

Attachment A3

Sites Reviewed but Not Changing

Sites reviewed but not changing



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Introduction

This report provides a summary of review work completed for sites in Ultimo and Pyrmont where no change is proposed to their existing planning controls.

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.

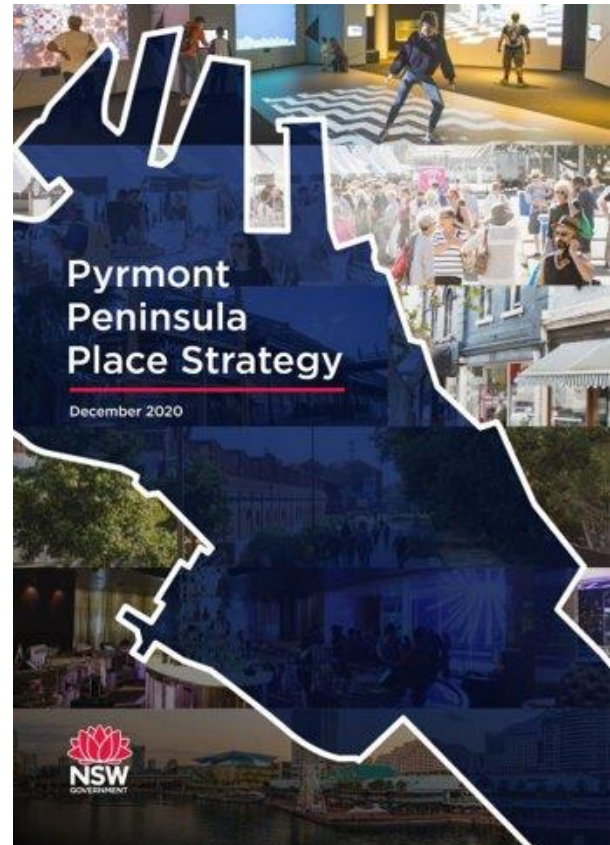


Figure 1: the Pyrmont Peninsula Place Strategy

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

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 identified to us through our early engagement (see Ultimo Pyrmont Strategic Review Early Engagement Report).

Our starting point for reviewing sites are those sites identified by the NSW Government in their Place Strategy that they considered were potentially capable of change and as such could assist in contributing to delivering additional jobs and homes (see Figure 4).

We then extended our consideration to additional sites that were identified through our review process.

Each site has undergone initial consideration, discussion with landowners and finally where change was deemed appropriate, urban design testing (see Ultimo Pyrmont Strategic Review Urban Design Study).

Some sites have been reviewed but no planning control changes are proposed as part of our proposal.

This report provides a summary of those sites and the City's consideration.



Figure 2: Ultimo Pyrmont Strategic Review Early Engagement Report

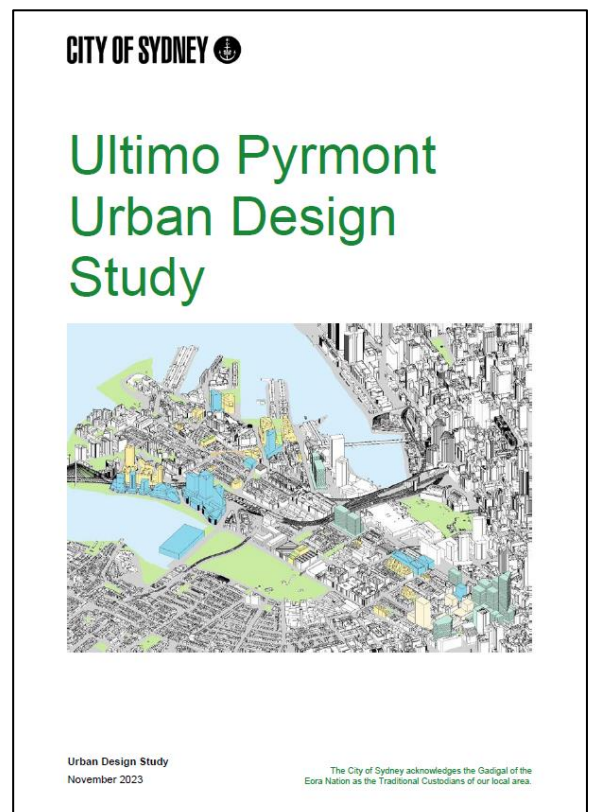


Figure 3: Ultimo Pyrmont Strategic Review Urban Design Report

Figure 4. Place Strategy sites identified as 'capable of change'

Source: 'Finalisation or sub-precinct master plans and rezoning', Department of Planning and Environment, July 2022



NSW Government

NSW Government Key Sites

The NSW Government undertook the first stage implementation of the Place Strategy in July 2022, when they changed the planning controls for four sites:

- 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.

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 and the new fish market at Blackwattle Bay.

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 current and future planning and growth will contribute to delivering the additional jobs and homes outlined by the Place Strategy.

The Star Hotel 20-80 Pyrmont Street

On Friday 29 July 2022 the Minister for Planning and Environment used a State Environmental Planning Policy to amend the City’s planning controls to facilitate a six-star hotel with a height of 105m (or RL 110) at the northern end of the existing casino, on the corner of Jones Bay Road and Pirrama Road.

The planning controls changes approved by the NSW Government provide capacity for additional jobs on site, which contribute to the job target set by the Place Strategy.

The City met with the Place Management NSW (the owner) in May 2022 and the Star (the lessee) in July 2022 to discuss our Review. Neither party requested a change to the current planning controls.

Because the planning controls for the site have only been recently reviewed by the NSW Government and because neither the landowner or lessee requested changes to planning controls, this site is excluded from the City’s proposal.

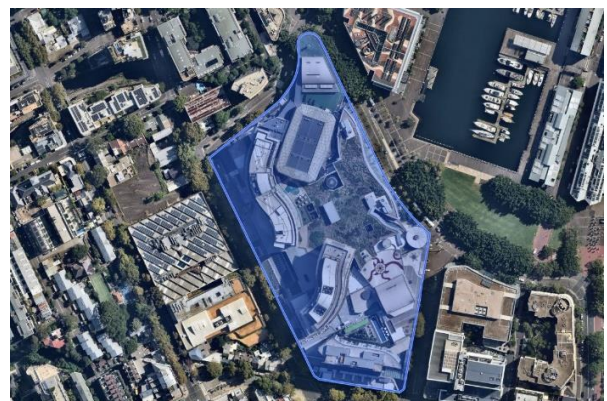


Figure 5: aerial, 20-80 Pyrmont Street

**UTS Ultimo sites, including the Indigenous Residential College
622-644A Harris Street**

On Friday 29 July 2022 the Minister for Planning and Environment used a State Environmental Planning Policy to amend City's planning controls to facilitate an Indigenous Residential College and associated education facilities for the University of Technology Sydney (UTS). The maximum building height is 65m (RL 68), and the FSR is 5.93:1.

The planning controls changes approved by the NSW Government provide capacity for an additional jobs and homes on site, which contribute to the job and homes target set by the Place Strategy.

The City met with UTS (the owner) in 2022 and 2023 to discuss our Review. UTS stated that they currently had no plans to develop sites within the review area other than their Indigenous Residential College Key Site.

