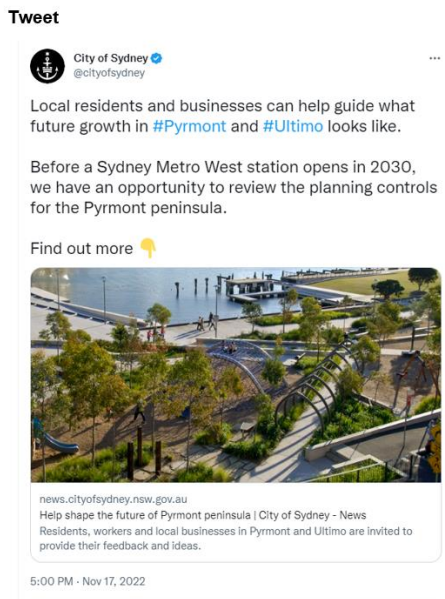


Figure 10: Twitter post



Appendix B – Online interactive map one – complete feedback

Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Comment on identified site	Under absolutely no circumstances should Union Square be despoiled. No Metro entry/exit; no modern buildings. This heritage square is a most precious part of old Sydney that has survived thus far. Do not be the government to spoil it.	12	3	-33.869845	151.193998
Appropriate for change	This area is a cul-de-sac road but with no where for cars to go. It is a road to no where. It should be pedestrianised and opened to more public uses especially given there are thousands of students who use the area, and cyclists who commute through here.	13	1	-33.883367	151.200156
Appropriate for change	The road here is five lanes with tiny footpaths on each side, even though it is right next to central, making walking here extremely unpleasant. There are a very large number of pedestrians using these small footpaths, sharing them with uber eats and deliveroo bike riders. There should be more room for pedestrians on each side of harris st and a bike lane. Also some trees and white footpaths to cool down the area in summer.	12	0	-33.882548	151.202002
Appropriate for change	The road here is 8 to 9 lanes of traffic, the footpaths are very small by comparison. The area is going to get more pedestrians with the \$4.8b central place/Atlassian development starting. The footpaths are just a few meters wide in some places with thousands of people using them. Bike riders also try to use the same contested space, making the area unfriendly for pedestrians and cyclists. The area needs some traffic lanes swapped for wider footpaths and bike lanes, with trees for shade	20	1	-33.882837	151.20323
Appropriate for change	This plaza area is old and run down, dying plants with rubbish in the soil - please consider improvements in landscaping here	4	0	-33.884173	151.196369
Appropriate for change	Rat runs happen on this residential road to avoid busy peak hour traffic along Broadway - traffic calming and turning Knox St one way from City Road would solve this	2	0	-33.884373	151.195629
Appropriate for change	This part of Wattle Street could be turned into a public space, with cars still able to turn into Wattle Street from the actual intersection. This turning road cuts out what could be a huge area of pedestrian space. The businesses along this strip are all up for lease and abandoned because the road is so busy and traffic is so close that walking here is unpleasant. Fixing this could improve shops and businesses along here.	8	2	-33.883396	151.198483

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Appropriate for change	All the shops here are struggling, with many having gone out of business. The whole strip is dying slowly. Broadway is between 8 and 9 lanes of traffic here, with tiny footpaths again shared with cyclists, meaning people are unlikely to want to walk here, reducing the number of customers for these businesses. Widening the footpaths and installing a bike lane along one side of broadway would improve this.	11	2	-33.883518	151.197506
Appropriate for change	The warehouses here could be turned into 24/7 live music, theatre, arts, dining/bar and entertainment areas near the CBD to try and revitalise nightlife in the city.	18	3	-33.876491	151.195146
Appropriate for change	The connection to the goods line here is used by many cyclists and should be upgraded to better cater for them - also could improve street level activation here with the powerhouse by having shops/restaurants/bars/other along the back of the powerhouse - currently its basically used for car parking	7	2	-33.880178	151.201261
Appropriate for change	This area could use some street activation, turn it into a late night dining/bars/arts/music area right near central to try and bring back nightlife in the city and to support the new tech central developments nearby, reduce the size of wattle street from 4 to 3 lanes so people actually want to walk around here and its not just a place for cars to pass through.	16	1	-33.881924	151.199749
Appropriate for change	This area separates Pymont from Darling Harbour - it is not pedestrian friendly in any way. The old car park should be demolished and somehow integrated to link the 2 distinct areas better	25	0	-33.872678	151.197869
Comment on site not identified	This is a neglected strip of late night takeaway shops, in what is a prime location at the corner overlooking Pymont Bridge. I am surprised this has not been identified as a zone capable of change to benefit the Pymont community and not just the tourists	15	0	-33.869792	151.197463
Not appropriate	This building should remain low rise given its waterfront location. It is in the part of Darling Island which is in close proximity to residential developments and it is imperative that its use continues to respect the local community, in particular at nighttime. The current use of the ground level Doltone House for functions such as weddings and school formals has had a detrimental impact to the local residents for years. This building requires a cafe/restaurant and not a function venue.	9	4	-33.866781	151.195693
Appropriate for change	The Google development proposal currently being under assessment will be good to the area and will enhance the landscape and access to waterfront walk for the local community while better serving demands of employees. It is a well thought out proposal which should be approved.	12	0	-33.865726	151.194866

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Not appropriate for change	This area includes the Maritime museum as well as offices, next door to residential development. Current uses serve the community and different stakeholders very well and don't need to be changed. Being next door to residential development precludes any nighttime economy use.	7	2	-33.867463	151.197631
Appropriate for change	These buildings and area need revitalising, it has been neglected for far too long. There is currently no reason to walk through that street unless one is a resident and this needs to change.	7	3	-33.866074	151.192333
Appropriate for change	This prime lot of land screams for development to bring new shops and restaurant to the main throughfare of Pymont-Ultimo which is Harris Street.	10	0	-33.867998	151.193175
Appropriate for change	Area should be more integrated into Fish market development, the area below the Western Distributor separating Pymont from the fish markets has a dead zone which needs to be enhanced with greenery with a view of making it a pleasant area to walk through	13	0	-33.870544	151.192372
Appropriate for change	Shops/cafe/restaurants would be welcome at the ground level	15	0	-33.8673	151.192774
Comment on site not identified	A large and very busy and difficult to navigate intersection for pedestrians - thought should be given to making it more pedestrian and bicycle friendly	15	0	-33.869971	151.197945
Comment on site not identified	A very picturesque street/row which could include some boutique shops/cafes and which would certainly attract visitors to the area	5	0	-33.870123	151.194667
Appropriate for change	Surprised to see the building hosting IGA has not been identified for potential redevelopment into residential/commercial	4	6	-33.870486	151.192904
Comment on identified site	As I understand this is a purpose built facility for cloud provider "the Big Switch". I don't think they'd take it too kindly that their building is available to other uses in Pymond strategy.	0	2	-33.875319	151.198241
Appropriate for change	Currently Light Rail Depot, Council depot and Transdev offices. Still has old monorail structures. Change could be useful space for the community although covered by western distributor overpasses.	13	0	-33.873732	151.198035

Early Engagement Report

Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Comment on identified site	Heritage Festival Studio Building and currently houses Woolworths and CFMEU. Buling should be kept as historic tp Pymont past.	5	1	-33.870298	151.192745
Not appropriate	I believe this is affordable housing apratments and in good condition. Is there something we don't know about with changes to affordable and social housing in Pymont. We desperately need to keep affordable housing!	9	2	-33.869963	151.191485
Not appropriate	Again I believe that this si currently social housing. This is not suitable for change!	7	6	-33.868837	151.192643
Not appropriate	Hasn't this just been built? Is there a reason this building needs to change now?	14	1	-33.866848	151.191536
Not appropriate	Its a shame to loose then old Gilbey's Distillery building to development. I believe this will become a hole in the ground for Metro drilling machine.	2	5	-33.871444	151.194175
Comment on site not identified	Plans are to put an ugly and inappropriate 33 story tower above the ne Metro Station for Star Casino who owns the land. Would be much better to change this into a much needed park with the metro entrance to open up the area.	6	13	-33.870037	151.196267
Comment on site not identified	Opps got the wrong building. This is not Gilbeys Distillery site.	1	0	-33.871521	151.194064
Comment on identified site	This is the old Gilbey's Distillery building. Shame to loose it to a hole in the ground for metro drilling machine.	1	3	-33.870448	151.195217
Not appropriate	Current low rise wharf building occupied by maritime museum and other offices. Adjoins Pymont Bay Park which is heavily used by residents and workers alike. Abuts a major residential complex with over 100 apartments. and other residential building nearby. The current facility complements neighbouring surrounds. Facilitates some working wharf activities.	9	1	-33.868135	151.198568
Comment on identified site	This is vital social housing. I would advocate for this to be refreshed but not changed in terms of its use.	11	6	-33.866371	151.192303
Not appropriate	While this is above a light rail station it currently has a strata titled apartment complex above it. Why is this being identified for "re-use". However, the Pymont Bridge/Union street side is in desperate need of refreshing in terms of public amenities and services.	8	0	-33.86924	151.196916
Comment on site not identified	It is a shame Pymont is going to be block by a wall of high-rise apartments as trade-off for fish markets	11	7	-33.871903	151.191756

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Appropriate for change	This is Blackwatle Bay Zone Substation which is essential. It is ugly and needs upgrading desperately. Maybe newer technology would be smally and allow some needed open space?	6	1	-33.870295	151.193499
Not appropriate	This appears to be social housing (terrace houses) on eastern side of Jones St between Fig and Quarry Sts; I don't think suitable for change. We need keep all social housing in the area and build more!	7	3	-33.875747	151.19572
Comment on identified site	These TAFE and UTS buildings include some heritage sites such as the Muse building. Does UTS and Sydney TAFE plan on re-building?	0	0	-33.8811	151.200687
Not appropriate	Again, isn't this a social or affordable housing block? Why is it suitable for change? Why can't we have more social or affordable housing in Ultimo and Pymont?	2	2	-33.880076	151.198359
Appropriate for change	This is opposite to the REAL Powerhouse Museum. Maybe it could used to expand on the MAAS for art and fashion exhibits and leave the technical and steampower exhibits in place?	8	1	-33.878464	151.199035
Appropriate for change	This area should be prioritised for increased height. It is directly across from the future metro station, and will support the vibrancy of the Pymont peninsula.	11	5	-33.870534	151.196833
Appropriate for change	Proximity to the metro station makes this area a prime location for increased density, creating a much more vibrant street life.	1	5	-33.871333	151.195425
Appropriate for change	City of Sydney should work with TfNSW to ensure there is a second metro station exit at the western end to facilitate access to Harris St	8	0	-33.870576	151.195081
Appropriate for change	Convert Jones St to a quietway to improve N/S active transport along the spine of the ridge line.	3	0	-33.878557	151.19712
Appropriate for change	Convert Bulwara Rd to a quietway to improve active transport along the ridgeline of the peninsula	8	0	-33.872625	151.194556
Appropriate for change	Reduce car parking in this area and replace with wider footpaths and/or bike lanes. Will make it a much more inviting area to spend time.	5	1	-33.870309	151.194306
Appropriate for change	Is this the storage warehouse? If so it should be converted appartments within the confines of the current historical building.	5	1	-33.878023	151.197195
Other feedback	Yes, Harris Street needs to accomodate a separated cycleway or designated cycleway as most cyclists ride on the footpath so they don't get killed or crushed cycling on Harris Street.	0	0	-33.870326	151.194363

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Other feedback	Yes, this ridge line along Bulwara Road should be retained with views to the expansive West over Sydney and the harbour. The panorama from this ridge line road is very important to retain especially from an historical perspective.	2	1	-33.872366	151.194566
Comment on site not identified	Currently this building overshadows all of Ada Place in the winter time from the morning sun. Ada Place and historical homes dating back to 1885 or before are part of the Ultimo Heritage Conservation Zone designation. As you know this building used to be NSW Govt. Printing then a number of stories were added for it's current purpose. What residents in the Conservation Zone DON'T need is the current building demolished and a 44 story building replacing it which will KILL the heritage zone.	2	1	-33.875146	151.197833
Comment on site not identified	This appears to be Pymont Bay Park. Whilst it is not listed as a site capable of change, its usage will change. It is most important that the quiet enjoyment of nearby residents is maintained.	5	0	-33.868357	151.197109
Other feedback	Lighting and safety in this area is dreadful. the area is a waste (literally a garbage tip). Installing lighting as art, like the trees under the freeway would soften what is a hard area. And make it interesting while stuck in traffic. Signage for pedestrians is needed, tourists are too often confused at this point. Plenty of signs for traffic. The point of Ultimo is one way, Central rail station, the City another direction and Pymont another is needed.	12	0	-33.874745	151.197613
Comment on identified site	Fully agree this should remain a low rise building- it would not compliment the area of topography if over current height	15	2	-33.866848	151.195661
Not appropriate	Again this area should remain low rise being directly in the harbour	10	1	-33.867489	151.197656
Comment on identified site	It will be important the harbour walk is undertaken as part of this DA	3	0	-33.865732	151.194851
Not appropriate	This building has not long been completed. Raising the height of this building would not be compatible with the ppps height strategy of stepping down towards the harbour at the end of Harris St. It would also not be compatible with surrounding buildings.	10	0	-33.867357	151.191823
Not appropriate	social housing renewal not change residents must be able to stay in area and maintain support networks.	5	2	-33.869299	151.192818
Not appropriate	If the height is raised on these buildings it will exacerbate the dark shaded ghetto nature of this small area that is already going to occur if the Blackwattle Bay towers are built along Banks St.	9	5	-33.870356	151.190143

