

# **Attachment E**

**Submissions**

**From:** Friends of Ultimo [REDACTED] > on behalf of Friends of Ultimo  
[REDACTED] <Friends of Ultimo [REDACTED]>  
**Sent on:** Monday, April 3, 2023 9:12:52 PM  
**To:** CoS DA Submissions <dasubmissions@[REDACTED]>; Jessica SYMONS <jsymons@[REDACTED]>  
**Subject:** 14-26 WATTLE STREET DEVELOPMENT STAGE 2 (DETAILED DESIGN PROPOSAL) DA SUBMISSION  
**Attachments:** 230403 FoU Submission.pdf (1.61 MB)

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Dear Ms Symons,

Please find attached our submission regarding the following DAs

- D/2019/649/B: Amendment to building envelope
- D/2023/97: Detailed Design Proposal

Which we **OPPOSE** in their current form.

Best regards,

*Friends of Ultimo*  
 [FriendsofUltimo@ultimofriends](https://www.facebook.com/FriendsofUltimo@ultimofriends)



Ultimo, 03 April, 2023

To City of Sydney  
Attention: Jessica SYMONS

[jsymons](#)

## 14-26 WATTLE STREET DEVELOPMENT STAGE 2 (DETAILED DESIGN PROPOSAL) DA SUBMISSION

Dear Ms Symons,

We are writing to you about the following DAs currently on exhibition:

- D/2019/649/B: Amendment to building envelope
  - D/2023/97: Detailed Design Proposal
- which we **OBJECT** in their current form.

Friends of Ultimo (FoU) is a community action group, founded more than ten years ago to address local Ultimo issues. We communicate with our 300 members through regular emails [friendsofucc](#) and a Facebook page <https://www.facebook.com/ultimofriends>

In our submission dated 19 September, 2019 to the Stage 1 (Concept) exhibition of the project we highlighted the following positive points:

- One of the strongest arguments in favour of this project is that it replaces an eyesore - an abandoned wasteland at the edge of the CBD – with a modern mixed development.
- It also:
  - re-establishes the Jones St-Wattle St link at North Ultimo level, which was severed in the 70s when the Western Distributor was built and Fig St became a trench.
  - includes a childcare facility for 91 children
  - includes communal sporting facilities (2 indoor courts and 2 outdoor courts)

*Note: the 3 points above were conditions imposed on the buyer by the City of Sydney when they sold the former depot.*

- Other good points:
  - creative use of the sandstone face as an architectural feature.
  - the project encourages commuting on foot or by public transport rather than the use of private vehicles. Easy access to Wentworth Park Light Rail Station is provided while the Jones St-Wattle St link will encourage site users (residents and office workers) to walk to/from Darling Harbour and the CBD.
  - vehicle access restricted to Wattle St only.
  - no construction activity (Works Zones, loading, etc...) on Jones St.

These points remain valid.

However since the Approval of the Stage 1 DA (Concept) by the Land and Environment Court on 25 June, 2021 the project has been considerably transformed:

- Almost all building heights have increased by up to 2 storeys.