Because the planning controls for the site Indigenous Residential college site has only been recently reviewed by the NSW Government and because the landowner did not request changes to planning controls for other sites, all UTS Ultimo sites have been excluded from the City's proposal.



Figure 6: aerial, 622-644A Harris Street

**Metro sites
37-69 Union Street
26-32 Pyrmont Bridge Road**

On Friday 29 July 2022 the Minister for Planning and Environment used a State Environmental Planning Policy to amend City's planning controls to facilitate:

- the construction of a tower at 37-69 Union Street to a maximum building height of approximately 110m (RL 120), and
- a 24m (RL 37.75) high building at 26-32 Pyrmont Bridge Road.

The planning controls changes approved by the NSW Government provide capacity for additional jobs and homes on the sites, which will contribute to the job and dwelling targets set by the Place Strategy.

Because the planning controls for these sites have only been recently reviewed by the NSW Government they have been excluded from the City's proposal.



Figure 7: aerial, 37-69 Union Street



Figure 8: aerial, 26-32 Pyrmont Bridge

Blackwattle Bay
1-45 Bank Street
56-60 Pyrmont Bridge Road

1-45 Bank Street and 56-60 Pyrmont Bridge Road, Pyrmont is a group of 10 land parcels located on the northern and eastern foreshore of Blackwattle Bay.

The land parcels are owned by various public and private entities and cover an area of approximately 61,075sqm.

The sites are in use for a variety of uses including wholesale distribution, retail, and concrete batching.

A deferred State Significant precinct rezoning was finalised in December 2022, with the new planning controls expected to take effect by the end of 2023 following the exhibition and finalisation of a Voluntary Planning Agreement. The rezoning will facilitate:

- new buildings ranging from six to 35 storeys
- around 97,500sqm of residential GFA allowing for approximately 1,200 homes with a population of around 2,400 residents, and
- approximately 100,000sqm of commercial and retail GFA allowing for approximately 5,600 new jobs.

Because the planning controls for these sites have only been recently reviewed by the NSW Government they have been excluded from the City's proposal.



Figure 9: aerial, Blackwattle Bay Key Site

Harbourside
2-10 Darling Drive, Sydney

The site is located within an area that is subject to the planning controls of State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021, rather than the Sydney LEP 2012. Accordingly, the City is not the planning proposal authority for the site.

A State Significant Development Application (SSD-7874) including a Concept Proposal for a residential apartment tower, non-residential podium envelope and public domain improvements was approved by the Independent Planning Commission in June 2021. The approval also permits early works, including demolition. The existing Harbourside Shopping Centre is currently being demolished.

A competitive Design Process has been undertaken and a State Significant Development Application for a detailed proposal is currently being assessed by DPE (SSD-49295711). It is for a 50-storey (RL170) tower development with podium and four basement levels.

The Concept Approval provides capacity for additional jobs and homes, which will contribute to the job and homes target set by the Place Strategy.

Because this site is subject to a recent planning approval and the City is not the planning authority for this land, it has been excluded from the City's proposal.

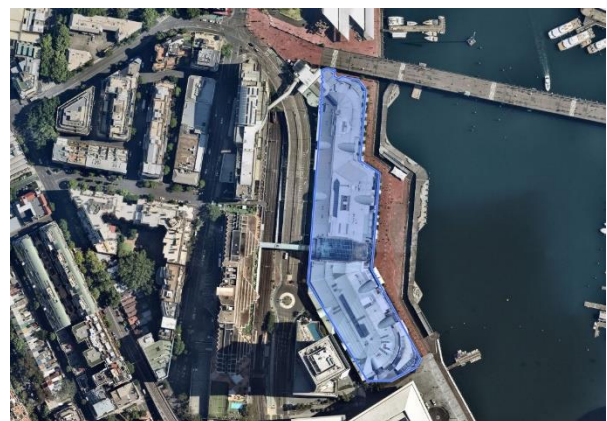


Figure 10: aerial, 2-10 Darling Drive

1 Bridge Street, Glebe

1 Bridge Road is located on the south-eastern shore of Blackwattle Bay and forms part of the Blackwattle Bay State Significant Precinct.

The site was previously in use for waterfront industry, including a concrete batching facility and coal loading. The site is currently undergoing redevelopment.

A State Significant Development Application (SSD-8925), which includes the construction, use and operation, was approved by the Minister for Planning and Public Spaces in June 2020. The approval includes the construction of a new 3 storey building to accommodate the New Sydney Fish Market, which expands further into Blackwattle Bay and delivers a gross floor area (GFA) of 26,751sqm, including:

- wharf and boating facilities for fishing fleet servicing, a multi-purpose wharf for recreational vessels and the capacity for a private-operated ferry stop.
- retail premises such as food retail, shops, markets and food and drink premises.
- business and office premises.
- multi-functional spaces and areas for exhibitions, events, functions.

The planning approval provides capacity for additional jobs, which will contribute to the job target set by the Place Strategy.

Because this site is subject to a recent planning approval and the City is not the planning authority for this land, it has been excluded from the City's proposal.



Figure 11: aerial, 1 Bridge Street, Glebe

State Significant sites

The following are sites either:

- located within an area that is subject to the planning provisions of State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021, rather than the Sydney LEP 2012 and as such the City is not responsible for the planning controls for these sites, or
- State Significant Development, by virtue of their development type, being one identified in State Environmental Planning Policy (Planning Systems) 2021 as State Significant.

It should be noted that these sites may be capable of change and are subject to planning controls that facilitate a merit-based assessment when considering the maximum suitable height and FSR. Therefore, potential additional floorspace identified by the NSW Department of Planning and Environment in the Place Strategy has been taken into consideration when calculating the overall quantum of potential floor space, jobs and homes delivered across Ultimo and Pyrmont by these sites.

21A Darling Drive, Sydney

21A Darling Drive is an isolated site located between Pyrmont Street to the west, the Light Rail corridor to the east and south, and directly south of the Novotel Hotel. It is positioned partly under the Western Distributor flyover. The existing site area is 4,133 sqm and the site is owned by the Transport Asset Holding Entity of New South Wales. The site was developed for the purposes of Light Rail in the mid-1990s and accommodates part of the Inner West Light Rail track and the Pyrmont Light Rail Depot.

The site is located within an area that is subject to the planning provisions of State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021, rather than the Sydney Local Environmental Plan 2012.

The site is not a heritage item, nor is it located within a heritage conservation area.

The site will benefit from the removal of the Pyrmont Street on-ramp to the Western Distributor on its northern boundary, which is proposed in Transport for NSW's Pyrmont Ultimo Transport Plan.