Early Engagement Report

Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Not appropriate	Why talk of improving access around and through Carmichael Park if you are going to allow increased height here. Nothing will grow! This area exists at the bottom of the escarpment on one side and the Harris St ridge on another side. It will be a horrible place to live and work if filled with high rise	3	2	-33.869489	151.190779
Not appropriate	Why talk of improving access around and through Carmichael Park if you are going to allow increased height here. Nothing will grow! This area exists at the bottom of the escarpment on one side and the Harris St ridge on another side. It will be a horrible place to live and work if filled with high rise	4	2	-33.869543	151.190307
Comment on identified site	Why talk of improving access around and through Carmichael Park if you are going to allow increased height here. Nothing will grow! This area exists at the bottom of the escarpment on one side and the Harris St ridge on another side. It will be a horrible place to live and work if filled with high rise	6	1	-33.870653	151.190922
Comment on identified site	This area needs renewal with walkways and greenery.	8	0	-33.870825	151.192474
Appropriate for change	Can you improve Blackwattle Bay substation?	1	0	-33.87079	151.193697
Comment on site not identified	Hansen concrete batching plant has stated they will not move from this site. however they propose to encase it in an ugly concrete plinth and build two hideous residential towers above it. The Australian Institute of Architects has said this is totally unsuitable for residential use; environmentally disastrous! It currently has a 60 metre air pollution exclusion zone!	9	0	-33.871253	151.190307
Comment on site not identified	A wall of high rise with shadowed windtunnels between. Too close to the Anzac Bridge and jammed against the Western Distributor. A planning nightmare!	15	3	-33.870724	151.189148
Other feedback	This Global Switch building on Harris Street over shadows the Ultimo Heritage Conservation Zone streets of Ada Place and adjoining neighbourhood. This building was the NSW Printing Office and was raised to it's current height to the detriment of the neighbourhood especially in the winter months. Residents strongly reject the idea that this site is developed further.	6	1	-33.875653	151.198289
Not appropriate	Adjoins the Ultimo Heritage Conservation Zone that needs to be protected from over shadowing development.	3	4	-33.875582	151.197946

Early Engagement Report

Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Other feedback	This PPPS is completely inequitious, all blocks are subject to change. Planning isnt about upzoning exsiting large land holder to make them wealthier. Upzone everyone if you plan like that. Planning is actually a spatial endeavour not a cadastral one. Larger and taller buildings can be supported just off the spine of the main road. The foreshore needs to be free of tall buildings so most peopel get light and view. To build the tallest buildings on the foreshore degrades everyones experience.	3	2	-33.872856	151.195672
Not appropriate	Public or Affordable Housing should remain as is. The building envelope fits in with its surroundings and is providing essential housing for low income people	3	5	-33.866077	151.192464
Comment on identified site	I can't see any reason to demolish this commercial building. It fits in with surrounding residential buildings and is an appropriate height for its waterfront setting.	11	0	-33.865284	151.196058
Comment on identified site	Google has applied for approval for construction of a new building between the two heritage Revy buildings. The proposed development is appropriate and respects the heritage context in which it sits. If approved, Google should be required to constructed the "missing link" of foreshore walkway over the water leaving a gap with the existing shoreline to ensure that Doltone House doesn't hold functions on it.	12	0	-33.865765	151.194813
Not appropriate	I can't see any reason to demolish this innovative 6-star BASIX building. It is of appropriate scale and the construction of a new building would require use of materials fabricated using processes which emit C02 to the atmosphere.	6	2	-33.866683	151.195747
Not appropriate	This is a much-needed Affordable Housing complex, with street-level commercial space. It is of appropriate scale and fits with its surroundings. It must NOT be demolished or privatised.	8	4	-33.867378	151.192839
Not appropriate	Perfectly good commercial building which fits with its surrounding buildings. A new building would generate unnecessary C02 emissions in construction.	7	3	-33.866692	151.191487
Not appropriate	Ditto for this almost new building.	7	2	-33.8672	151.19153
Not appropriate	Current buildings are appropriate in scale and location on the waterfront. Complements ANMM and currently Sydney Heritage Fleet boats are moored next to the site.	9	0	-33.867716	151.19771

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Comment on identified site	The approved DA for this vacant site is appropriate and fits with the heritage building next door at 100 Harris Street. So, yes, it should not remain a vacant block, and any new building should meet the same height and other parameters as in the recently approved development application. It should be no higher than the surrounding buildings, in line with the priorities for the Pymont Village sub-precinct	12	0	-33.868001	151.193247
Not appropriate	Public Housing. Must not be demolished or sold for private development. There are over 50,000 people on the waiting list for Public Housing and this estate is appropriate in its scale and location in the middle of the Pymont Village Sub-Precinct.	4	5	-33.868643	151.192786
Comment on site not identified	I reject high rise development on all sites fronting Blackwattle Bay foreshore. Any development should be no higher than the existing commercial buildings opposite in Bank Street	15	4	-33.870567	151.188848
Comment on site not identified	Hymix has indicated it has no intention of moving. If, in the future, it changes its plans, any new structures should be kept to a height not greater than those behind it at present. The publicly owned strip of land between the two free-hold sites should be returned to public use as it is a view corridor from Miller Street.	7	1	-33.871217	151.190447
Comment on site not identified	I totally oppose the form and height of buildings on the current Fish Markets site. It forms a wall of buildings blocking views both to and from Blackwattle Bay and is totally out of context with the new Fish Markets under construction. Any development which does occur should be of a height and scale compatible with those in its vicinity and should include a component of Affordable Housing as well as public amenities such as a health centre and possibly even a new high school.	12	3	-33.87185	151.191906
Not appropriate	The newish commercial building on this site is compatible with the scale of buildings around it and any rebuild would involve generating CO2 emissions unnecessarily. It would be suitable for conversion to residential.	1	3	-33.870781	151.192335
Appropriate for change	Currently accommodating a data storage facility. Could be demolished and rebuilt as a mixed use structure no more than 10-storeys high, as proposed in an earlier DA.	3	1	-33.870157	151.195629
Comment on site not identified	No objection to its use as proposed for the Metro station.	5	1	-33.870077	151.196337
Not appropriate	This is Public Housing and must NOT be demolished or sold for private development.	5	6	-33.874032	151.193161

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Early Engagement Report

Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Comment on identified site	A concept DA is currently being assessed. I am disappointed that this publicly owned site has been sold for private development, even with the addition of tennis courts and a childcare centre. It could have been a great site for Affordable Housing. The current proposal does not meet the guidelines for the Wentworth Park Sub-Precinct which recommends structures stepped up from the park to the cliff top. It also walls off views from the terrace housing in Jones St and from Fig Park.	2	2	-33.87217	151.194566
Comment on identified site	The commercial building fronting Union Street is fairly new and houses Coles, a pharmacy and is leased by The Star. If the site is redeveloped (thus adding to CO2 emissions) its height should not exceed current height and should include shops/cafes at street level to encourage activation (but not 24/7). There is a residential component to buildings in this cluster and any redevelopment must ensure that residential amenity is not compromised.	7	5	-33.869257	151.196938
Comment on identified site	I'm not averse to the redevelopment of these sites provided that new structures are no higher than the data storage buildings currently on the site. Redevelopment for mixed residential/commercial use could see much needed street activation in this block. The amenity in terms of light and sun of residents in the heritage terraces on the other side of Harris Street must not be compromised.	5	0	-33.875128	151.198
Not appropriate	These sites are occupied by former warehouses and should not be redeveloped.	5	1	-33.876161	151.194824
Not appropriate	the existing buildings are in keeping with the scale of the heritage terraces and as it is to the north of Quarry Green, no additional height should be permitted.	3	2	-33.876143	151.195961
Comment on identified site	If these sites are redeveloped they should keep to the same height as existing buildings and not overwhelm and overshadow the terrace buildings behind fronting Burwara Road.	4	3	-33.878789	151.199266
Not appropriate	These sites should not be redeveloped.	1	2	-33.88008	151.198772
Comment on identified site	Any redevelopment of this site should keep to the same height as the existing and complement the terrace houses to its north.	5	2	-33.880864	151.197442
Not appropriate	The ABC buildings and those next door should not be redeveloped. It is essential that the ABC remain in Ultimo as part of the Innovation Corridor and complements the UTS and SIT precincts.	6	2	-33.881443	151.202023
Comment on identified site	The public housing on the Western side of Harris St needs to be refreshed, not demolished.	4	2	-33.868171	151.192732

Early Engagement Report

Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Appropriate for change	This building/area is an eyesore and as I understand a number of structural defects. There is great potential for this property to be redeveloped and to increase the size and amenity of Carmichael Park. The park feels unsafe from the early evening. Connectivity can also be improved from Anzac Bridge, Quarry Master Drive and through the pedestrian link to the Jones Street Pocket Park..	6	3	-33.869097	151.190028
Comment on identified site	Any change must NOT increase height or scale. It was a lovely building that was ruined. Reuse or something that would enliven the area would be good, as it is very unfriendly at ground level	4	0	-33.875324	151.197839
Not appropriate	These buildings are owned by the people of NSW for public housing. Unlike most new public housing being built in inner city areas, it is appropriate for families and should not be changed. It should be looked after appropriately as a public asset and not be allowed to run down so the government can then turn around and say it's no longer fit for purpose.	7	6	-33.873899	151.192839
Not appropriate	This public housing is part of the social and built heritage of Ultimo, and what makes it such a great place to live. The people living here are our neighbours and friends - they have strong ties to the community. The houses are lovely terraces and need nothing more than some maintenance and upkeep. DO NOT destroy the fabric of Ultimo by changing this wonderful row of homes.	7	1	-33.86981	151.19145
Not appropriate	This is much needed social housing for families, keeping low income families in the area where they frequently have strong social connections. These are great old houses that just need maintenance but have been neglected deliberately, like the social housing that was in Glebe .	3	2	-33.866264	151.19219
Comment on identified site	The Social Housing complex on cnr Harris and Bowman is a well maintained complex with no problems. It is essential it remains part of the residential mix in Pyrmont.	5	9	-33.866705	151.192604
Other feedback	Please install traffic calming at the Harris Street and Bowman Street intersection. It's an incredibly dangerous intersection for pedestrians. The sightlines are bad and cars turn at speed from Harris (both directions) into Bowman.	9	1	-33.866545	151.191874
Other feedback	This will be a metro station entrance/ exit. The footpath along this part of Harris St down to the other metro station entrance/ exit should be widened.	1	0	-33.870616	151.195211
Appropriate for change	Current scale and size of proposed redevelopment here is appropriate and will improve this area of Pyrmont a great deal.	5	8	-33.872036	151.192025

Early Engagement Report

Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Other feedback	Stairs down from Bulwara Rd and a footpath to access the Wentworth Park light stop here would be good.	2	0	-33.872898	151.194702
Other feedback	A pedestrian bridge linking the new fish market site and Wentworth Park would be good.	16	1	-33.874401	151.19175
Other feedback	Traffic calming across Pymont Bridge Rd at Bulwara Rd for pedestrians and to link the active transport link would be good. Currently vehicle speeds along this stretch of Pymont Bridge Rd are excessive with drivers accessing / leaving the Western Distributor at speed.	2	0	-33.871924	151.19415
Appropriate for change	This site being just a few blocks away from the future metro station should be primed for a new commercial development of at least 20 storeys.	5	1	-33.871968	151.194413
Comment on site not identified	Existing wharves take up valuable on-water space which is in high demand from rowers, dragon boaters, kayakers etc... less space for recreational non-powered water users makes it more difficult to navigate.	5	3	-33.872223	151.190504
Comment on identified site	The warehouses would benefit from improved activation to Wattle Street and the park, plenty of opportunity to include entertainment uses to the west side	6	0	-33.876534	151.194859
Comment on identified site	The east side of the building faces a very quiet residential stretch of Jones St. and a pocket park. Properties directly to the east have harbour views around and over the existing warehouse. It and isn't suitable for uplift.	2	0	-33.876517	151.194743
Other feedback	Laneways could become genuine shared zones around the park	6	0	-33.875445	151.195879
Other feedback	The Lord Wolseley is a unique community asset and one of the few Sydney pubs on a park. It should be preserved and supported (rather than being fined by rangers for patrons who drink sitting in the park)	5	0	-33.876386	151.196837
Other feedback	Public safety here is non-existent. The lights in the park next to the light rail are always out and poorly maintained and it's not an overlooked space. But the park areas are well looked after by local residents, and should be expanded.	11	0	-33.874138	151.193736
Comment on identified site	Areas around Pymont bridge could be pedestrianised (keeping the cycleway) and turned into an outdoor dining precinct	7	0	-33.869705	151.19776
Comment on identified site	Traffic calming and more pedestrian crossings would be great along Harris Street, especially near the park. Currently the road is inconvenient to cross as well as unpleasant and dangerous.	6	0	-33.876966	151.194879

Early Engagement Report

Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Appropriate for change	This intersection needs a review. Ever since traffic signal changed at the Bridge Rd and Wattle St; it affects drivers getting in/out of Wattle Crescent because cars blocked Wattle St. It needs a set of traffic lights or roundabout or Keep Clear needs should be on both sides of Wattle St	5	0	-33.874275	151.193067
Comment on identified site	Strong active transport links to the new metro station and light rail stations should be built. This should include cycleways and wide footpaths, with many roads narrowed.	6	2	-33.87192	151.192431
Appropriate for change	Miller's street character should be moved towards more pedestrian with only very local (resident) traffic allowed (no bus or trucks). This will allow and encourage people to walk from the (new) fish market towards the city via Pymont Bridge. Also, might allow for removal of the traffic lights at Harris/Miller junction. Maybe even go as far as eliminate the possibility of moving from/to Bank Street into Miller Street?	2	0	-33.870012	151.19278
Not appropriate	The building height levels in this area of Pymont are high enough, any height increase will lead to "CBD Like" wind tunnels and lack of sunlight recreated in the Peninsula which we definitely don't wish to see.	4	5	-33.870892	151.196862
Not appropriate	Not happy!	0	3	-33.870743	151.196626
Not appropriate	These are modern buildings still within their useful life. Not much potential here.	3	1	-33.870353	151.190253
Not appropriate	Brand new building - not appropriate for change	6	0	-33.866995	151.191659
Not appropriate	Fairly modern building with appropriate height and commercial use. Not suitable for change	7	0	-33.866727	151.191283
Not appropriate	Highly suitable affordable housing of appropriate scale to location and should not undergo change	4	2	-33.867315	151.193236
Appropriate for change	Vacant site but I understand it has a consent. That consent is appropriate and it is not a suitable site for taller development than approved.	2	0	-33.868215	151.193225
Appropriate for change	This public housing site needs re-development with more modern housing and an expansion of the Maybanke Reserve.	2	1	-33.868812	151.192571
Not appropriate	Good quality social housing which needs maintenance and refreshing but little scope for major change.	4	2	-33.866336	151.192099
Appropriate for change	This corner site could have some uplift, though the existing building has character and should be maintained and added to.	3	2	-33.870718	151.191047