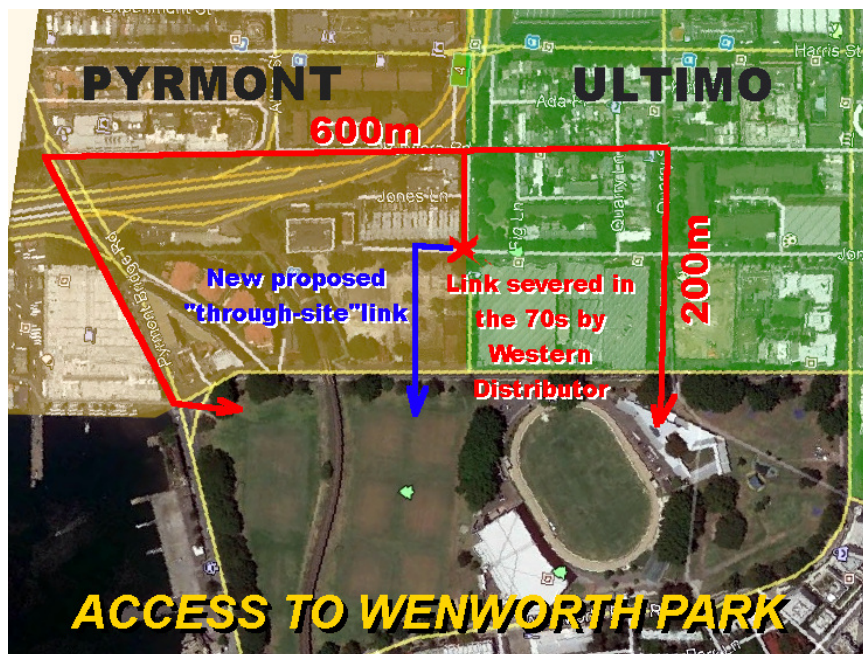
- Building foot-prints have increased so much that the once “majestic” 18m-wide Jones Street to Wattle Street link is now reduced in some points to a narrow 6m wide “canyon” between 2 high-rise towers.

- **The local community strongly OBJECTS to the proposed building heights along Fig St which block the view over Wentworth Park, and afternoon sunlight from Fig Park.** Local residents recall that the park was presented as a “BALCONY OVER WENTWORTH PARK” by the City Council when inaugurated in 2005.

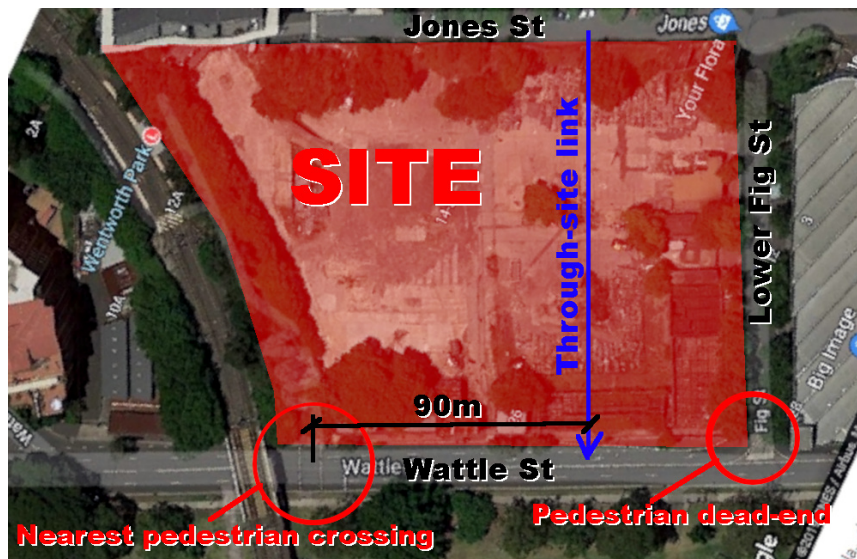
- FoU also opposes the height of the buildings along Wattle St which contradicts the Pymont Peninsula Place Strategy (PPPS 2020). As a matter of fact the PPPS 2020 recommends a stepped approach to building heights from Wattle St for developments facing the Park.

### Jones St-Wattle St Pedestrian Link

The project aims at re-establishing the Jones St-Wattle St link severed ½ century ago and is a long overdue north Ultimo/south Pymont - Wentworth Park connection. There is currently no pedestrian access from the Ultimo/Pymont Peninsula to Wentworth Park between Pymont Bridge Rd and Quarry St (ie over 0.6km) even though the park is only 200m away from thousands of Ultimo/Pymont residents.