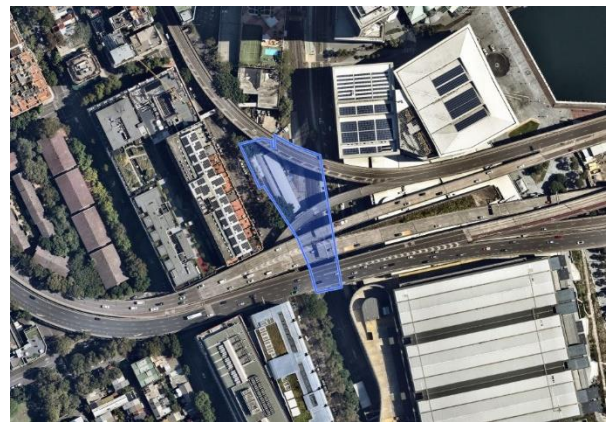


Figure 12: aerial, 21A Darling Drive, Sydney

80-100 Murray Street, Sydney

80-100 Murray Street is located between Murray Street to the west, the Pyrmont Street on-ramp to the Western Distributor to the south, the Light Rail corridor to the east, and the Ibis Hotel at 50 Murray Street to the north. The site area is 16,915 sqm and the site is owned by Place Management NSW. It accommodates the Novotel Hotel, which is a 525 room 4-star hotel, located within a 12-storey building with four levels of partial basement car parking.

It is located within an area that is subject to the planning provisions of State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021, rather than the Sydney Local Environmental Plan 2012.

The site is not a heritage item, nor is it located within a heritage conservation area.

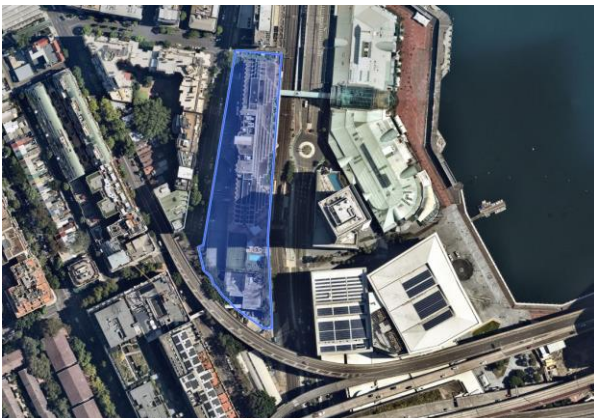


Figure 13: aerial, 80-100 Murray Street, Sydney

390-422 Harris Street and 273 Pyrmont Street, Ultimo

390-422 Harris Street and 273 Pyrmont Street occupies the entire block bound by Harris Street to the west, Quarry Street to the south, Pyrmont Street to the east, and Fig Street to the north with the Western Distributor located above. The site is comprised of two land parcels, with 390-422 Harris Street occupying the western portion of the site, and 273 Pyrmont Street occupying the eastern portion of the site. The combined site area is 11,035 sqm and the site is owned by Global Switch Property Australia Pty Ltd. Global Switch operates a data centre from the premises. The building is 6 storeys in height and accommodates data storage rooms and equipment with ancillary office space.

It is located within an area that is subject to the planning provisions of State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021, rather than the Sydney Local Environmental Plan 2012.



Figure 14: aerial, 390 - 422 Harris Street and 273 Pyrmont Street, Ultimo

1-73 Broadway, 81-117 Broadway, and 702-730 Harris Street, Ultimo University of Technology (UTS)

These sites are collectively the UTS Broadway Campus, which is in three distinct parts.

702-730 Harris Street is the eastern portion of the campus. It is roughly rectangular in shape and is bound by Harris Street to the West and the Good Line to the east. Its northern boundary is shared with the ABC Ultimo Centre, and its southern boundary is shared with a residential flat building with ground floor retail. This part of the site has an area of 1,734 sqm.

It accommodates Building 6 (the Peter Johnson Building – faculty of Design, Architecture and Building, and the UTS Gallery). The upper levels of the building provide accommodation for up to 720 students.

The eastern part of the campus is connected to the central part with a footbridge over Harris Street.

1-73 Broadway is the central portion of the campus. It is irregular in shape and is bound by Thomas Street to the north, Harris Street to the east, Broadway to the south, and Jones Street to the west. This part of the site has an area of approximately 27,660 sqm.

It accommodates Building 1 (UTS Tower - administration), Building 2 (UTS Central - UTS Library and Reading Room, the Hive Superlab, and the Faculty of Law.), Building 3 (Bon Marche – facilities for the Faculty of Arts and Social Sciences), Building 4 (Faculty of Science), Building 7 (Vicki Sara Building – Faculty of Science), and commercial buildings fronting Broadway in the south-eastern corner.

81-117 Broadway is the western portion of the campus. It is irregular in shape and is bound by Thomas Street to the north, Jones Street to the east, Broadway to the south, and Wattle Street to the west. This part of the site has an area of 9,245 sqm.

It accommodates Building 10 (Faculty of Health and Faculty of Arts and Social Sciences) and Building 11 (Faculty of Engineering and IT).

The collective site contains two items of local heritage significance, specifically the commercial buildings positioned in the south-eastern corner of the central portion of the campus.

On 23 December 2009 Concept Plan 08_0116 was approved by the former Minister for Planning. Specifically, the Concept Plan approved the redevelopment of the UTS Broadway Precinct including new Broadway building and Thomas Street Building, alterations to Buildings 1, 2, 3, 4, 6 and 10 and associated landscape and public domain works.

The UTS Concept Plan Approval prevails over Sydney LEP 2012 in the event of an inconsistency. Any future development applications are likely to be State Significant Development and as such the City will not be the planning authority.

The City 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.

The site is not to be considered further as there is further capacity within the Concept Plan to accommodate the short to mid-term ambitions of UTS as they pertain to these sites, and there is no requirement to increase the height standard on the site to accommodate the required additional height as the Concept Plan prevails over SLEP 2012.

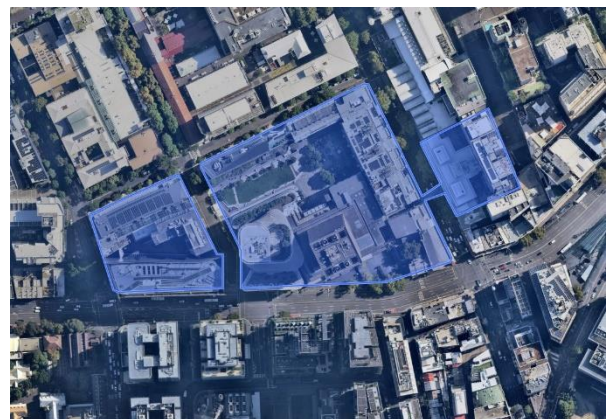


Figure 15: aerial, 1-73 Broadway, 81-117 Broadway, and 702-730 Harris Street

**1-17 Mary Ann Street and 19 Mary Ann Street, Ultimo
TAFE NSW**

These sites are collectively the TAFE NSW Ultimo Campus, which is in two distinct blocks separated by Jones Street.

To the west of Jones Street is 1-17 Mary Ann Street. It is rectangular in shape and is bound by Wattle Street to the west, Mary Ann Street to the north, Jones Street to the east and Thomas Street to the south.

To the east of Jones Street is 19 Mary Ann Street. It is rectangular in shape and is bound by Jones Street to the west, Mary Ann Street to the north, Harris Street to the east and Thomas Street to the south.

Both blocks contain items of local and State heritage significance.

Any redevelopment of the site would need to ensure adequate protection of solar access to UTS Alumni Green and Jones Street to the south and existing residential apartment to the west.

During the City's early engagement, the TAFE site was identified as a site that could be more permeable and activated for pedestrians. It was also identified as a site that could accommodate a larger piece of publicly accessible open space, similar to that provided at the UTS site.