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Appropriate for change	The area over the light rail could have some development so as to create a more enlivened plaza adjacent to the newish commercial building adjacent.	2	1	-33.870763	151.192174
Appropriate for change	This warehouse building site has potential for uplift to a height compatible with The Darling	3	3	-33.869952	151.195543
Not appropriate	This is a perfectly good functional modern building sympathetic to the area. Any change would be detrimental, severely damaging to the local environment & overwhelm resident & commercial facilities.	4	1	-33.866554	151.191235
Not appropriate	Just completed new building. Completely inappropriate to change. The area does not need higher structures this close to the water - it would be totally out of character and proportion to existing environment.	4	0	-33.867017	151.191353
Other feedback	Traffic calming required. There is a very busy park opposite with lots of entrances. The intersection of Tambua & Bowman is already impossible to negotiate safely with parking obstructing line of sight turning right towards Harris. Many vehicles speed towards fish markets end and toward Harris St from the current fish markets. This will get worse with development and proposed bus route.	1	0	-33.868313	151.188848
Not appropriate	Plans for the old fish market sites should be ripped up and thrown away. The area should be waterside parkland with access for rowers, kayakers, dragon boaters. Its should include links to our indigenous past and a further spill over area from people using the new fish market. Under no circumstances should the rich steal all the views and sunshine from the people who currently live on the western side of Pymont.	2	3	-33.873017	151.192217
Not appropriate	Social and public housing must be strengthened in the area. These people are part of the fabric of what makes Pymont such a great place to live.	0	2	-33.871698	151.193204
Comment on identified site	Could the warehouses be converted into a high school? There is little provision for high schools in the area, especially with all of the young families/future family numbers projected for the area.	1	0	-33.875992	151.194974
Other feedback	I support the National Trust concerns of demolishing part of the historic postal building and developing a 45 storey commercial tower. The height of this building is too high and will be an eye sore. Please look after our heritage buildings	3	3	-33.88257	151.206679
Comment on identified site	These place have such potential for retail and cafe. It's too hard to cross the street from the park . Also too dark after the sun goes down.	3	0	-33.876936	151.19565

Early Engagement Report

Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Appropriate for change	This area could do with more lighting on the street. It's too dark at night when walking through.	2	0	-33.881906	151.19638
Appropriate for change	Please replace the greyhound racing track with community activities such as community gardens, parks, cafes, children's park, picnic amenities, community spaces for yoga, exercise , art communities etc. With development of new residential people need a place outside their small apartments.	10	0	-33.876651	151.193204
Comment on identified site	Please improve the children's park, it's small and old and needs to be enlarged and improved. There is also opportunity for more community space with picnic amenities and a cafe.	6	0	-33.877934	151.194363
Appropriate for change	Currently lack of lighting makes it uncomfortable to walk through. Lots of opportunity to encourage cafes, art spaces and music venues. Bring back culture to this area and make it vibrant.	5	0	-33.882926	151.200945
Comment on identified site	This street needs more lighting on the street. It's too dark walking at night. Such an important thoroughfare to Darling Square. Please keep the park on the street.	5	0	-33.880989	151.198981
Comment on identified site	Need more lighting in this area. If you are developing Central Station and innovation precinct with cafes and entertainment and you don't want them to drive there - make it easy for them to walk to these entertainment precincts	5	0	-33.881817	151.198815
Comment on identified site	Need more lighting in this area. If you are developing Central Station and innovation precinct with cafes and entertainment and you don't want them to drive there - make it easy for them to walk to these entertainment precincts	5	0	-33.882396	151.202645
Comment on identified site	Consider adding social housing to the area. There should be a healthy mix of different cultures and ideas to make an interesting community	3	0	-33.880267	151.200199
Not appropriate	It is important that we keep the ABC here in Ultimo. They make an important contribution to the tapestry of the area.	3	1	-33.88131	151.201701
Comment on identified site	Please consider the height of any building. Out should not exceed heights of current buildings.	1	0	-33.867115	151.197479
Comment on identified site	Waterfront should be accessed by the community and not be blocked off.	3	0	-33.867186	151.198182
Comment on identified site	There should be more cycling tracks in this area. Make it easy for people to walk our bike ride in this area and avoid using their cars	3	0	-33.881341	151.198633

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Comment on site not identified	Consider making two way for bicycles	3	0	-33.873109	151.196347
Not appropriate	It should not change. Maximum height already	2	2	-33.866866	151.191731
Not appropriate	Should not change. Maxmimum height already	4	3	-33.866469	151.191455
Not appropriate	Social housing is good here and at maximum height	2	1	-33.865944	151.192292
Not appropriate	Excessive heights on current DA proposal	3	4	-33.870901	151.190201
Not appropriate	At maximum height already	2	1	-33.869921	151.189922
Not appropriate	At maximum height already	3	1	-33.869338	151.190168
Not appropriate	Residential DA too high	3	4	-33.871129	151.198837
Not appropriate	DA for hotels on North & South Side Too high	4	11	-33.868438	151.194856
Comment on site not identified	There should be pedestrian access over the light rail tracks here. It's currently a dead-end. This would connect the commercial and residential spaces to the North with the small businesses on Union Street. Either a tunnel, bridge or pathway through the adjacent buildings would work.	5	0	-33.868643	151.196255
Not appropriate	Why is it proposed to change a building that was completed less than 3 years ago? This building should not be increased in height. It will affect morning sun into surrounding buildings along with the views to the harbour.	1	1	-33.866983	151.191494
Not appropriate	Building should not be modified. Building is relatively new and at max height. Any higher will affect many other buildings views and morning sun.	1	2	-33.866879	151.191273
Not appropriate	Building does not need modifications and any additional height will affect many other buildings sun and views	1	3	-33.866514	151.19116
Not appropriate	Already at maximum height	3	1	-33.869357	151.190253

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Not appropriate	At maximum height. Any further increases will degrade the already poor access to light and further worsen the quality of life people working and living near by. One cannot just repurpose and redesign one or two buildings in a neighbourhood without considering detrimental impacts including cultural and social.	3	0	-33.869631	151.190286
Comment on identified site	There is an opportunity to provide better pedestrian connectivity between The Village and Tumbalong at this point. Improved accessibility, signage, lighting and sanitation would provide residents and visitors with better access to Darling Harbour and link public transport options at Convention (L) and Harris Street (B).	3	0	-33.873043	151.197442
Comment on site not identified	There is an opportunity to provide better pedestrian connectivity between The Village and Wentworth at this point. Improved accessibility, signage, lighting and sanitation would provide residents and visitors with better access to Balckwattle Bay and link public transport options at Wentworth Park (L) and Harris Street (B).	3	0	-33.873783	151.195103
Comment on site not identified	Remove the Western Distributor ramp on Pymont Street. It is redundant.	1	0	-33.872491	151.196798
Comment on site not identified	Remove the Western Distributor ramp on Allen Street. It is redundant.	3	1	-33.87323	151.194867
Other feedback	Bus routes 501 and 389 should increase in frequency. Especially 389 is very unreliable.	4	0	-33.870509	151.194459
Comment on identified site	This culdesac should be turned into a park to add more greenery to the area and open for public and student use as the green field in the middle of UTS already is.	4	0	-33.882973	151.19992
Appropriate for change	Submission (photo is attached), with thanks	1	0	-33.866255	151.1916
Comment on site not identified	Submission (photo is attached), with thanks	0	0	-33.870041	151.192914
Comment on site not identified	Submission (photo is attached), with thanks	1	0	-33.874353	151.196369
Other feedback	Submission (photo is attached), with thanks	2	0	-33.879608	151.198622

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Comment on site not identified	Submission (photo is attached), with thanks	1	0	-33.869614	151.193746
Other feedback	The whole area surrounding the park is quite dark at night, doesn't feel safe to walk around at dusk/dark.	3	0	-33.877295	151.19502
Other feedback	along the foreshore the blocks are all 'orange' except this one. For consistency along the foreshore this block should also be marked 'orange' and the new plan should provide bulk and scale consistent with the other foreshore blocks.	2	0	-33.870847	151.197952
Not appropriate	Why are these UTS sites marked as opportunities when they have been recently redeveloped?	1	0	-33.882842	151.200398
Comment on identified site	The exiting warehouses should not be demolished. If any redevelopment to these buildings are to occur the exiting buildings should be adaptively reused and preferably be mixed use developments.	2	0	-33.875976	151.194982
Comment on identified site	these sites should maintain the heritage warehouses and maintain the historical importance and must not be torn down, but perhaps could be repurposed into restaurants/cafes or retail....this would benefit the community of this precinct	0	0	-33.876249	151.194729
Comment on identified site	improve the walking path and create a connection for pedestrians to want to walk from Darling Square through Wentworth Park to the new Fish Market	2	0	-33.878508	151.196076
Comment on identified site	The corner of Bank Street and Quarry Master Drive has been neglected by the council for some time now. However, with the new development on Bank Street, the council should look to redevelop this corner to integrate it well with the aesthetics of the new development.	1	0	-33.86973	151.189146
Appropriate for change	This area (Broadway) is rightly being asked to accommodate far more people into the future - more school students, more university students, more tech workers, more residents, more public transport commuters, more cyclists. Given those changing circumstances the area is far too car centric. The balance between pedestrian/people space and amenity and car lanes needs to be better achieved by widening footpaths, installing vegetated verges and separated bike lanes and generally calming traffic.	1	0	-33.883527	151.201202

Early Engagement Report

Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Appropriate for change	This area around Broadway shopping centre is a complete mess - cars in every direction. Long queues of idling cars stuck in awful traffic. Bay street should be closed at Broadway, with access able to be obtained via Mountain, Francis, Smail and various other streets already. Cars trying to enter Bay street and access the shopping centre carpark queue up into the Broadway/city road intersection making traffic terrible there and the pedestrian experience even worse.	1	0	-33.883338	151.196645
Appropriate for change	Great opportunity to extend on the existing educational and / or commercial use.	3	0	-33.880267	151.200178
Comment on site not identified	An opportunity for more green space by removing the cul-de-sac if the access to this building is moved or reduced.	0	0	-33.87163	151.193855
Appropriate for change	With immediate proximity to the metro, and being on the main corridor for ingress and egress to Pymont, this building presents a great opportunity to achieve mixed use density to achieve the city housing and commercial floorspace objectives.	5	0	-33.87151	151.194148
Other feedback	Perhaps a green medium strip would make Pymont Bridge Road feel more inviting to pedestrians as they traverse from the fish markets to Darling Harbour.	0	0	-33.871513	151.194597
Other feedback	The noise attenuating wall for the railway here should be a public art location, it is a great opportunity for a large mural.	1	0	-33.87155	151.193696
Appropriate for change	I fully support the NSW governments plan to turn this run-down area into a vibrant new part of the city. The local council should not oppose the construction of desperately needed housing. If Sydney is to remain a diverse, exciting and globally relevant part of the city it needs to consider the needs of potential new residents as much as it caters to existing ones.	5	0	-33.871137	151.19086
Appropriate for change	Metro stations and other transit hubs should be zoned for high density to maximise their usefulness. It would be good to have a taller buildings buildings on this site and its immediate surroundings.	6	0	-33.869936	151.196351
Appropriate for change	The current proposal is good but does not fully realise the potential of the site. In particular there has been a significant decrease in commercial floorspace compared to the current building. Darling Harbour should seek to attract a diverse range of visitors (including families) - and not just office workers.	5	0	-33.871612	151.198911

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Appropriate for change	The council should recognise this location as a top entertainment and tourism district and pursue ambitious proposals - similar to the original Ritz-Carlton hotel proposed for the site. Such a proposal would cement Pyrmont's status as an extension of the CBD and serve as a focal point for the redevelopment of the peninsula.	9	2	-33.867507	151.194631
Not appropriate	There is enough on this site already. Just needs a tidy up on the footpath when current Fishmarket building is demolished.	2	1	-33.873724	151.192933
Not appropriate	There is enough on this site already. Just needs a tidy up on the footpath when current Fishmarket building is demolished.	1	1	-33.873724	151.192933
Appropriate for change	Feels like a building that could provide greater diversity in residential and commercial, given its proximity to amenities. Current under-utilised.	2	0	-33.871428	151.194105
Appropriate for change	Would be great to see education providers expand out opportunities further at this part of the compass and potentially make the ground floor open to a diverse range of users.	0	0	-33.880164	151.200171
Not appropriate	The Powerhouse used to be one of the best Science and Technology museum in the world. It is being trashed into a fashion "facility".	3	0	-33.878237	151.200199
Other feedback	Make Bulwara Rd (William-Henry St to Fig St) a Shared Zone	3	0	-33.876945	151.197313
Other feedback	A pedestrian crossing across Harris St must be added at the eastern end of Harrison Lane. At the moment many people dangerously jay cross Harris St on their way from Ultimo to ITAC, the light rail station, Darling Harbour and the CBD.	2	0	-33.876615	151.198311
Other feedback	The Government's own PPS2020 promised to "pacify" Harris St with less cars and wider, tree-planted footpaths. Instead TfNSW proposed Western Distributor "Upgrade" would bring more traffic into Harris St.	4	0	-33.87417	151.196707
Other feedback	Bulwara Rd was split into 3 separate sections by the Western Distributor construction in the 70s and 80s. Bulwara Rd pedestrian continuity should be re-established with pedestrian crossings at Allen St and Pyrmont Bridge Rd.	2	0	-33.873293	151.194996
Comment on identified site	With increased anti-social behaviour known hotspots in close proximity to this building. A Police Station is needed at this location. As the area lost a Police Station and the Water Police.	2	1	-33.86658	151.194559
Comment on identified site	This intersection needs a roundabout - the visibility is poor (particularly from the John Street side) and vehicles often speed down Harris St. Traffic flow is also often hindered due to the double stop signs resulting in an unclear right of way.	1	0	-33.867508	151.192523