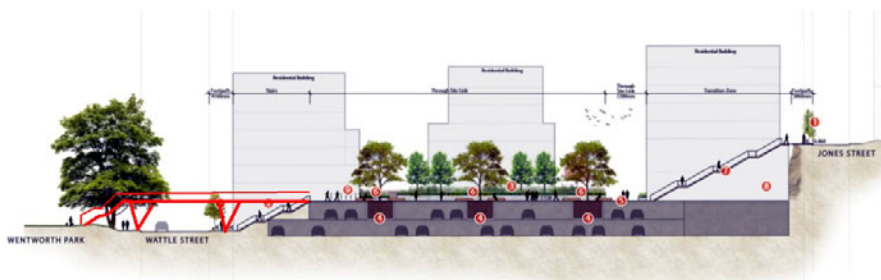


But this link, as proposed, terminates in a “pedestrian no-mans-land” on the eastern side of Wattle St. To the south, the footpath ends up in a pedestrian dead-end” at Fig St intersection (no pedestrian crossing provided either further to the south along Wattle St, or across Wattle St to Wentworth Park) and the next pedestrian crossing, walking north, is 90m away.



This shows that the above commitments cannot be fulfilled without an extension of the link **across Wattle St to Wentworth Park**, preferably as a pedestrian footbridge. This would be used by residents and office workers....and also enable Ultimo/Pymont residents to access the Park safely

The fact that the “through-site link” is located 2 floors above Wattle St. points to this solution as a pedestrian footbridge could be easily levelled with the link, with stairs and a lift or ramp on the Wentworth Park side.



**Note 1:** a similar difference in levels was taken advantage of when the Quarry St footbridge over Wattle St was established. This bridge not only allows Ultimo Public School students to cross safely Wattle St from their school to Wentworth Park but is also used daily by hundreds of local residents walking from Ultimo/Pymont to Wentworth Park, Broadway Shopping Centre and Glebe.

**Note 2:** Lord Mayor Clover Moore applauded the Greater Sydney Commission’s “Pymont Planning Review” Commission’s recommendation “...to do away with ad hoc planning –

*where pieces of Pymont and Ultimo are broken off for isolated projects and...to implement a holistic, place-based approach.”*

***In fact, the proposed footbridge offers a unique opportunity to position the Wattle St development as part of the broader Ultimo/Pymont peninsula and avoid having “another piece of Pymont and Ultimo broken off for an isolated project.”***

Patricia JOHNSON & Jean-Pierre ALEXANDRE

*Friends of Ultimo*

**From:** Tom Lockley <[REDACTED]> on behalf of Tom Lockley [REDACTED] <Tom Lockley <[REDACTED]>>

**Sent on:** Wednesday, April 12, 2023 7:46:22 AM

**To:** dasubmissions [REDACTED]

**Subject:** DA 2019 649B

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I oppose any extension to the Stage 1 DA (concept) approval areas.

This is an excellent site (once the huge rubbish hole is excavated), and it needs a good design if it is going to do something to restore Sydney's reputation as a pleasant and spacious city.

The Stage 1 DA (Concept) approval was reasonable. The Jones / Wattle link at 18 metres width would be adequate to give the area the sense of prestige and free movement that we hope distinguishes Sydney from other, more cramped cities. The height specified in stage n1 meant that the park had a reasonably open view, which is important for the inhabitants of an inner city area. We do not want to have the situation that applies in many overseas countries where the buildings use every possible space. Australia has higher standards, which must be upheld on this prestige site.

The stage 1 specifications should enable the developers to make a very nice profit, and they should be happy with this and not try to squeeze every ounce of development potential at the expense of civic amenity.

Tom Lockley

301/27 Cadigal Avenue Pyrmont 2009. I am not affiliated with any political party and have no financial interest in this matter.