The City met with TAFE NSW as a significant landowner as part of our early engagement. In response, TAFE NSW have prepared a draft Campus Masterplan.

The draft Campus Masterplan has not been finalised and as such the City's proposal does not incorporate the required planning control changes.

The planning control changes required to facilitate the draft Campus Masterplan can be pursued by TAFE NSW in the future under a separate planning proposal request.

Future development applications are likely to be State Significant, by virtue of educational establishments being a building type identified as State Significant.

Notwithstanding, the City would seek delegation to assess any future development applications that relate to the site.

Because the site was identified by the Department of Planning and Environment as a site capable of change and because TAFE NSW have developed a draft Campus Masterplan to facilitate additional floor space on site, the capacity created through the draft Campus Masterplan has been counted for the purposes of contributing to the job target set by the Place Strategy.



Figure 16: aerial, 1-17 Mary Ann Street and 19 Mary Ann Street

Land and Housing Corporation

Land and Housing Corporation sites

The Place Strategy identified a number of sites owned by the NSW Land and Housing Corporation as potentially capable of change and as such could assist in contributing to delivering additional jobs and homes.

The City met with Land and Housing as a significant landowner. We discussed each of their below land holdings:

- 12-20 Point Street, Pymont
- 86-118 Bowman Street, Pymont
- 26-52 Mount Street, 85 Harris Street and 101-103 Harris Street, Pymont
- 13 Jones Street, Pymont
- 282-318 Jones Street, Pymont
- 336-368 Jones Street, Pymont
- 528-538 Jones Street, Ultimo

Land and Housing provided correspondence that they currently had no plans to develop sites within the review area.

As such no change to planning controls have been proposed and no additional jobs or homes assumed for Land and Housing sites.

Land and Housing Corporation should consult with their tenants, relevant non-government organisations that support the residents, and the City, prior to and during any design and planning process they initiate for their sites.

12-20 Point Street, Pymont Ways Terrace

12-20 Point Street is located on the eastern side of Point Street at the northern end of the peninsula. It is located on the ridge and overlooks James Watkinson Reserve and Jones Bay to the east.

The site is a listed heritage item. The building is visually prominent in its Pymont peninsula context and a rare example of a major housing development designed by the prominent architect Professor Leslie Wilkinson.

It's integrity and intactness are listed as high and its recommended management is for it to be retained and conserved.

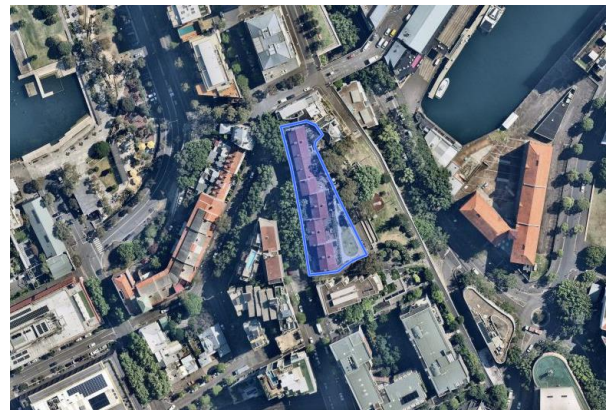


Figure 17: aerial, 12-20 Point Street, Pymont

86-118 Bowman Street, Pymont

86-118 Bowman Street is located in the block bound by Bowman Street to the south and east, Herbert Street to the north, Pirrama Road to the northwest and Harris Street to the west. It is in the southern and central portions of the block, with the northern portion occupied by a row of 11 terrace houses and a larger building containing three dwellings, which are all in private ownership.

The site irregular in shape, comprised of four land parcels, and occupies an area of 2,647 sqm. It provides 77 dwellings and three (3) commercial tenancies. The existing buildings were constructed in the early 1990s.

The site is not a heritage item, nor is it located within a heritage conservation area. The adjoining terraces to the northwest are heritage items of local significance.

Form and scale of the existing building is commensurate with its surrounds. The building was designed by then NSW Department of Housing in-house architect John Gregory and is considered to be one of his best works.

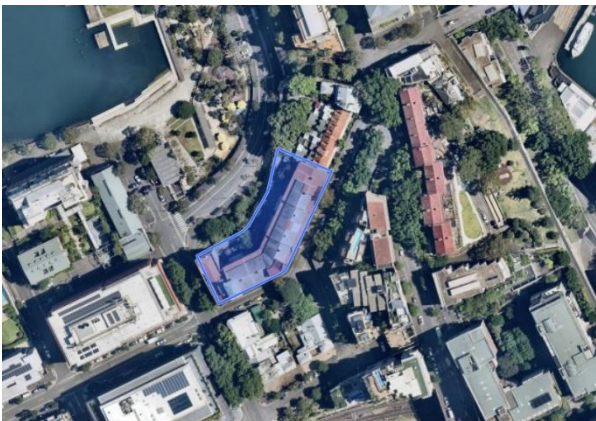


Figure 18: aerial, 86-118 Bowman Street, Pymont

26-52 Mount Street, 85 Harris Street and 101-103 Harris Street, Pymont

26-52 Mount Street and 73-85 Harris Street, has an approximate area of 5,181sqm. The site forms an L shape, with Mount Street to the west and Harris Street to the east. A heritage listed item exists within the site boundaries at 30 Mount Street, being the Former CSR Manager's house.

The site has an unusual inclusion of a traffic island and access road to the south-west corner which assists the traffic flow of Mount Street which is a no through road as it meets the sandstone cliff edge. The traffic island provides a decent amount of canopy whereas the rest of the terraces have minimal trees and shrubbery. The grounds of the heritage item are shaded with an enormous tree.

101-103 Harris Street is a listed heritage item within the Pymont Heritage Conservation Area on the western side of Harris Street. Its recommended management is for it to be retained and conserved.

Applying the approach outlined in the Ultimo Pymont Urban Design Study, and that retains significant trees onsite, provides appropriate setting for the heritage items and provides an accessible Harris to Mount street through site link, the renewal of 26-52 Mount Street could provide capacity for approximately 30 additional social housing dwellings on site.

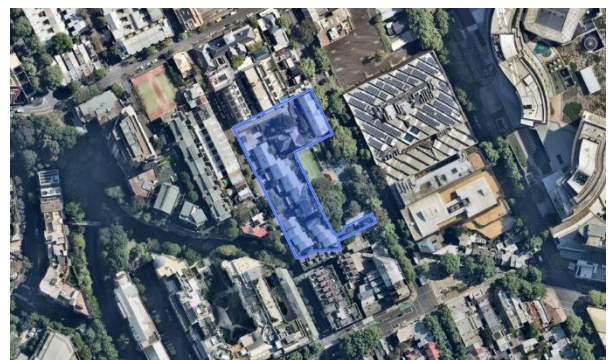


Figure 19: aerial, 26-52 Mount Street, Pymont

13 Jones Street, Pyrmont

13 Jones Street is located in the block bound by Jones Street to the east, Miller Street to the south and the Dulwich Hill Line light rail cutting along its western boundary. It is at the northern end of the block and is occupied by a seven-storey residential apartment building with ground floor retail.