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Other feedback	The under the free way art/tree/light installations are wonderful and should be duplicated elsewhere in Ultimo and Pymont!	1	0	-33.874844	151.196706
Other feedback	I enjoy walking along MA Street...it has such a calming feel about it and the surrounding buildings	0	0	-33.881135	151.198438
Other feedback	Ad Place is by far the most considered and gentle street in Ultimo, with the well kept terraces all similar, NO MODERN/being out of place here, buildings...plotted plants and a little park, trees for shade, a calm vehicle speed and the amazing road surface give a sense of place. This road surface could be repeated in other areas where there are clusters of historic buildings!	0	0	-33.875332	151.196856
Other feedback	This development should not shadow or be a wall of glass or balconys with shared views into the historic terraces.	0	0	-33.875122	151.194358
Other feedback	Challenging to walk on the Fig St side of Harris street on this block. Trees make the area & provide much needed air and noise pollution mitigation for the heavy pollution on harris st. however the footpath is too narrow when it is bin night.day or otherwise. cross over to walk on the Global switch side, & cross back over after crossing quarry st on route to central up harris st. Would loosing some parking spaces & widening the footpath help on the Fig St side? Metro is coming, less cars	0	0	-33.875201	151.197314
Other feedback	I terrific street with mixed use and traffic calming, garden beds and a great mix of established street trees	0	0	-33.879161	151.199003
Other feedback	I always feel grateful for the ability to walk along the pushed back shop fronts in this block. as when it is raining the footpaths on both sides of this block are prone to getting a wave of water with passing vehicles...prone to water not getting away fast enough and many pedestrians get soaked. The shelter of the buildings awning is welcome	0	0	-33.873886	151.196362
Other feedback	This block is often a dumping ground for the transient waste of furniture and rubbish. If it were not for the trees bringing light flickering and movement, green and shade...this block would be a top Pymont embarrassment!	0	0	-33.874233	151.195623
Other feedback	This wall should be a public art installation depicting images specific to the immediate local area, it is a great opportunity for a large mural.	0	0	-33.874599	151.19746
Other feedback	A great space for Murals specific to the immediate local area are needed in this location.	0	0	-33.873619	151.197829

Early Engagement Report

Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Other feedback	When this building is built - it could be a great space for external Murals specific to the immediate local area.	0	0	-33.867751	151.193304
Other feedback	This building's walls could be a great space for external Murals specific to the immediate local area.	0	0	-33.866557	151.195573
Other feedback	This cluster of buildings could be a great space for external Murals specific to the immediate local area.	0	0	-33.869135	151.19669
Other feedback	This building in this form or another has the location that it could be a great space for external Murals specific to the immediate local area.	0	0	-33.871362	151.194301
Other feedback	I wish the corner facade to be kept!!!!!! it is place making	0	0	-33.870448	151.195376
Other feedback	This building in this form or another has the location that it could be a great space for external Murals specific to the immediate local area. Tell a story of the surrounds.	0	0	-33.86973	151.195528
Other feedback	The facade of this sub station could be a great space for external Murals specific to the immediate local area. Tell a story of the surrounds and the importance of substations for the Pymont area	1	0	-33.868892	151.194165
Other feedback	There is an encased bike and a s/s engraved history teaching sign in this space - The timber frame of the s/s sign is completely rotted and falling away. Please fix before it is a hazard or stolen or damaged beyond repair.	0	0	-33.866959	151.192378
Other feedback	great pocket parks in this general location...well shaded with excellent trees and ground covers for the extreme heat periods - calm areas	1	0	-33.866346	151.192555
Other feedback	The street gardens are magic in this street!!! wish to see more elsewhere in Ultimo and Pymont	1	0	-33.866856	151.190872
Not appropriate	Not appropriate for change	0	1	-33.865066	151.195749
Not appropriate	Not appropriate for change	0	0	-33.866073	151.192174
Not appropriate	The amazing historic boarding house (multi story federation style) needs to be gently brought back to an amazing state and be fit for decades more boarding needs (not a function zone)	0	0	-33.868545	151.192592
Other feedback	The diversity of trees in this area is stunning	0	0	-33.86829	151.193072
Other feedback	an amazing street to walk down/up rain, hail or shine for the large street tree canopy - place making	0	0	-33.867945	151.193962

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Other feedback	terrific street gardens and traffic calming in this general area with giant shade giving trees - excellent - need more of this repeated in Ultimo & Pymont	0	0	-33.87102	151.195781
Other feedback	helpful to provide a traffic calming and pedestrian priority pedestrian crossing in front of the goods line on harris - same as jones bay road.	0	0	-33.866622	151.19198
Other feedback	Pymont was quarried for its sandstone, yet here there is fake sandstone blocks positioned on the grass,...hummmmmmm	1	0	-33.864058	151.191883
Other feedback	the trees are magnificent in this area	0	0	-33.868702	151.187438
Other feedback	Support for this space for the Dragon Boat/s people and push bikes.	0	0	-33.869455	151.187155
Other feedback	The trees and space and sheltered park benches in this area are very much appreciated during extreme heat	1	0	-33.86579	151.19566
Other feedback	The trees and space and sheltered park benches in this area are very much appreciated during extreme heat	1	0	-33.86776	151.196513
Other feedback	The trees and space and sheltered park benches in this area are very much appreciated during extreme heat	0	0	-33.87532	151.195675
Not appropriate	Not appropriate for change	0	1	-33.869801	151.194532
Not appropriate	Not appropriate for change	0	1	-33.869331	151.194127
Other feedback	A terrific street for traffic calming, garden beds and a great mix of established street trees	0	0	-33.867924	151.191512
Other feedback	The terrace Skeleton is AMAZING here and the community garden both here and across the road!!! More of this throughout Ultimo and Pymont...often is the courage to not fill a block entirely...that makes it more appreciated and used - place	0	0	-33.867995	151.191024
Other feedback	the oasis of trees and cool and flicker of light (leaves), the green and the urban wildlife in this space between residential buildings is the envy of many - mental health and wellbeing - this building nails it!	0	0	-33.873904	151.195935
Not appropriate	already overshadows heritage envelope	0	1	-33.875288	151.197938
Comment on identified site	Potentially suitable as an inner city high school site as both Leichhardt + Balmain campuses are running at capacity + Ultimo/Pymont are gaining a large increase in apartments	1	0	-33.880014	151.198609

Early Engagement Report

Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Not appropriate	the social housing communities in Ultimo/Pymont should remain where they are as many wonderful people who live here keep life real	0	0	-33.875943	151.195841
Appropriate for change	Should maximise heights and development around the metro site. Great opportunity to bring much needed density to major transport hubs.	1	0	-33.870021	151.195749
Comment on identified site	Would encourage increased height / development ONLY IF public housing on this site is increased as a result AND appropriate measures are made for families during development.	0	0	-33.873841	151.193013
Appropriate for change	Great spot for redevelopment and activation. Scale: I agree with other comments that heights should be strongly considered. A tower is not appropriate, however an increase of 4-6 stories with podium setback could be the best of both worlds. Waterfront should remain publicly accessible. Ideally activated with dining / cafes, particularly given proximity to the park.	0	0	-33.867436	151.197812
Comment on site not identified	This needs to be connected via a bridge. Doesn't need to be big, just needs to connect Edward St to Pirrama Rd.	0	0	-33.868612	151.196176
Appropriate for change	Great opportunity here. Can easily support up to 15 stories here, beyond that would need design excellence and great street-level local benefits.	0	0	-33.867899	151.193266
Appropriate for change	This area should be considered in the context of the new development next door (fish market site). Worth consideration to improve the whole district.	0	0	-33.87013	151.190401
Comment on identified site	The goods line in this location needs refurbishment. The rear of the ABC building should include a screen for public viewing like Federation Square so that news broadcasts and live sport can be viewed by the public in a safe public space.	1	0	-33.881595	151.202227
Comment on identified site	TAFE and the beautiful buildings within should be maintained on site.	0	0	-33.881336	151.200086
Appropriate for change	Great spot, good for an update for the area	0	0	-33.882258	151.198633

Appendix 3 – Online interactive map one – complete feedback

Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Not appropriate	I don't think the City should allow for increased height on this site. Accenture building as its directly onto the harbour as this building fronts the water. Its unfortunate its opposite Star but I do not think the City should allow high rise of any height on this side of Pirrama Road which should remain low rise and or parks -eg Pymont Bay and Metcalf Parks.	29	2	-33.8662	151.1957
Not appropriate	This site is directly across from Sydney Harbour and should reman residential and low rise only we must protect our foreshore and in keeping with PPPS - allow for a run down from Pymont ridge to the harbour around all of Pymont water ways	27	6	-33.8683	151.1965
Not appropriate	I would suggest this is mixed use	11	0	-33.8691	151.1965
Not appropriate	I would suggest this is mixed use not just commercial	8	5	-33.8689	151.1972
No	no no no - protect our aspects from the water	21	4	-33.8664	151.1957
Not appropriate	TOO HIGH !!	11	5	-33.8689	151.1964
Not appropriate	too high for the harbour front !!	37	8	-33.8685	151.1966
Not appropriate	too high	39	3	-33.8687	151.1974
Comment on site not identified	Could not the current City garage be used as a site ??	6	0	-33.8804	151.196
Not appropriate	I think this should only be a low rise and should ensure the heritage cottages are consulted well in advance - I do not like the concept of building around them	8	3	-33.8667	151.1937
Yes	A new green space would be welcomed	7	1	-33.8665	151.1935
Yes	I think this would be a great improvement to tired looking part of Harris Street. Maybe consider allocating all the footbath widening to the Western side of Harris St given that there will be more people living on that side and make it more usable e.g. gardens, outdoor dining for restaurants, bike racks, seating further away from traffic?	4	1	-33.8782	151.1986
Comment on site not identified	Please acquire the RMS site running from 79 Pymont Bridge Rd to 10A Wattle St and fill it with trees and pedestrian pathways. The RMS site is an eyesore and underutilised space. Acquiring it would enable direct access between the Eastern side of the Western	10	0	-33.8727	151.1941

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
	distributor and the Wentworth Park tram stop, improve pedestrian access to Wentworth Park and the indoor playing courts to be developed at 14-26 Wattle Street, and used as a starting point for a footbridge over Pymont Bridge Rd to the Bays.				
Proposed building form appropriate	Looks like a great idea to me.	17	4	-33.8765	151.1949
Yes	Looks good to me	26	0	-33.8765	151.1948
Comment on site not identified	Agree with the other comment that this site could maybe be further utilised for other things. For example, maintaining council facilities at the ground level and having park, outdoor sporting facilities, commercial space or residential on top. This could be done in stages to minimise disruption to councils operations.	6	1	-33.8798	151.1954
Comment on site not identified	Cover / build over the cutout for the light rail tracks to create greenspace or building development.	15	7	-33.8663	151.1926
Other feedback	Please consider a footbridge from this side of Pymont Bridge Road to the other side, connecting to RMS site at 79 Pymont Bridge Rd. There is a path that runs under the Western Distributor to the Wentworth Park tram stop. Please see the comment concerning that site. Many people will accessing the new Fish Markets from the Metro. It will be faster and safer for pedestrians and better for vehicle traffic if they are separated.	5	0	-33.8714	151.1941
Comment on site not identified	Could cover the tram tracks for additional green space.	6	2	-33.8709	151.193
Comment on site not identified	Please widen the foot path on the eastern side of Wattle Crescent. It is nice having the trees, but the existing footpath is not wide enough to function with them. Also, an alternative species of trees might be more attractive.	6	0	-33.8734	151.1933
Comment on site not identified	This crossing is unsafe. I've seen one person killed here and several near misses, including this weekend where a bunch of kids almost got taken out by a car that did not stop at the red light. Please consider a pedestrian bridge next connects with the tram stops. Visitors to the new Fish Markets and Bays precinct would also benefit from this.	0	0	-33.8747	151.1934
Other feedback	Improve access to Wenworth Park tram stop and Wentworth park through the this parcel of land owned by NSW RMS.	3	0	-33.8719	151.1939
Comment on site not identified	This pedestrian crossing is dangerous. I've seen one person killed here and several near misses, including this weekend where a bunch of kids almost got hit by a car that did not stop at the red light - vehicles travelling south seem not to expect the pedestrian crossing	0	0	-33.8747	151.1934

Early Engagement Report

Comment type	Comment	Up votes	Down votes	Latitude	Longitude
	directly on the other side of the bridge. Please consider a pedestrian bridge that connects to Wentworth Park tram stop. Visitors to the new fish markets and bays precinct will utilise this bridge.				
Comment on site not identified	Trees, playground? There are a lot of young kids that live in the 300 or so units in Wattle Crescent. My understanding is that NSW RMS own the site. Please consider purchasing it or make something happen with it.	4	0	-33.8743	151.1933
Other feedback	Please consider a pedestrian bridge that connects Wentworth Park tram stop with Wentworth Park. This pedestrian crossing is dangerous - south bound cars seem not to anticipate the crossing immediately on the other side of the bridge.	2	0	-33.875	151.1935
Yes	Should remain a commercial use. Office, hotel, retail	7	3	-33.8689	151.1963
Proposed building form appropriate	Heights are appropriate. Should remain as commercial usage for office, hotel, retail, tourism	6	8	-33.8684	151.1964
Proposed building form appropriate	Height and usage are appropriate for this site	9	3	-33.8665	151.1938
Not appropriate	This site should be zoned mixed use and could accommodate more height. The floor plates will not support commercial office, however should be used for hotel, serviced apartment and retail along with residential for sale or BTR	16	3	-33.8696	151.1955
Not appropriate	While I agree with creating more park space at the back of the building (west), I am strongly against increasing height of this building given its immediate proximity to the water. This would create imposing and bulky structure on water's edge and reduce sunlight on boardwalks and properties alongside Wharves 7-10	13	3	-33.8662	151.1956
Proposed open space appropriate	Good idea to open up this space which is currently unusable for public	6	1	-33.8657	151.1953
Comment on site not identified	Critical to leave Pyrmont Bay park as parkland and not an entertainment/event space.	18	0	-33.8673	151.1965
Comment on site not identified	Edward Street should be open and linked to Pirrama Road to allow public to move freely and access amenities between Union Street and the waterside. The current fencing around the Light Railway should be removed and traffic lights installed if necessary. The distance between Pyrmont Bay and the Star light railway stations is extremely short	10	5	-33.8682	151.1961