The site contains 77 dwellings and three commercial tenancies. The existing buildings were constructed in the early 2000s.

The site is not a heritage item, nor is it located within a heritage conservation area.

Applying the approach outlined in the Ultimo Pyrmont Urban Design Study the renewal of the site could provide capacity for approximately 21 additional social housing dwellings on site.



Figure 20: aerial, 13 Jones Street

282-318 Jones Street, Pyrmont

282-318 Jones Street is located on the eastern side of Jones Street, with Fig Street to the south and Jones Lane running along its eastern boundary.

The site comprises 17 attached Federation terraces and is a listed heritage item.

It's integrity and intactness are listed as high and its recommended management is to be retained and conserved.



Figure 21: aerial, 282-318 Jones Street

336-368 Jones Street, Pymont

336-368 Jones Street, which also includes 1-7 Henry Avenue, has an approximate area of 2,850sqm. The site is located on a block bounded by Jones Street to the west, Fig Lane to the north, Henry Avenue to the east and Quarry Lane to the south.

The site comprises 13 two-storey Victorian terraces fronting Jones Street, a residential infill building on the corner of Jones Street and Fig Lane and a three-storey residential apartment building fronting Henry Lane.

The site is within the Ultimo Heritage Conservation Area. The terraces are contributory buildings. 1-7 Henry Avenue is a neutral building and was designed under Albert Smillie as Principal Architect within the City Building Surveyor's Department.

Applying the approach outlined in the Ultimo Pymont Urban Design Study an addition to the 1-7 Henry Avenue flats could provide capacity for approximately 16 additional social housing dwellings on site.



Figure 22: aerial, 336-368 Jones Street

528-538 Jones Street, Ultimo

528-538 Jones Street is centrally located on the western side of the block bound by Jones Street to the west, Mary Ann Street to the south, Bulwara Road to the east and Macarthur Street to the north.

The site contains a residential flat building containing 47 social housing dwellings.

The site is not a heritage item nor is it located within a heritage conservation area.



Figure 23: aerial, 528-538 Jones Street

City of Sydney

City of Sydney sites

The Place Strategy identified a number of sites owned by the City of Sydney as potentially capable of change and as such could assist in contributing to delivering additional jobs and homes.

The City currently has no plans to develop sites within the review area, other than 14-26 Wattle Street (Concept Development Application approved).

As such no change to planning controls have been proposed and no additional jobs or homes assumed for City of Sydney sites.

2-10 Mary Ann Street, Ultimo

2-10 Mary Ann Street is located in the southern part of the block bound by Mary Ann Street to the south, Wattle Lane to the West, Macarthur Street to the north, and McKee Street to the east. The site directly adjoins the McKee Street reserve to the north.

The site is roughly rectangular in shape with an area of approximately 1,081sqm.

The site contains a single storey building which is currently in use as a childcare centre and is owned by the City of Sydney.

The site is not a heritage item, nor is it located with a heritage conservation area.

The site is owned by the City of Sydney, and it provides an important community service. The City has no plans to redevelop this site, and it is therefore not to be considered further.

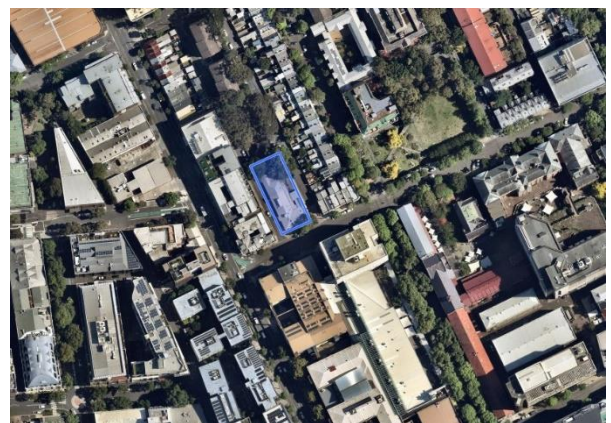


Figure 24: aerial, 2-10 Mary Ann Street

40 William Henry Street, Ultimo

40 William Henry Street is located in the southern part of the block bound by William Henry Street to the south, Bulwara Road to the West, Quarry Street to the north, and Harris Street to the east. A large mixed use development with ground floor retail and 199 apartments above directly adjoins the site to the north.

The site is roughly rectangular in shape with an area of approximately 2,968 sqm.

The site contains a three (3) storey building with rooftop sporting facilities which is currently in use as a community centre and is owned by the City of Sydney.

The site is not a heritage item, nor is it located with a heritage conservation area.

The site is owned by the City of Sydney, and it provides an important community service. The City has no plans to redevelop this site, and it is therefore not to be considered further.



Figure 25: aerial, 40 William Henry Street

10A Wattle Street, Pyrmont

10A Wattle Street is located on the eastern side of Wattle Street, opposite Wentworth Park.

It is an irregular shaped site with a 32 metre frontage to Wattle Street that narrows to a point at the rear.

The site is positioned in between Wentworth Park light rail stop to the south and an existing residential flat building to the north with an in-part nil boundary setback. Apartments in the adjoining residential flat building benefit from views and access to light and air across the subject site.

The site primarily zoned SP2 Classified road, which prohibits and residential or substantial commercial development. The zoning is for the purposes of a potential future on/off ramp to the Western Distributor.

The City through Transport for NSW Pyrmont Ultimo Transport Strategy work have advocated for future ramp to not be pursued in a hope that the site would be used for a more productive use. Even with a rezoning however the sites contextual constraints mean its future use would be limited.



Figure 26: aerial, 10A Wattle Street, Pyrmont

City West Housing

City West Housing sites

The Place Strategy identified a number of sites owned by the City West as potentially capable of change and as such could assist in contributing to delivering additional jobs and homes.

The City met with City West as a significant landowner. We discussed each of their below land holdings:

- 17-21 Pymont Bridge Road, Pymont
- 137 Murray Street, Pymont
- 15-17 Jones Street, Pymont
- 6-10 Wattle Street, Pymont
- 14A Quarry Master Drive, Pymont
- 56 Harris Street, Pymont

City West indicated that they currently had no plans to develop sites within the review area but were open to the City reviewing their sites to determine if new planning controls could deliver additional homes.

The City has undertaken a review of the above land holdings and determined that none of the sites have the potential to deliver sufficient additional homes in the short to medium term that would make new planning controls viable.

As such, no change to planning controls have been proposed and no additional jobs or homes assumed for City West sites.

City West should consult with their tenants, relevant non-government organisations that support the residents, and the City, prior to and during any design and planning process they initiate for their sites.

17-21 Pymont Bridge Road, Pymont

17-21 Pymont Bridge Road is a block site bounded by Pymont Bridge Road to the north, Little Edward Street to the east, Edward Lane to the south and Pymont Street to the west.

The site is occupied by heritage listed warehouse that has been converted into 45 residential apartments with a business use at ground floor level.

The building is listed as having high external significance but low internal heritage significance. The recommended management for the site is it should be retained and conserved and that any additions and alterations should not be visibly prominent.

The ability for the site to accommodate additional height is restricted by the requirement to minimise overshadowing to existing residential apartments to the south at 2-30 Bunn Street and to the east at 1-5 Hardwood Street.

Because of these restrictions, no change to planning controls have been proposed and no additional jobs or homes assumed.



Figure 27: aerial, 17-21 Pymont Bridge Road

137 Murray Street, Pyrmont

137 Murray Street is on the western side of Murray Street adjacent to the Novotel in Darling Harbour.

The site is irregular in shape with an approximate area of 165sqm.

The site contains a seven-storey residential apartment building that contains 15 affordable rental housing apartments. The building was built in the late 1990s.

The site could potentially accommodate some additional height. This would be subject to minimising overshadowing to existing residential apartment to the west. The viability of the few additional levels you could achieve though is questionable.

Because of these restrictions, no change to planning controls have been proposed and no additional jobs or homes assumed.

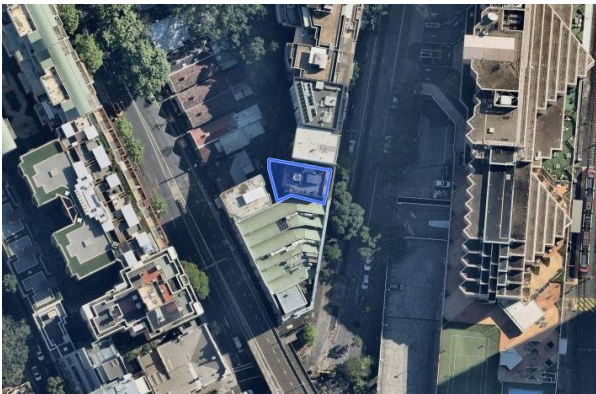


Figure 28: aerial, 137 Murray Street

15-17 Jones Street, Pyrmont

15-17 Jones Street is on the western side of Jones Street, north of the Western Distributor.

The sites western boundary is along the Dulwich Hill Line light rail cutting. It is occupied by a four to six storey residential apartment building with 51 dwellings.

The existing buildings were constructed in the late 1990s.

The site is not a heritage item, nor is it located within a heritage conservation area.

Applying the approach outlined in the Ultimo Pyrmont Urban Design Study the renewal of the current site could provide capacity for approximately 45 additional affordable rental housing units on site.

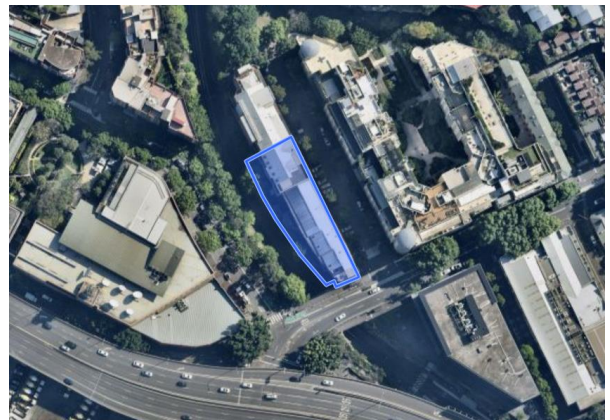


Figure 29: aerial, 15-17 Jones Street

6-10 Wattle Street, Pyrmont

6-10 Wattle Street is located in the southern corner of the block bound by Wattle Street to the west, Wattle crescent to the southeast, and Pyrmont Bridge Road to the northwest.

The site irregular in shape and occupies an area of approximately 1,138 sqm. The site contains a residential flat building with 57 apartments, which are affordable housing dwellings and are owned by City West Housing.

The site is not a heritage item, nor is it located within a heritage conservation area.

The building was completed in the early 2000s.

The ability for the site to accommodate additional height is restricted by the requirement to maintain solar access to Wentworth Park and minimise over shadowing to existing residential apartments to the east at 2-26 Wattle Crescent.

Because of these restrictions, no change to planning controls have been proposed and no additional jobs or homes assumed.



Figure 30: aerial, 6-10 Wattle Street

14A Quarry Master Drive, Pyrmont

14A Quarry Master Drive is on the eastern side of Quarry Master Drive. The sites eastern boundary is along the Dulwich Hill Line light rail cutting. It is occupied by a five storey residential apartment building with 25 dwellings.

The existing building was constructed in the early 2000s.

The site is not a heritage item, nor is it located within a heritage conservation area.

Applying the approach outlined in the Ultimo Pyrmont Urban Design Study the renewal of the current site could provide capacity for approximately 26 additional affordable rental housing units on site.



Figure 31: aerial, 14A Quarry Master Drive

56 Harris Street, Pymont

56 Harris Street occupies the entire block bound by Harris Street to the west, John Street to the south, and Point Street to the east. The northern boundary is shared with a deep railway cutting through which the Inner West Light Rail traverses.

The site is irregular in shape and occupies an area of 2,286 sqm. The site is occupied by a part five (5) - part seven (7) storey residential flat building, constructed around 2007. The building is owned by City West housing and includes 81 dwellings provided as affordable housing.

The site is not a heritage item nor is it located in a heritage conservation area. The site is surrounded by heritage items of local significance and is also directly to the south of the railway cutting, which is a heritage item of State significance.

Applying the approach outlined in the Ultimo Pymont Urban Design Study an addition to the current site could provide capacity for approximately 20 additional affordable rental housing units.

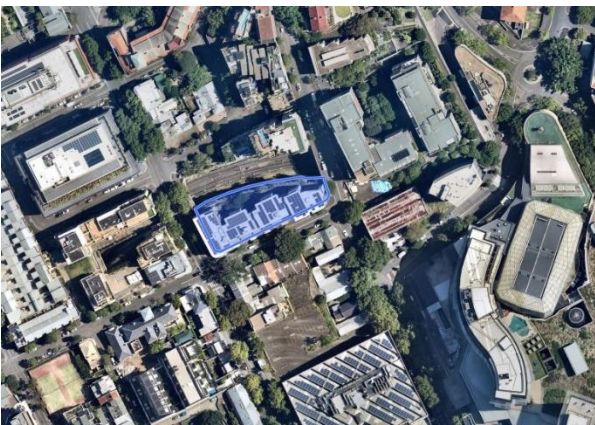


Figure 32: aerial, 56 Harris Street

Recent

Recent development and approval sites

The Place Strategy identified a number of sites that had either recently completed construction or have a recent development approval and as such there is no utility in implementing new planning controls.

For sites with recent approvals, but not yet constructed, the jobs and homes they deliver have been counted for the purposes of contributing to the job and dwelling targets set by the Place Strategy.

21 Harris Street, Pyrmont

21 Harris Street occupies the entire block bound by Harris Street to the east, Bowman Street to the north, Mount Street Walk to the west, and Harvey Street to the south.

The site rectangular in shape and occupies an area of 3,046 sqm. The site is occupied by an eight storey building, constructed around 2020, and provides 18,940sqm of commercial office and ground floor retail space.

The site is not a heritage item nor is it located in a heritage conservation area.

The building is only 3 years old. It is a certified 6-star Green Star Rating, and a 5.5-Star NABERS energy rating (6 Star with Green Energy). The building is generally well occupied.

The building is a good contextual fit with its surrounds, being a similar height to buildings located to the north, west, south, and east. There is an appropriate height transition between it, and neighbouring heritage items of a smaller scale.

For these reasons the site is not considered appropriate for new planning controls.