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
	allowing for the light railway to move at a slow speed. There is no need to block off Edward Street .				
Comment on site not identified	Housing across this stretch requires upgrades and the street needs activation.	14	2	-33.8684	151.1929
Proposed building form appropriate	The gateway building is appropriate AS IS and shouldn't be redeveloped into a commercial building	30	12	-33.8684	151.1974
Proposed open space not appropriate	This open space is not enough with the high buildings on either side. It will become a wind tunnel and people will avoid using it.	27	2	-33.8684	151.1973
Not appropriate	Don't understand why this is being changed from residential to commercial use, considering commercial property vacancy rates are so high in CBD	51	0	-33.8684	151.1972
Not appropriate	More people are working from home rather than commuting to CBD, making such a transition impractical and a waste of both money and space.	51	0	-33.8685	151.1974
	Pymont has thrived with a balanced mix of residential and commercial areas, and I believe it's essential to preserve this harmony. City of Sydney should focus on utilizing what we have instead of making unnecessary changes that may negatively impact our community.				
No	High rise commercial buildings should not be considered here as it is not required given CBD office spaces are currently only at 50% utilisation. This plan creates more wind tunnels, reduces natural light for existing buildings in Pymont, destroys existing the little remaining wildlife of harbour foreshore. Gov needs to focus on improving existing infrastructure and not displacing many residents for unnecessary commercial space.	12	0	-33.8686	151.1973
No	High rise commercial buildings should not be considered here as it is not required given CBD office spaces are currently only at 50% utilisation. This plan creates more wind tunnels, reduces natural light for existing buildings in Pymont, destroys existing the little remaining wildlife of harbour foreshore. Gov needs to focus on improving existing infrastructure and not displacing many residents for unnecessary commercial space.	29	1	-33.8686	151.1973
No	High rise commercial buildings should not be considered here as it is not required given CBD office spaces are currently only at 50% utilisation. This plan creates more wind tunnels, reduces natural light for existing buildings in Pymont, destroys existing the little	42	2	-33.8687	151.1972

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
	remaining wildlife of harbour foreshore. Gov needs to focus on improving existing infrastructure and not displacing many residents for unnecessary commercial space.				
Proposed open space not appropriate	Gateway building complex is already 7 storeys high, and maintains an appropriate height for water foreshore. It is also residential, so impacting numerous families to build unnecessary commercial buildings makes no sense	50	1	-33.8693	151.1977
Not appropriate	1-27 Pyrmont Rd works well as is. Families living here gives the area a really good feel especially on weekends. Pyrmont needs to attract people to it for other reasons rather than attending an office 2 or 3 days because the rest of the time they work from home. Pyrmont is beautiful. Capitalise on its beauty. Don't take away harbour foreshore or destroy good existing residential. Families need to stay living at this site. Pyrmont is a better place having families live here.	15	0	-33.8686	151.1973
No	Gateway building complex is already 7 storeys high, and maintains an appropriate height for water foreshore. It is also residential, so impacting numerous families to build unnecessary commercial buildings makes no sense especially when there is a high level of commercial vacancy rates in the CBD.	16	0	-33.8687	151.1975
No	Why change this site it is 100% appropriate now.	40	0	-33.8687	151.1975
No	The Australian workforce has changed, we now have a workforce that either works remote or in a hybrid arrangement. Building more commercial buildings makes no sense	16	0	-33.8687	151.1974
No	Data from the Property Council of Australia (PCA) shows that the national CBD office vacancy rate has risen from 12.6% to 12.8% in the last six months. This is its highest level since 1996. The CBD office vacancy rate in Sydney has risen by 20 basis points to 11.5%, amid lower demand for office space. The proposal to redevelop The Gateway building is not strategic thinking	41	0	-33.8687	151.1974
Not appropriate	This proposal to demolish Gateway and replace it with a 20+ story commercial building is in appropriate and should be cancelled. Gateway is a ~25 year old residential complex housing long-term residents and owner/occupiers. Its current size is appropriate for the location. I seriously question the motivations to remove it. There should be an enquiry into how this has come about.	46	1	-33.869	151.197
Not appropriate	If there are posting in this feedback area from 1 month ago, why are the affected owner/occupiers only hearing of it now?	15	0	-33.8691	151.1968
No	No no no	17	0	-33.8685	151.1974
No	Isn't the development at Darling Harbour enough for the area?	2	1	-33.8689	151.1974
No	Isn't the development at Darling Harbour enough for the area?	19	1	-33.8689	151.1974

Early Engagement Report

Comment type	Comment	Up votes	Down votes	Latitude	Longitude
No	The Gateway Building is a residential community...this proposal impacts people and will remove housing	37	0	-33.8688	151.1973
No	The gateway building is appropriate AS IS and shouldn't be redeveloped into a commercial building	33	0	-33.8684	151.1973
Comment on site not identified	Surprised to see this site not subject to revised planing controls/re-development. Its location would provide for a landmark building, be it residential, commercial or mixed. It's also further out from the waterside allowing for potential slight height increase.	8	6	-33.8658	151.1944
Not appropriate	Vehemently oppose the proposal - removes perfectly good buildings which have been constructed <25 years ago, both the residential Gateway complex and commercial buildings next to it - they are positive to the foreshore aesthetics - existing low level buildings are appropriate for the foreshore - inappropriate to takeaway people's homes (Gateway) to be replaced by unnecessary commercial tower - proposed high rises are too high - the area is already built up and the CBD is only a short walk away	35	0	-33.8688	151.1974
Other feedback	Please open up the intersection between Edward Street and Pirrama Road - fencing off not necessary!	6	1	-33.868	151.1961
Other feedback	Please consider alternative uses to the over-the-ground car park - it is both an eye sore and a physical barrier between Pymont and Darling Harbour/Harbourside. Should look at ways to activate Darling Drive as the key linkage between Pymont and Darling Harbour.	8	0	-33.8711	151.1979
Comment on site not identified	Laneway should be developed in a similar way to Paternoster Row to link pleasant foot traffic from Business Building of UTS to Powerhouse Museum. Create a more urban which will attract visitor to Powerhouse vicinity and not just be isolated to the Powerhouse Museum	4	0	-33.8797	151.2003
Not appropriate	Increasing the height of the Accenture building at 48 Pirrama Road should not be approved. It will negatively impact this waterfront area which is otherwise all uniformly low rise and allows sunlight throughout this corridor. A taller building will also make it windier and impact what is already a very busy ferry stop at Casino Wharf (directly in front of 48 Pirrama Rd).	12	4	-33.866	151.1958
Not appropriate	Sydney has a shortage of residential property. Rental rate is at high record. Why removing residential property to make commercial space? There are too many offices and there are already big shopping malls development in the area.	31	0	-33.8689	151.1974

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
No	Removing the gateway building does not take into consideration the many families who have been here for a long time, who have built up a vibrant community with a mix of young families and older, venerable retirees. Forcing these people out to redevelop the site to commercial usage makes no sense	31	0	-33.8689	151.1975
Not appropriate	The height at 21 floors will completely block light and views for many of the residents in the neighbouring 250 unit complex at 120 & 122 Saunders St which peaks at 15 floors above ground. Any increase in height should be restricted to the Southern side adjacent to the Anzac Bridge motorway and then taper down towards Saunders St to a more appropriate height level with substantial set backs in place for the tower above a podium to ensure sun / light and view sharing with neighbours.	15	4	-33.8694	151.1896
Not appropriate	The height proposed of 33 floors would be more than double the height of the apartment complexes to the West being 120 & 122 Saunders St and also the Tara building. It would result when combined with the proposed 21 story office block to the South devastating view, and light and value loss for many owners. A relatively young building would also need to be demolished. Any increase in height above the cliff line should not be allowed unless tower is very slender and maximises light / view sharing.	11	6	-33.8685	151.1899
Comment on site not identified	Building heights of this land could be increased without affecting neighbouring properties.	8	2	-33.874	151.1956
Comment on site not identified	The cutout is pretty cavernous and there might be some value for someone to build over the top of the road and below the existing cover e.g. for a data centre. Also you would be surprised about how many people use the narrow northern side as a pedestrian path between Harris St and Wattle Street - I think Google maps might tell people to walk down it or something. Please consider widening or put a signs up to give people alternative directions.	2	1	-33.8754	151.1949
Comment on site not identified	Could increase the heights of the buildings here to accommodate more social / affordable housing, with limited impact to neighbours.	5	2	-33.876	151.1957
Comment on site not identified	Could consider allowing increased building heights here, similar to the Kennards site next to it.	4	1	-33.8773	151.1966
Not appropriate	This goes against the original Pymont Peninsula Place Strategy for Darling Island precinct which Pymont Bay falls under. This is already more than 3 times the proposed job projection for the area! This is before taking into account the jobs created from the Metro	23	0	-33.869	151.1974

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
	East building and surrounding Star precinct. This also displacing a vibrant residential community who has been around for 25 years. The height is way too high for the foreshore and does not blend in well with the area's topography.				
Proposed building form appropriate	James	4	1	-33.8688	151.19
Not appropriate	Increasing 48 Pirrama Rd height should not be allowed. It would be out of character with other buildings on this side of Pirrama Rd and too bulky for the waterfront which is already very busy. An extreme overdevelopment of an already bland building	9	3	-33.8658	151.1955
Proposed building form appropriate	Love the proposed setback and greenspace. Great idea.	2	0	-33.8786	151.1989
Comment on site not identified	Connection from Jones Street to the Light Rail needed here. This would divert foot traffic from using the dangerous Fig Street underpass, which despite what the map shows, does not connect Jones Street to Wattle Street, it runs under Jones Street. It would also provide better access to the light rail for sections of northern Ultimo and southern Pyrmont.	5	0	-33.8741	151.1944
Other feedback	I believe the peninsula was once known as Gamayagang (according to old Sydney maps). It would be good to pay tribute to the original custodians of the land by renaming the Pyrmont/Ultimo peninsula to Gamayagang Peninsula.	1	10	-33.8646	151.1885
Not appropriate	Why would we change the zoning from the current "mixed-use" to commercial zoning limiting what can benefit and be activated for the community? There are huge housing issues for Sydney and a perfectly positioned site close to the future metro station earmarked for commercial is likely to remain dormant and not developed. The sheer volume of vacant office space in the city centre coupled with record level office incentives will leave Pyrmont as a less desirable office location.	18	1	-33.8694	151.1952
Not appropriate	There is an abundance of open space, foreshore and parks in Pyrmont as well as being readily accessible. The proposed park would be overshadowed not only by the proposed Union Street Metro station building and any structure to the north of the proposed park. In a time when there is housing shortage, we should use scarce land on Pyrmont for housing relief instead of a private park.	14	0	-33.8693	151.1955

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Proposed open space not appropriate	With Union Street pedestrianisation, the proposed open space is likely to be in constant shade and blocked by the potential development to the north. It does not appear to be a logical position for Council to land grab off a private owner for a park.	15	1	-33.8696	151.1953
Proposed open space not appropriate	Nothing will grow in this open space because of the height of the towers which enclose it.	2	7	-33.8681	151.189
Proposed open space not appropriate	Nothing will grow in this open space it will be surrounded and shaded by towers.	2	4	-33.87	151.1902
Not appropriate	The whole of the Refinery Drive Group is bound by the proposed Blackwattle Bay towers along Bank St. and the Western Distributor in the south , the Distillery Hill Escarpment in the west and the the Ridge of Harris St. in the North. It is an enclosed Valley. The plans for this area, and the heights proposed will turn it into a sunless ghetto.	7	1	-33.8694	151.1905
Other feedback	This part of Union Street (approaching Pymont Bridge) is very tired and could do with some rejuvenation. So would Pymont Bridge Hotel. Likewise, the Pymont Bay light railway entrance facing Murray Street is not well integrated with the streetscape, it's almost hidden away. All in all, entire corner Murray St/Union St requires some thinking and redevelopment.	6	4	-33.8692	151.1973
Proposed building form appropriate	Area around Quarry Master Dv is dark on the west side (crime is greatest in this section). This reduced footprint would improve light to the Tara building and trees etc below. Since this building was erected in 2000 most of the newer buildings to the north (Jackson's Landing etc) have overshadowed this one, leaving it feeling dwarfed and overlooked by them. Extensions to Ch10 in ~2012 blocked the building's view to the water. A large tower here would restore the views and light robbed since 2000	5	5	-33.8689	151.1899
Comment on site not identified	Miller Street is an extension of Union Street and Union Square and would be appropriate for moderate pedestrianisation and activation. It would make for a more natural walk from the City towards Fish Market instead of the Pymont Bridge Road which is a major road.	13	1	-33.8696	151.1928
Not appropriate	Taxpayer has paid billion of dollars to build the Metro and Sydney is in desperate need of housing. This site has the potential to fulfil both very distance commercial requirement and the immediate housing shortage by remaining as mixed use. It should not be zoned to commercial which will very likely leave this site dormant as a vacant empty warehouse	14	1	-33.8695	151.1955

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
	attracting homeless gatherings and becoming an eyesore for the next 20 years at least. RIGHT next to a brand new Metro Station!!				
Not appropriate	Towers on this site will not restore views as the towers along Bank St and those in front on Quarry Master Drive and Saunders will block them.	3	4	-33.8689	151.1901
Not appropriate	People in Green Square were recently asked what they needed and nearly 80% said they needed to be able to do more neighbourhood socialising. High density living needs spaces for neighbourhood socialising. Huge plinths under high rise prevents this. All high rise should be required to provide indoor and outdoor space for use of residents on site.	5	0	-33.87	151.1908
Proposed open space not appropriate	Department of Planning in the Pymont Peninsula Place Strategy identified an increase to the footprint of Elizabeth Healy Reserve to include the Gipps Street road reserve. This is not necessary and requires further review and assessment by Council.	2	1	-33.8708	151.195
Not appropriate	What a waste of an opportunity if this site is not given a mixed use zoning, as there will be sufficient office space coming online and Pymont market will not support another 10,000sqm of space. The opportunity to create a mixed use development with residential or BTR right at the two Metro station entrances would provide the precinct with a stimulus to local retail businesses and create a 24/7 vibrant community rather than if office use, the building will be dead after hours and on weekends.	12	0	-33.8693	151.1954
Not appropriate	A high rise building in this location would look very out of place and is unnecessary. The wharves should be free of high rise buildings to maintain their character. This would set an unwanted precedent.	5	3	-33.8661	151.1958
Not appropriate	A well established residential precinct and community. This 'identified site' would be more suitable to continue the residential vibe and conform with the balance of the neighbourhood. It would not be a suitable corporate business address. A mixed-use zone with low to medium residential above and ground floor convenience strip retail would be more logical and appropriate for the local area and village amenity.	6	3	-33.8699	151.1935
Proposed open space appropriate	No sense in adding Gipps St. The current park is only useful for dogs.	2	3	-33.871	151.1951
Comment on site not identified	No more expansion to "The Star". It is a failing, repeatedly fined, money-laundering business, now surviving only because taxes ALREADY levied by the previous state government are going to be recinded. Menial jobs are NOT everything. Honesty is! We have record employment already! We do NOT want the crime and associated criminals that this business is PROVEN to attract.	4	2	-33.8662	151.1948

Early Engagement Report

Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Not appropriate	This plot has a double frontage on 2 residential streets with townhouses either side for the whole run of the road. This site would not be appropriate for anything other than residential. As the previous comment says: 'this site would be more suitable to continue the residential vibe and conform with the balance of the neighbourhood. It would not be a suitable corporate business address.' A continuation of the 2/3 storey townhouses is the ONLY logical solution.	3	3	-33.87	151.1933
No	This proposal goes completely against the original Pymont Bays plan and the Sydney City Councils "Villages" Program. Pymont is currently a great mix of Residential and Commercial properties. By turning the Pymont into an extension of the CBD will make the area a "Ghost town" at night and take away Residential housing which is obviously required for the foreseeable future. Extremely Bad plan	6	1	-33.8686	151.1973
Not appropriate	Totally inappropriate height for the northern side of Pirrama Road. Existing height restriction on Darling Island and Sydney Wharf should be preserved.	7	3	-33.866	151.1958
Not appropriate	This proposal for commercial use goes against building a family environment in this area. There's commercial buildings going up nearby there is no need to make this area any uglier. Definitely don't agree with this. It also goes against what the council has stood up for allowing developers to control these areas.	9	0	-33.8689	151.1972
Not appropriate	A 33 story building is not appropriate for this space. Pymont is already a high-density area and it does not need more apartments in this street. The current building there is relatively modern and a good height for the area. You will also block the city views of a number of other apartments and create shadowing on existing buildings. The roads have recently been changed accommodating for less cars and parking too, so adding more residents to this block is not appropriate.	4	6	-33.8687	151.1899
Not appropriate	There are too many high buildings being proposed and this eliminates privacy and there will be no sunlight available on the street or in homes. Office buildings and apartment living needs open spaces to coincide, so people get out of their homes and offices to socialise, take walks, take their dogs out, etc... This is already limited in the area, so more high-rises is not a good idea. This block specifically is commercial - there were vacancies for a long time, there may not be a need to go bigger	6	4	-33.8696	151.1898
Not appropriate	The current height of the building is good for the environment and street - a 33 storey building is not a good idea here and will eliminate any sunlight from reaching surrounding buildings. The suburb is already highly dense, and needs facilities such as the metro, etc to support the existing population. There may be pockets that could use more residential space, but this is not the place for this idea.	3	8	-33.8685	151.1901

Early Engagement Report

Comment type	Comment	Up votes	Down votes	Latitude	Longitude
No	There are sufficient commercial buildings in Pymont, this proposed development will adversely affect the amenity of the substantial residential buildings in close proximity to it, more commercial buildings are not needed as many in Pymont are vacant and most people now work from home (at least part-time), it will create more congestion and significant over-shadowing (including over nearby parks).	5	0	-33.8668	151.1959
No	There are sufficient commercial buildings in Pymont, this proposed development will adversely affect the amenity of the substantial residential buildings in close proximity to it, more commercial buildings are not needed as many in Pymont are vacant and most people now work from home (at least part-time), it will create more congestion and significant over-shadowing (including over nearby parks).	1	0	-33.8584	151.1959
No	There are sufficient commercial buildings in Pymont, this proposed development will adversely affect the amenity of the substantial residential buildings in close proximity to it, more commercial buildings are not needed as many in Pymont are vacant and most people now work from home (at least part-time), it will create more congestion and significant over-shadowing (including over nearby parks).	5	3	-33.8679	151.203
No	There are sufficient commercial buildings in Pymont, this proposed development will adversely affect the amenity of the substantial residential buildings in close proximity to it, more commercial buildings are not needed as many in Pymont are vacant and most people now work from home (at least part-time), it will create more congestion and significant over-shadowing (including over nearby parks).	8	3	-33.8656	151.1984
No	There are sufficient commercial buildings in Pymont, this proposed development will adversely affect the amenity of the substantial residential buildings in close proximity to it, more commercial buildings are not needed as many in Pymont are vacant and most people now work from home (at least part-time), it will create more congestion and significant over-shadowing (including over nearby parks).	8	3	-33.8654	151.1973
Not appropriate	We invested in our Ultimo home based on existing LEP height 9m - protects privacy, sunshine and views. 7-storeys significantly reduces amenity. Not fair to change the rules. 7-storeys would create a canyon effect on Harris St, amplifying noise, creating wind tunnel, and shadowing neighbours. Uplift should be limited to 4-storeys, as proposed for 481-483 Harris St and stepping up from 465 Harris St. Retail has proven futile on Harris St, limited to real estate - minimal amenity for community.	1	5	-33.8786	151.1987

Early Engagement Report

Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Not appropriate	The height of proposed new casino hotel is excessive and not conducive to the Pymont Peninsula's character. The casino is already very obtrusive in the suburb with already two hotels in place. It is unnecessary to add another oppressive building poorly located here.	4	1	-33.8661	151.1948
Not appropriate	These bukidngs under propoasal are too high and close to water. They should be no higher than 8 storeys.	5	3	-33.8699	151.1888
Not appropriate	The building height and form will impact on the terrace houses in Kirk Street and Bulwara Road with reduced skyline and overshadowing, it needs to be scaled back to reduce the impact.	2	5	-33.8766	151.1979
Not appropriate	The building height and form will impact on the terrace houses in the narrow Hackett with reduced skyline and overshadowing, it needs to be scaled back to reduce the impact.	0	5	-33.8785	151.1989
Not appropriate	The proposed building height and form will restrict the sightline and vistas from Fig Lane Park which is an important facility to the Ultimo Community - an open space where current and future residents can visually enjoy the westerly aspect to Wentworth Park and the skyline. Should the proposed building envelope/height for Jones Street/Fig Street be permitted, the park will lack access to direct sunlight and the views from Fig Lane Park of Wentworth Park, Anzac Bridge etc. will be blocked.	3	10	-33.8765	151.195
Not appropriate	The building height and form will impact on the terrace houses in Kirk Street and Bulwara Road with reduced skyline and overshadowing, it needs to be scaled back to reduce the impact.	1	0	-33.8764	151.1977
Not appropriate	The building height and form will impact on the terrace houses in Kirk Street and Bulwara Road with reduced skyline and overshadowing, it needs to be scaled back to reduce the impact.	1	3	-33.8765	151.1978
Not appropriate	The building height and form will impact on the terrace houses in Kirk Street and Bulwara Road with reduced skyline and overshadowing, it needs to be scaled back to reduce the impact.	1	4	-33.8765	151.1978
Not appropriate	The building height and form will impact on the terrace houses in the narrow Hackett with reduced skyline and overshadowing, it needs to be scaled back to reduce the impact.	0	5	-33.8782	151.1986
Not appropriate	The building height and form will impact on the terrace houses in the narrow Hackett with reduced skyline and overshadowing, it needs to be scaled back to reduce the impact.	0	6	-33.8788	151.199
Not appropriate	The proposal would tower over the City West Housing Complex in Jones Street and further restrict the sightline and vistas from Fig Lane Park which is an important facility to the Ultimo Community - an open space where current and future residents can visually enjoy the westerly aspect to Wentworth Park and the skyline. Should this proposal go	2	9	-33.8764	151.1951

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
	ahead, the park will lack access to direct sunlight and the views from Fig Lane Park of Wentworth Park, Anzac Bridge etc. will be blocked.				
Not appropriate	To rezone this as commercial space only is short sighted and goes against the grain of surplus office retail spaces due to wfh trend and low supply of residential properties. If such a premium site is going to be redeveloped it should be mixed commercial and residential.	5	0	-33.8686	151.1973
Not appropriate	Re 1-27 Murray St Pymont. This should be left as is & as residential. It's not too long ago that planners were WANTING more residential to bring life back to Sydney. Gateway (1-27 Murray St) is not another towering piece of concrete jungle ..It is our home .. a living community Convenient to transport, shops, Doctors, Chemist & Hospital. This plan was obviously made pre-covid ..Now, commercial office space is excess.. Developers are now looking to convert Commercial to Residential. Thanks	3	0	-33.866	151.1957
Not appropriate	We currently have a vibrant community which is a combination of residential and commercial. By changing this to essentially commercial only it will completely change the community in Pymont. I completely disagree with all these plans.	2	1	-33.8685	151.1974
No	I live on the opposite of the Bulwara street. The view has already been blocked by the current 5-level hotel. Can't imagine if a 10-level building was there. Will it block all of the sunlight? I suggest expanding the current Mary Anna street park with outdoor exercise facilities for kids and adults after demolishing the hotel. If a new building is inevitable, could you please keep it under 5 levels to match with nearby buildings? Please build a garden in front of the building facing the street.	0	1	-33.8802	151.1986
Comment on site not identified	These stairs are steep and outdated making it hard for older people to move from top part of Mount Street to Woolworth. Considering the amount of older people in the affordable houses up there, an elevator would be more appropriate.	1	0	-33.8686	151.1923
Comment on site not identified	Bike lanes on every street! Please be forward thinking about cycling infrastructure	4	1	-33.8712	151.1946
Not appropriate	The proposed heights are too high and will block sunlight from the east. The houses in Kirk St and Bulwara Road will be negatively impacted by overshadowing, noise and privacy issues. This is an unsuitable place for the proposed height and density	1	0	-33.8763	151.1977

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Not appropriate	The proposed heights are too high and will block sunlight from the east. The houses in Kirk St and Bulwara Road will be negatively impacted by overshadowing, noise and privacy issues. This is an unsuitable place for the proposed height and density	1	3	-33.8766	151.1977
Not appropriate	The proposed heights are too high and will block sunlight from the east. The houses in Kirk St and Bulwara Road will be negatively impacted by overshadowing, noise and privacy issues. This is an unsuitable place for the proposed height and density	1	3	-33.8766	151.1978
Not appropriate	More homes are required...but this is definitely NOT the place to increase population concentration. From traffic increase, light reduction, views suppression, reduction of quality of life and the unnecessary small apartments format that ruins our quality of life (but puts money in developers, foreign investors and politicians) is abhorrent. So many other places to develop (and add proper public transport). These towers are NOT welcome.	2	4	-33.8704	151.1899
Not appropriate	A FAKE fish market where the overwhelming majority of fish is brought by trucks. The new set-up will be bad for traffic due to the addition of traffic lights to the area where 'through-traffic" is high. Have you seen what happens in current location where most traffic is for the fish market? It is bad, but at least sent to a "dead end". This new location is poor for locals and questionable for those coming from afar. The new off-ramp for traffic coming from the ANZAC bridge is also puzzling.	0	3	-33.8739	151.1908
Proposed building form appropriate	Height is appropriate, from street level your experience would be the same. Density is needed in this area so close to the CBD.	1	1	-33.8686	151.1974
Proposed building form appropriate	Height is appropriate, although i would proposed a setback for the taller tower (e.g. 4 stories, then 2m setback). This would provide a lot of extra space, add a level of outdoor space, all while having minimal impact on sun/nearby park.	2	2	-33.8659	151.1957
Proposed building form appropriate	Good	3	0	-33.867	151.1929
Not appropriate	More can be done here. 12+ stories, mixed use, substantial ground floor retail.	3	0	-33.8695	151.1954
Other feedback	Bike infrastructure needs to be improved across Pymont. Protected bike lanes, particularly connecting public transit.	1	1	-33.8691	151.1943
Other feedback	Pymont is in dire need of public outdoor sporting facilities - one or two basketball courts like Prince Alfred Park would be great. Builds community and is cheap to maintain.	1	2	-33.8677	151.1969