Figure 33: 21 Harris Street, Pyrmont

19 Harris Street, Pyrmont

19 Harris Street is located in the southern portion of the block bound by Harris Street to the east, Bowman Street to the south, Mount Street Walk to the west, and Jacksons Landing Promenade to the north.

The site rectangular in shape and occupies an area of 2,298 sqm. The site is occupied by a six storey building, constructed circa 2000, which provides 14,309sqm of commercial office and ground floor retail space.

The site is not a heritage item nor is it located in a heritage conservation area.

The northern part of the block is occupied by a 12-storey warehouse of local heritage significance converted to residential use with ground floor retail (I1214 Former CSR Boiler House). The block also contains a two-storey commercial building of local heritage significance fronting Harris Street (I1215 Former CSR Engineer's Store), and a five-storey warehouse of heritage significance converted to residential use fronting Mount Street Walk (I1243 Former CSR Rum Store).

The building has recently been renovated. It is a good contextual fit with its surrounds, being a similar height to buildings located to the north, west, south, and east. There is an appropriate height transition between it, and neighbouring heritage items of a smaller scale. Additional height would visually dominate the heritage items to the north and south-east, which are predominantly 2-3 storeys in height, and the adjoining heritage former Rum Store which is 5 storeys.

For these reasons the site was not considered appropriate for new planning controls.



Figure 34: aerial, 19 Harris Street

1 Darling Island Road, Pyrmont

1 Darling Island Road occupies the entire block bound by Darling Island Road to the west, Fyfe Street to the north, and Wharf Crescent to the east and south.

The site irregular in shape and occupies an area of 6,147 sqm. The site is occupied by a six storey building, constructed in the mid-2000s, which provides 22,197sqm of commercial office space. The site is owned by Place Management NSW, leased to Mirvac, and is occupied by Google Australia.

The site is not a heritage item, nor is it located within a heritage conservation area. The sites directly to the west collectively form the former Royal Edward Victualling Yard (REVY) site built between 1904 and 1912 to service the Royal Australian Navy. It is a heritage item of State Significance (01855).

The existing form and scale of the buildings within the Darling Island precinct is reflective of existing buildings including the adjoining REVY buildings.

Preservation of solar access to Metcalfe Park and the preservation of the through site link means the site has limited ability to accommodate additional floor space. The site has floor space capacity under existing planning controls.

For these reasons the site was not considered appropriate for new planning controls.



Figure 35: aerial, 19 Harris Street

55-55A Miller Street, Pyrmont

55 and 55A Miller Street occupies the entire block bound by Miller Street to the north, Miller Lane to the east, and Point Street to the east. The southwestern boundary is shared with a deep railway cutting through which the Inner West Light Rail traverses. The site is directly to the south of the intersection of Jones and Miller Streets.

The site is irregular in shape and occupies an area of 4,330 sqm. It is comprised of two sites. The eastern site is occupied by a seven-storey commercial building, constructed around 2006. The building is comprised of 64 car parking spaces and 107 commercial units under strata title. The western site contains a plaza known as the Miller Street Civic Space which is owned by the City of Sydney Council and the Light Rail cutting which is owned by the State Rail Authority of NSW. The plaza provides access to the Fish Market Light Rail Station.

The railway cutting is a heritage item of State significance. The remainder of the site is not a heritage item nor is it located in a heritage conservation area. The site is located directly opposite a heritage item of local significance at 63-79 Miller Street.

For these reasons the site was not considered appropriate for new planning controls.



Figure 36: aerial, 55-55A Miller Street

38-42 Pirrama and 6 Darling Island roads, Pyrmont

38 Pirrama Road, is located at the southern end of the Jones Bay foreshore. The site has a frontage Pirrama Road to the south-west. The site adjoins 42 Pirrama Road to the east, which contains Royal Edward Victualling Yard (REVY) Buildings A and B, and 6 Darling Island Road further north, which contains an at grade car park.

The combined site is irregular in shape and is owned and occupied by Google Australia.

REVY A is a five storey brick and tile building with an approximately eleven storey tower. REVY B is a six storey brick and tile building. REVY A and REVY B buildings are heritage items of local significance (I1251).

On 8 December 2022, development consent was granted for alterations and additions to the existing REVY A and REVY B buildings, including a new addition. The approved Gross Floor Area is 8,939sqm, which is an increase of 2,452sqm.

On 11 October 2012 development consent was granted for the construction of an eight-storey residential flat building comprising 32 units on 6 Darling Island Road.

The site is not considered appropriate for new planning controls as a very recent approval is in place and the site is of State heritage significance, limiting the development potential of the site.

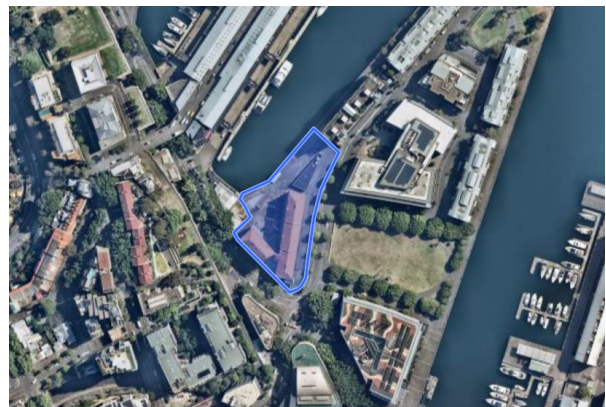


Figure 37: aerial, 38-42 Pirrama and 6 Darling Island roads

52 and 58 Pirrama Road, Pyrmont

52 and 58 Pirrama Road are located at the south-eastern corner of the Pyrmont Bay foreshore, on the western edge of the Darling Harbour. The sites are part of a wharf that accommodates five principal buildings (Wharves 7-10 and a two-storey restaurant building) and other minor structures.

52 Pirrama Road is Wharf 10 and 58 Pirrama Road is Wharf 7.

Wharf 10 contains a three storey plus mezzanine commercial office building completed in 2001. Wharf 7 a three storey plus mezzanine building completed circa 1999. Wharf 7 accommodates the Maritime Heritage Centre and offices.

The sites are owned by the Maritime Authority of NSW.

The Wharf, collectively, is highly visible from other areas of the foreshore, including Cockle Bay Wharf, King Street Wharf, Barangaroo, Barangaroo Headland Park and Me-Mel (Goat Island). Any changes to the built form would be highly noticeable from these locations and detracting from the low scale harbourside character that currently prevails.

Although a relatively modern building, the form scale and overall height of the existing building is reflective of prevailing finger wharf building typology in Sydney Harbour. It is therefore contextually appropriate and consistent with the desired future character for the existing wharf and its surrounds.

Additional height would result in overshadowing to Pyrmont Bay Park.

For these reasons the site was not considered appropriate for new planning controls.