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Proposed building form appropriate	Great height. Suitable for the area.	4	0	-33.8687	151.1901
Other feedback	As Pymont matures, Harris St needs some improvements. e.g. bike lane, parklets, etc.	1	0	-33.8772	151.1984
Not appropriate	site suitable for improved dwellings however increasing height above 4 storeys doesn't reflect effect of overshadow on all historic Kirk st + Bulwara rd terraces, or increased tunnel effect on Harris st - currently under plans for renewal with improved pedestrian amenity.	0	2	-33.8765	151.1977
Not appropriate	site suitable for improved dwellings however increasing height doesn't reflect effect of overshadow on all historic Kirk st + Bulwara rd terraces, or increased tunnel effect on Harris st - currently under plans for renewal with improved pedestrian amenity.	0	0	-33.8764	151.1977
Not appropriate	site suitable for improved dwellings however increasing height above 4 storeys doesn't reflect effect of overshadow on all historic Kirk st + Bulwara rd terraces, or increased tunnel effect on Harris st - currently under plans for renewal with improved pedestrian amenity.	0	3	-33.8766	151.1978
Not appropriate	site suitable for improved dwellings however increasing height above 4 storeys doesn't reflect effect of overshadow on all historic Kirk st + Bulwara rd terraces, or increased tunnel effect on Harris st - currently under plans for renewal with improved pedestrian amenity.	0	3	-33.8766	151.1978
Not appropriate	extra dwellings suitable for these sites - particularly with improved amenity for Hacket st created by set backs + trees. Bravo. However again heights should be lowered to max 4 storeys to protect sun access for historic Hacket st terraces + Powehouse forecourt in afternoon + lessen wind tunnel effect on Harris st	0	4	-33.8782	151.1987
Not appropriate	extra dwellings suitable for these sites - particularly with improved amenity for Hacket st created by set backs + trees. Bravo. However again heights should be lowered to max 4 storeys to protect sun access for historic Hacket st terraces + Powehouse forecourt in afternoon + lessen wind tunnel effect on Harris st	0	2	-33.8784	151.1988
Not appropriate	extra dwellings suitable for these sites - particularly with improved amenity for Hacket st created by set backs + trees. Bravo. However again heights should be lowered to max 4 storeys to protect sun access for historic Hacket st terraces + Powehouse forecourt in afternoon + lessen wind tunnel effect on Harris st	0	3	-33.8788	151.199
Not appropriate	Assuming plan is 6 storeys on Wattle st + 12 on Jones bulk should be either be set back sufficiently to extend sunlight access for opposite terraces or lowered for the same reason. 12 storeys on Jones St should be lowered to no greater than existing height of	1	8	-33.8764	151.195

Early Engagement Report

Comment type	Comment	Up votes	Down votes	Latitude	Longitude
	heritage warehouse on the left. Alternatively missing high school could be considered on this site.				
Proposed open space appropriate	The publicly accessible setbacks on Hackett Street are desperately needed. This is a very busy street that is shared between pedestrians and cars. Which is currently a hazard. The setting for the heritage listed Hackett Street terraces has been abused over the years. The individual entry stairs were chopped off to widen the road. The setback would make the street safer, return the light and provide much needed green space.	1	0	-33.879	151.1989
Proposed building form appropriate	We have the privilege of living in a great suburb. Our children and other families need the same opportunity so they are not subject to polluting commutes and time poor family life! Towers in Jackson's landing reduced our access to sunlight, should they have not been built? Where would all of those families be now if that housing was not provided? We need this development so others can have the opportunities we enjoy. Communities and governments need to support more housing where possible.	7	0	-33.8687	151.1898
Yes	Good use of rezoning to hopefully get these dilapidated buildings rebuilt into something safer and provide much more housing for the community	1	0	-33.8782	151.1987
Yes	Good use of rezoning to hopefully get these dilapidated buildings rebuilt into something safer and provide much more housing for the community	1	0	-33.8785	151.1988
Yes	Good use of rezoning to hopefully get these dilapidated buildings rebuilt into something safer and provide much more housing for the community	2	0	-33.8787	151.199
Proposed building form appropriate	Increasing density to provide more homes for the community will be a great change. Especially with better transport options and connectivity to the CBD.	3	2	-33.8765	151.1978
Yes	Nooooooooo. No no no no no. No no no no no. Don't do it! Look somewhere else. No no no no! My niece can plan better than this.	0	3	-33.8747	151.2029
No	No no no no no. No No No! Nooo way. Don't do it! Look somewhere else. I'll throw rotten mie Goreng at you people. Even my niece can plan better than you without qualification.	1	2	-33.8688	151.1972
Not appropriate	We need more housing close to the city. Pyrmont has a greater opportunity to become a modern village with excellent connectivity and vibrant lifestyle. This site would be more activated with a mixed use zoning not a pure commercial zone that will sit dormant for 10-20 years. The housing crisis at hand will take over a decade to fix and zoning sites that are mixed use now to commercial is a step backwards! More mixed-use will promote activation by developers and businesses.	6	0	-33.8692	151.1952

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Other feedback	The return of the two-story terrace building at the corner of Jones Bay Road and Pymont Street is great.	5	1	-33.8668	151.1937
Other feedback	Functional Walk-through Link: It would be great if the design included a walk-through link through the revitalised heritage warehouse and the new rear building onto Jones Bay Road.	8	0	-33.8664	151.1938
Other feedback	Would love to see the existing historic signage on the warehouse retained and revitalised	8	0	-33.8667	151.1937
Proposed open space appropriate	Great to have a local open space, well planted, ideal for Winter sun sitting, protected from the wind.	5	1	-33.8664	151.1936
Not appropriate	Proposed 6 & 8 storey sections significantly restrict vital air flow to the historic terraces.	5	2	-33.8666	151.1939
Other feedback	We support the creation of a well-integrated, tree-canopied, seated green space for use by the commercial occupants of 12 Pymont Street.	8	1	-33.8666	151.1939
Not appropriate	Cramming a 3-story building, with at most a width of 3.7 metres, at the rear of each terrace is unusable.	8	1	-33.8667	151.1938
Other feedback	Building should be mixed use, rather than solely commercial to help with the housing crisis.	11	0	-33.8665	151.1939
Other feedback	Onsite parking is inappropriate given the proximity to major public transport options and existing traffic pressures.	6	1	-33.8665	151.194
Not appropriate	The proposal for high rise commercial development near the waterfront goes against the concept of a vibrant place for people as envisioned by the strategy. This will block sun and light around the water, create shadows and wind tunnels and obstruct the panorama of the landscape. A place for people it will not become, but rather a permanent blight of the harbour front. The Barangaroo commercial towers are a prime example where it is dark and cold and intolerable when the wind blows.	1	0	-33.8688	151.1975
Not appropriate	The proposal is too high, as it's right next to residential terrace houses. The current design would affect privacy, sunlight and general amenity. The proposed park design is poorly thought through.	4	2	-33.8665	151.1937
Not appropriate	The proposal is inappropriate as this is a residential area, despite the looming presence of the casino. European cities design spaces where heritage buildings co-exist in a meaningful way with modern commercial buildings. The City can do better with this!	4	1	-33.8666	151.1939
Not appropriate	This can be better thought through. A 3-story building isn't sensitive to what is already there.	4	1	-33.8667	151.1937

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Early Engagement Report

Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Proposed open space not appropriate	Proposed building on Harris Street will overshadow and overlook the Ultimo Heritage Conservation zone terraces in Kirk Street. At the shortest day of winter these terraces will not receive the required sunlight as per City of Sydney guidelines. Shocking decision! This will infringe upon the heritage zone and possible provide an example to use in the future to bulldoze heritage terraces....	0	1	-33.8764	151.1977
Not appropriate	Again this proposed development will over shadow and over look the heritage terraces in Kirk Street. Will this development be the thin end of the wedge to infringe upon the Ultimo Heritage Conservation Zone. The proposed building will overshadow these Kirk Street terraces and not allow the minimum sunlight required on the shortest day. Stop this proposed building on Harris Street	0	3	-33.8765	151.1978
Not appropriate	This proposed building on Harris Street will overshadow and over look the heritage terraces in Kirk Street. Is this a way of negating the Ultimo Heritage Conservation Zone and start to allow development into the zone? This zone should be sacrosanct and retain history in Sydney suburbs. The Kirk Street terraces will not receive the required minimum sunlight on the shortest day of winter as per the C of S specs.	0	3	-33.8766	151.1978
Not appropriate	This Harris Street proposal should be deleted from the proposal. It does overshadow and overlook the Kirk Street terraces. It will block the required sunlight on the shortest day as per City of Sydney requirements. It infringes upon the Ultimo Heritage Conservation Zone and will possibly encourage other developers to knock down terraces in the Conservation Zone. The heritage of the area needs to be preserved.	1	3	-33.8767	151.1978
Not appropriate	It's about time the City encouraged the retention of the heritage buildings on Harris Street and not allow this development. The terraces on Kirk Street are part of the Ultimo Heritage Conservation Zone. These terraces will be overlooked and overshadowed by the proposed building. The Kirk Street terraces will not get the required sunlight on the shortest day of winter. This is a vital requirement for terraces that only have front and rear interior light access. Shocking infringement to the Zone!	0	3	-33.8765	151.1978
Not appropriate	This area is part of the Ultimo Heritage Conservation Zone and as such should reflect that heritage classification if any development is proposed. Not good enough just to randomly find sites to develop without any wider consideration	0	6	-33.8758	151.1957
Not appropriate	Any development should be in adherence with the Ultimo Heritage Conservation Zone guidelines and planning. Random building design that doesn't fit the Zone is not appropriate and should be rejected	0	4	-33.8772	151.1968

Early Engagement Report

Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Other feedback	Two-way genuine consultation and conversation between all owners (private owners of the terraces) and architects, mediated, if need be, with the City of Sydney, prior to proposals and public exhibition period would be appreciated.	7	1	-33.8666	151.1936
Other feedback	Life between buildings, Preserving the existing Healthy Trees in a private properties Backyard.	4	1	-33.8666	151.1939
Other feedback	Inappropriate Building Proposals: The construction of six- and eight-story facades butting against the fence lines of privately-owned, lived-in heritage terrace homes. Such proposals are not people-focused and would lead to significant losses in health, amenity, and privacy for the occupants. These adverse effects would be further exacerbated if the new structures include balconies and/or windows facing the terraces.	6	4	-33.8666	151.1939
Other feedback	I write as the parent of two university students who have looked and failed to find accommodation in the UTS-USyd area. The inner West faces a crisis of affordability. Students are sleeping in cars. Requesting site-specific feedback favours NIMBYs with site-specific complaints and is biased against those of us who want any housing, anywhere. If we preserve suburbs within walking distance of the CBD as a low-density "villages", housing will never be affordable. This is selfish and privileged.	5	0	-33.8784	151.1938
Proposed building form appropriate	Great to have higher density living close to CBD	6	0	-33.8672	151.1895
Proposed building form appropriate	There is a serious need for more housing if we have any hope of our children building their lives in Sydney. This is a great place for upzoning to provide a large number of dwellings in a compact space. It is a short walk, bike ride or light rail trip to the city, where jobs are located, and this proximity will reduce carbon emissions. If people are looking for a village atmosphere, they should move to an actual village in the bush - rather than blocking housing in the middle of a major city.	7	1	-33.8686	151.1901
Proposed building form appropriate	Any increase in the number of dwellings available would be fantastic, and new supply will finally put downwards pressure on rents and housing costs - not just here, but across the rest of Sydney. This entire suburb is basically smack bang in the middle of Sydney and is an excellent location for a large number of apartments to be built. There are excellent public transport amenities for a short commute into the city. I strongly support building new dwellings here.	4	0	-33.8697	151.19

Early Engagement Report

Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Proposed building form appropriate	Pymont is right in the middle of a major metropolitan city of 5 million people. Inner city locations should have high density to house people who want to be close to work, rather than out west, where they have to undertake long commutes. While people are entitled to enjoy their own home, they should not be entitled to block off future residents from having a home of their own by lobbying against the development that would allow them to have a roof over their heads. I support this development.	5	0	-33.8699	151.1934
Other feedback	For the height of the proposed development, this location would be better suited to residential use, or at least mixed residential and commercial.	2	0	-33.8686	151.1963
Other feedback	This should be mixed use for both residential and commercial - the housing crisis is too severe for this to be left to just office space that is left empty for 16 hours of the day.	4	0	-33.8665	151.1939
Other feedback	The proposed number of dwellings here are not enough. There is a desperate need for new housing and this would be an excellent location, these buildings should be higher to accommodate more apartments to address the housing crisis.	3	0	-33.8809	151.1971
Other feedback	Great location to build new apartments, with access to adjacent green space, being close to the city and to light rail. It is so well suited that 94 dwellings is nowhere near enough. Every extra apartment built here reduces the severity of the housing crisis across the rest of the city, I would urge the developer and council to aim higher for this site.	3	1	-33.8803	151.1988
Other feedback	8 new dwellings is a pitiful number, this development should be increased to provide more housing.	2	0	-33.8794	151.1999
Not appropriate	Considering this is a 10-minute walk from the city and essentially on top of the new metro station 8 storeys is simply not enough considering we are currently in a housing crisis.	2	1	-33.8697	151.1956
Not appropriate	Nowhere near enough dwellings here considering the location - should be at least twice as many dwellings here - could include affordable housing for those that need it most	4	1	-33.8811	151.1972
Proposed open space not appropriate	Proposed heights should be higher so close to the city. We need at least 10 storeys here when the location is in such great proximity to public transport/shops/jobs. Inner city dwellings in Sydney are far behind other big cities that we should be matching. If we fall behind people won't be able to afford to live near the city affecting the great community and culture that we have built in this inner city areas	2	0	-33.8765	151.1977
Yes	Providing additional and much needed housing in this location is a must.	7	0	-33.8687	151.19
Comment on site not identified	The entirety of Harris st should be rezoned for mixed use developments. maintaining the heritage terraces and shops but adding set back developments. Excellent bus, rail and metro connections. Create new high st	3	0	-33.87	151.1939

Early Engagement Report

Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Proposed building form appropriate	More density please! Housing quantity urgently needed and Ultimo is perfect for it	0	1	-33.8763	151.1975
Not appropriate	With the new Metro station, Ultimo and Pymont will be more connected to the CBD, providing an excellent opportunity for new housing close to the city. Medium and high density residential uses absolutely are consistent with the existing community in Pymont.	1	0	-33.8687	151.1969
Not appropriate	With the new Metro station, Ultimo and Pymont will be more connected to the CBD, providing an excellent opportunity for new housing close to the city. Medium and high density residential uses are consistent with the existing community in Pymont.	1	0	-33.866	151.1955
Not appropriate	The current plans are too focused on providing additional commercial space, for which there is significantly less demand than more housing. The City should consider rezoning for more residential rather than commercial space. The City should consider offering increased floor space ratios for affordable and built-to-rent housing.	2	0	-33.8696	151.1904
Not appropriate	The current plans are too focused on providing additional commercial space, for which there is significantly less demand than more housing. The City should consider rezoning for more residential rather than commercial space. The City should consider offering increased floor space ratios for affordable and built-to-rent housing.	3	0	-33.8687	151.1898
Not appropriate	The current plans are too focused on providing additional commercial space, for which there is significantly less demand than more housing. The City should consider rezoning for more residential rather than commercial space. The City should consider offering increased floor space ratios for affordable and built-to-rent housing.	0	0	-33.8697	151.1955
Not appropriate	The current plans are too focused on providing additional commercial space, for which there is significantly less demand than more housing. The City should consider rezoning for more residential rather than commercial space. The City should consider offering increased floor space ratios for affordable and built-to-rent housing.	1	0	-33.8693	151.1952

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Not appropriate	The current plans are too focused on providing additional commercial space, for which there is significantly less demand than more housing. The City should consider rezoning for more residential rather than commercial space. The City should consider offering increased floor space ratios for affordable and built-to-rent housing.	0	0	-33.8666	151.1937
Not appropriate	The current plans are too focused on providing additional commercial space, for which there is significantly less demand than more housing. The City should consider rezoning for more residential rather than commercial space. The City should consider offering increased floor space ratios for affordable and built-to-rent housing.	2	0	-33.8712	151.1939
Comment on site not identified	John Street to Miller Street is not being actively considered currently, yet provides an excellent opportunity to provide additional, higher-density housing.	3	0	-33.868	151.193
Comment on site not identified	John Street to Miller Street is not being actively considered currently, yet provides an excellent opportunity to provide additional, higher-density housing.	4	0	-33.8677	151.1919
Other feedback	Find more places in Pymont that would suit EV charging stations or power pole chargers. With lots of units and terraces public charging infrastructure is critical	1	0	-33.8683	151.1943
Not appropriate	2-8 storey residential on Wattle Street and Bulwarra Road would under-use the space and consideration should be made for taller buildings. With the new Metro station, Ultimo and Pymont will be more connected to the CBD, providing an excellent opportunity for new housing close to the city. Medium and high density residential uses are consistent with the existing community in Pymont.	3	0	-33.881	151.1971
Not appropriate	2-8 storey residential on Wattle Street and Bulwarra Road would under-use the space and consideration should be made for taller buildings. With the new Metro station, Ultimo and Pymont will be more connected to the CBD, providing an excellent opportunity for new housing close to the city. Medium and high density residential uses are consistent with the existing community in Pymont.	3	0	-33.8803	151.1986

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Not appropriate	This area is ideally suited to high rise residential buildings - anything less would under-use the space and consideration should be made for taller buildings. With the new Metro station, Ultimo and Pymont will be more connected to the CBD, providing an excellent opportunity for new housing close to the city. Medium and high density residential uses are consistent with the existing community in Pymont.	1	0	-33.8789	151.1991
Comment on site not identified	There should be better pedestrian connection in Fig Street and Allen Street	0	0	-33.8736	151.1948
Not appropriate	2-8 storey residential here would under-use the space and consideration should be made for taller buildings. With the new Metro station, Ultimo and Pymont will be more connected to the CBD, providing an excellent opportunity for new housing close to the city. Medium and high density residential uses are consistent with the existing community in Pymont.	3	0	-33.8792	151.1998
Proposed building form appropriate	This parcel of land should be converted to residential land use	2	0	-33.8696	151.1956
Proposed building form appropriate	Agree to include residential land use but it should be delivered as high density	3	0	-33.8669	151.193
Not appropriate	What's with the obsession for commercial only proposals - With the new Metro station, Ultimo and Pymont will be more connected to the CBD, providing an excellent opportunity for new housing close to the city. Medium and high density residential uses are consistent with the existing community in Pymont. The current plans are too focused on providing additional commercial space, for which there is significantly less demand than more housing.	1	9	-33.8763	151.1945

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Not appropriate	With the new Metro station, Ultimo and Pymont will be more connected to the CBD, providing an excellent opportunity for new housing close to the city. Medium and high density residential uses are consistent with the existing community in Pymont. The current plans are too focused on providing additional commercial space, for which there is significantly less demand than more housing. The City should consider rezoning for more residential rather than commercial space.	1	0	-33.8696	151.1899
Not appropriate	By the number of posts lodged regarding 1-27 Murray St, it's clear a Commercial Only rezoning is not what is wanted by residents of Pymont. The preference is to keep 1-27 Murray St as is. If however, the authorities are adamant about increasing floor space by going higher, then have it rezoned as residential and commercial, and make the residential square metre space the same as the Gateway is now across 89 units or increase the residential floor space in the rezoning to accommodate more units.	2	0	-33.8689	151.1972
Proposed building form appropriate	The current building of five story's is totally impracticable with consideration to the heights and dimensions of all the other buildings surrounding it. The land carry capacity is well below par when considered to every other adjacent structure. The 33 story proposed building is the minimum height that should be approved. We are in a severe housing shortage CRISIS, that may last for 20 plus years to come. I have NO time for NIMBY'S.	2	0	-33.8688	151.1899
Proposed building form appropriate	The proposed building form will bring opportunities to provide floor space for retail, commercial and incubator innovation-style industries with close proximity to the UTS university campus. A wider and flexible envelope should be considered that is sympathetic to the heritage fabric and subject to a design excellence competition.	7	1	-33.8763	151.1951
Not appropriate	I am a resident of the Gateway Apartment Building and strongly oppose its proposed demolition as part of the Pymont Peninsula Place Strategy. I've called Gateway home since 2015 and hoped to keep it in my family for generations. The city view and spacious floor plan make it irreplaceable. Demolishing Gateway will disrupt our tight-knit community, eliminate affordable housing options, and have adverse environmental impacts. Why not focus on underused commercial spaces for development instead?	1	0	-33.8687	151.1974
Not appropriate	We bought into the Gateway for its lifestyle, being lowrise and convenient to amenities that Pymont and the city have to offer. I am in my 70's and have lived here for nearly a quarter of a century. To destroy this lovely and solid building and have it replaced with a cold commercial building for workers only will destroy this friendly neighborhood. It's a poor decision if it's destroyed ruining everything Pymont has to offer its residents. Where will all the residents move to? Esp the elderly	2	1	-33.8687	151.1972

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Proposed building form appropriate	I am very much in support of any additional housing that can be constructed around the peninsula, especially during this housing crisis. The new Metro station will provide great connectivity for residents to the CBD and surrounds.	1	0	-33.8688	151.1906
Other feedback	Consider a 'bridge' link from the Glebe foreshore walk to the fishmarket (bay side) so pedestrians do not have to walk to Bridge Rd. This would improve pedestrian access between Glebe and Pymont/City.	0	0	-33.8746	151.1888
Other feedback	Consider new pedestrian links between Pymont/Ultimo and Darling Harbor/City. Currently the pedestrian links - except for the Pymont Bridge - are not direct and do not encourage walking. The route via the Harris St lift and along the western distributor is noisy, polluted and dirty. A pedestrian bridge from Harris St, next to the entrance to Ian Thorpe, across the roads and the tramline line, to the near the ICC theatre would be a great option.	0	0	-33.8752	151.1986
Proposed building form appropriate	We desperately need more housing. This is good, higher would be better.	1	0	-33.8688	151.1899
Yes	We desperately need more housing. Residential development is good but this should be higher	1	0	-33.869	151.1906
Comment on site not identified	The Pymont HCA is an incredibly wasteful use of deeply valuable land. The terraces that are protected are shabby and unremarkable and have no heritage value other than being old. In a few years time there will be a metro station less than a km away. This HCA should be removed and the area rezoned for high density development.	1	0	-33.8703	151.1939
Not appropriate	The proposed changes do not go far enough. This should be at least ten storeys and much higher density. Overshadowing concerns should be dealt with by upzoning the terraces as well.	0	0	-33.8765	151.1977
Proposed building form appropriate	This is an ideal location for high density development. This should be a uniform 10-15 storeys.	0	0	-33.8787	151.1989
Not appropriate	This is not high enough for this site. This site should permit at least 10 storeys.	1	0	-33.8793	151.1998
Not appropriate	This underuses the space significantly. This should be at least 10 storeys for the whole site.	1	0	-33.8801	151.1986
Not appropriate	Nowhere near enough dwellings. Let them build higher!	0	0	-33.8809	151.1972

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Not appropriate	Hi, I am a long term resident of Pymont, having lived here since ~1995, Gateway since 2009. I have raised my children here, primary schooled them here (fought for Ultimo PS), secondary schooled them here (Leichhardt & Glebe). My eldest also goes to uni near here. This is our home. A gigantic commercial building is unnecessary and will create a "wall" before you even get to the CBD. The approach to the city via Pymont Bridge now is low-rise, relaxed and beautiful. A tower will ruin that. NO.	0	0	-33.8688	151.1975
Not appropriate	I understand this proposal was included in a 2020 paper issued by the NSW Government. I cannot say I read or challenged it at the time as my focus was on keeping us all alive, working from home under extreme conditions and avoiding covid, along with caring for vulnerable parents. It would be disingenuous for govt reps to say "you were told about this" given the circumstances. The proposal is inappropriate and my response is "No". Why REDUCE residential real estate? Where is the logic in that?	0	0	-33.8688	151.1975
Comment on site not identified	Please consider some revised planning controls to bolster the existing retail uses in this corner including 109 Bowman and 44-52 Harris St	0	0	-33.8659	151.1921
Not appropriate	I do not believe it is appropriate to increase the height of this building. It would be preferable to leave it as it is so there is a gradual step up from the water/harbour, rather than having a tall building right on the edge. A building this tall just "encloses" the harbour and limits the sense of space.	0	0	-33.8661	151.196
Not appropriate	I believe this remain residential and at its present height. To turn this into commercial only is to make it a pseudo "ghetto" at night and the proposed added greenery unsafe area. Why destroy somewhere that already has internal greenery, which can be viewed from outside the area?	0	0	-33.8687	151.1973
Not appropriate	I do not agree with increasing the building height here. Making this an adjoining buildings higher and commercial only is creating a "ghetto"-style area. It would be preferable to have mixed residential, commercial and retail in these area to inject life into them, instead of making them areas that close down at night time. Increasing the height only further rings the harbour with high buildings.	0	2	-33.8684	151.1965
Not appropriate	As per comments on the adjoining properties. Increasing the height of these building would create a very cluttered and impersonal appearance for the area. We run the risk of making Pymont resemble the impersonal areas of North Sydney if we allow this type of development. The opportunities to create lower rise mixed use properties is an opportunity not to be missed.	0	0	-33.8688	151.1965

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Not appropriate	Putting tall buildings in the middle of the campus just continues the problem this campus has of no green center. This is an opportunity to rectify the mistakes of the TAFE Library structure. That is build along the street edges and open up the centre of Tafe to create a student Green at the centre of the campus.	0	0	-33.8825	151.1997
proposed building form appropriate	Having tall buildings along the southeast side of Jones St., seems appropriate as they would only overshadow Wattle St. But they need a generous set back with retail activating Jones St. with easy access to a new alumni green within TAFE.	0	0	-33.8824	151.1986
Not appropriate	It is really important you provide a broad generous curtilage to the south of the Sydney Technical College building (B) Turner Hall.	0	0	-33.8816	151.1998
proposed building form appropriate	If you are increasing density you must also increase open space. I applaud this setback, as this street is way too narrow to walk down and would get dangerous with more cars.	0	0	-33.881	151.1973
Not appropriate	Great to have a local open space, well planted, ideal for Winter sun sitting, protected from the wind, John Street side of the Warehouse.	0	0	-33.8667	151.1937
Not appropriate	If this landholder is to be enriched by CoS and Planning then the public should be enriched too , with a setback off Bulwarra, and the lemon scented gums kept, and more park added to the south and the highest part of the building at the Macarthur end so it doesn't overshadow the park behind.	0	0	-33.8804	151.1987
Proposed building form appropriate	Great spot for high density housing, walkable to town and on a cycle path.	0	0	-33.8688	151.1898
Proposed building form appropriate	Should be higher; this is a great spot walkable to town and on a cycle lane.	0	0	-33.8691	151.1906
Proposed building form appropriate	very good use of space to do mixed use here along the cycle lane and walkable to town and metro	0	0	-33.8694	151.1901
Comment on site not identified	These heritage-area terraces are a very poor of space hundreds of meters from a metro station and walkable to town. We should rezone this to allow more housing. If you want to recognise the heritage, save one as a museum. But nobody would visit it, because the houses are totally unremarkable!	0	0	-33.8706	151.1938
Comment on site not identified	These heritage-area rundown, overshadowed houses should be considered for rezoning as apartments walkable to metro, lightrail, and city. They are a poor use of inner city land currently.	1	0	-33.8716	151.1966

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Comment type	Comment	Up votes	Down votes	Latitude	Longitude
Not appropriate	shockingly good location walkable to unis and central station, should be more ambitious with building more homes here	1	0	-33.8808	151.1972
Not appropriate	Should be way more homes here considering this is walkable to unis, central, and cbd.	1	0	-33.8801	151.1984
Comment on site not identified	Bonus height and FSR required for co-living in this area.	2	0	-33.8676	151.1927
Comment on site not identified	Bonus height and FSR required in this area for Co-Living.	2	0	-33.8672	151.1927
Comment on site not identified	Supportive of proposed height and GFA increase, suitable for this key inner city location. As significant residential shortage and commercial oversupply - zoning should allow for mixed uses.	0	0	-33.8704	151.1908
proposed open space appropriate	Good open public domain improvement / open space proposed	0	0	-33.8702	151.1903