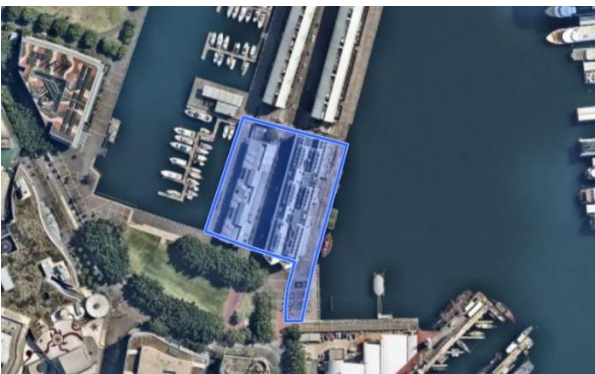


Figure 38: aerial, 52 and 58 Pirrama Road

Heritage and other

Heritage and other sites

The Place Strategy identified a number of heritage listed sites for potential change.

Following a review of these heritage sites, it was determined that some were inappropriate for change and as such these sites were not considered appropriate for new planning controls.

This section also address the remaining sites that were reviewed but no changes to their planning controls are proposed.

492-516 Jones Street, Ultimo

492-516 Jones Street occupies the entire block bound by Jones Street to the west, Henson Lane to the south and Parbury Lane to the east. The northern boundary is shared with a large mixed-use development at 333 Bulwara Road.

The site rectangular in shape and contains a four storey former warehouse building. The building is currently in use as a self-storage facility and office.

The site is a heritage item known as 'former "Farmer and Graziers No 2" including interior' (I2042). It is not located within a heritage conservation area.

The heritage item maintains its original sawtooth roof. It's integrity and intactness are listed as high and its recommended management is to be retained and conserved. It has an internal timber post and beam floor structure which is highly intact.

The ability for the site to accommodate any vertical addition is limited by the need to minimise overshadowing to neighbouring residential properties to the east, south and west.



Figure 39: aerial, 492-516 Jones Street

14-18 William Henry Street, Ultimo

14-18 William Henry Street occupies the entire block bound by Jones Street to the west, William Henry Street to the south and Burlinson Street to the north. The northern boundary is shared with a large mixed use development at 267-319 Bulwara Road.

The site rectangular in shape and contains a five storey former warehouse building. The building is currently in use as a self-storage facility.

The site is a heritage item known as 'former woolstore including interior' (I2065). It is not located within a heritage conservation area.

The heritage item maintains its original sawtooth roof. It's integrity and intactness are listed as high and its recommended management is to be retained and conserved.

The ability for the site to accommodate any vertical addition is limited by the need to minimise overshadowing to neighbouring residential properties to the east, south and west.



Figure 40: aerial, 14-18 William Henry Street

654-700 Harris Street, Ultimo Australian Broadcasting Cooperation

645-700 Harris Street is located in the northern half of the block bound by Harris Street to the west, Ultimo Road to the north, the Goods Line to the east and Broadway to the south.

The site contains a 14 storey commercial building which is currently occupied by the Australian Broadcasting Cooperation.

The site is not a heritage item, nor is it located with a heritage conservation area.

The City met with the ABC as a significant landowner and institution within the precinct. The ABC stated that there were significant constraints in their ability to undertake any significant redevelopment given the existing infrastructure on site and the cost required to maintain it during construction or relocate it.

Significant refurbishment work are about to commence on site.

For these reasons the site was not considered appropriate for new planning controls.

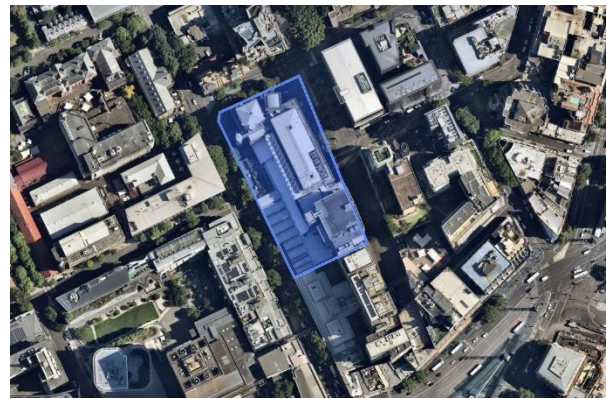


Figure 41: aerial, 654-700 Harris Street

55 Pymont Bridge Road, Pymont

55 Pymont Bridge Road, Pymont is located at the northern end of the block bound by Pymont Bridge Road to the north, Ada Place to the east, Allen Street to the south, and Bulwara Road to the west.

The site has a 47m primary frontage to Pymont Bridge Road, with secondary frontages to Bulwara Road and Ada Place. The site contains a seven-storey commercial building with basement car parking.

The site is not a heritage item, nor is it located within a heritage conservation area.

The ability for the site to accommodate any vertical addition is severely limited by the need to minimise overshadowing to neighbouring residential properties to the east and south.

The ability for the site to be converted to residential is severely limited by the buildings floorplate size and its proximity and exposure to the Western Distributor in terms of noise and air pollution.

For these reasons the site was not considered appropriate for new planning controls.

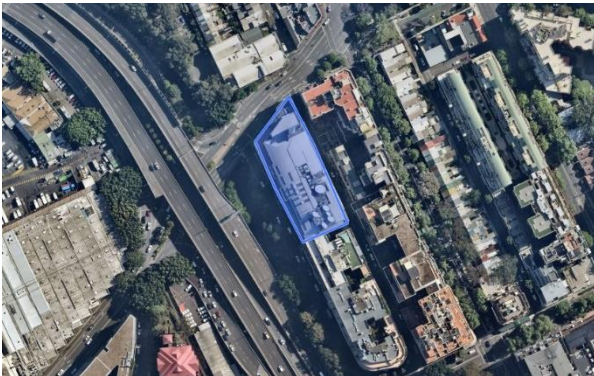


Figure 42: aerial, 55 Pymont Bridge Road

645-647 Harris Street, Ultimo

645-647 Harris Street is located at the southern end of the block bound by Harris Street to the east, Mary Ann Street to the south, Hackett Street to the west and Macarthur Street to the north.

The site roughly square in shape, comprised of two land parcels, and occupies an area of 1,277 sqm. The site is occupied by a five (5) storey warehouse building, occupied by UTS Insearch.

The site is not a heritage item; however it is a contributing item located within a heritage conservation area.

The existing building is significant within the streetscape and conservation area. It's roof however is not the original sawtooth roof.

The site could take some additional levels but the City's analysis indicates there is sufficient capacity within existing planning controls. Any addition would need to be limited to two to three stories and be designed in a way as to respect the character of the existing warehouse and minimised overshadowing to surrounding existing residential properties and open space within the TAFE site.

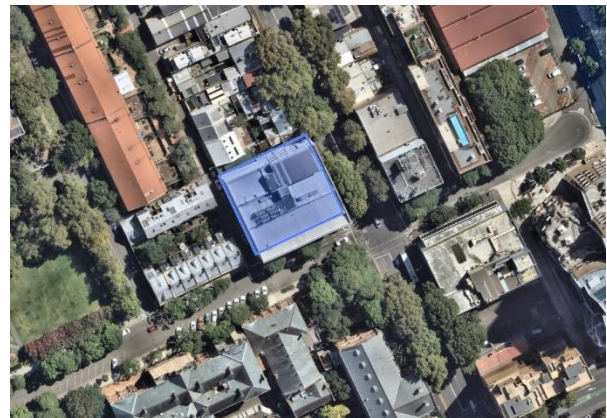


Figure 43: aerial, 645-647 Harris Street