**From:** Paul Shaw [REDACTED] on behalf of Paul Shaw [REDACTED]  
**Sent on:** Wednesday, March 29, 2023 6:08:43 PM  
**To:** dasubmissions@cityofsydney.nsw.gov.au  
**CC:** jsymons [REDACTED]  
**Subject:** 14-26 Wattle St Ultimo - Submission on Development Application D/2019/649/B and D/2019/649/A  
**Urgent:** High

**Attachments:** 20230329 Toga Submission - 14 - 26 Wattle street Ultimo DA.pdf (354.3 KB)

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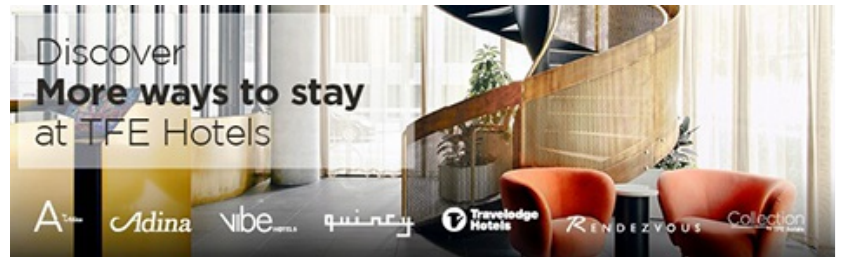
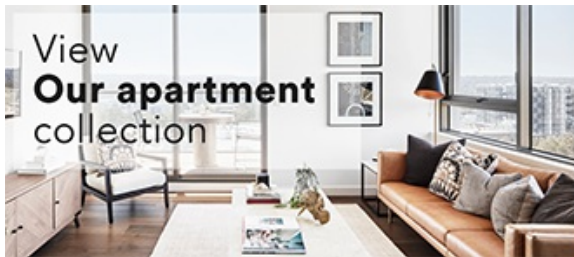
Good Afternoon,

Please see the **enclosed** submission for your attention.

Regards,

**Paul Shaw**

Executive General Manager, Development



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29 March 2023



CITY OF SYDNEY

c/- Jessica Symons  
Senior Planner - Planning Assessments  
456 Kent Street  
Sydney NSW 2000  
Email: [jsymons@cityofsydney.nsw.gov.au](mailto:jsymons@cityofsydney.nsw.gov.au)

Attention: Jessica Symons

**Submission on Development Application D/2023/97 and Section 4.56 D/2019/649/B regarding development of 14-26 Wattle Street, Pyrmont**

Dear Jessica,

This submission has been prepared by TOGA (for Bendal Pty Ltd) as owner of 39-45 Jones Street, in response to the exhibition of the subject planning applications for 14-26 Wattle Street, Pyrmont.

TOGA generally supports the proposed development and in particular notes its support for:

- the proposed change of use of the upper levels of Building E (Fig) from residential to commercial uses and the associated increase in height above the LEP maximum that is required to support the change in use; and
- the overall massing and heights, including Building C, on the basis that it was the outcome of the design excellence process and the justification set out in the applications.

Having reviewed the applications TOGA requests that Council consider the following matters in further detail as part of its assessment.

**Jones Street Public Domain**

The Pyrmont Peninsula Place Strategy – Urban Design Report established a vision for Jones Street as “a key Peninsula connector that spans both the northern and southern ends of the Peninsula - while running through the Ultimo sub-precinct.” TOGA is very supportive of the Government’s adopted vision for Jones Street and that all landowners along the key connector should contribute to realising the vision as they progressively redevelop.

The level of detail provided with the DA and inconsistencies between the landscape and architectural drawings makes it difficult to fully consider the public domain proposal. Whilst we acknowledge Jones Street narrows in front of the site and the applicant is seeking to dedicate part of the site to Council through a VPA, based on our understanding the current proposal does not seek to maximise the potential extent of footpath that might be achievable and instead only provides a 1.2m wide footpath. We support Council’s pre-DA advice to the applicant that:

*The western side of Jones Street will see an increased amount of foot traffic and careful consideration will be required to accommodate this. Whilst planting and trees are supported, if it is found that the cliff edge cannot sustain these treatments, a widened footway should be provided, in excess of the minimum 1.5m to be dedicated to the City, and preferably >2.1m in width.*

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Given the importance of the street and the opportunity this proposal provides to widen it, we think this is a missed opportunity and should be reconsidered.

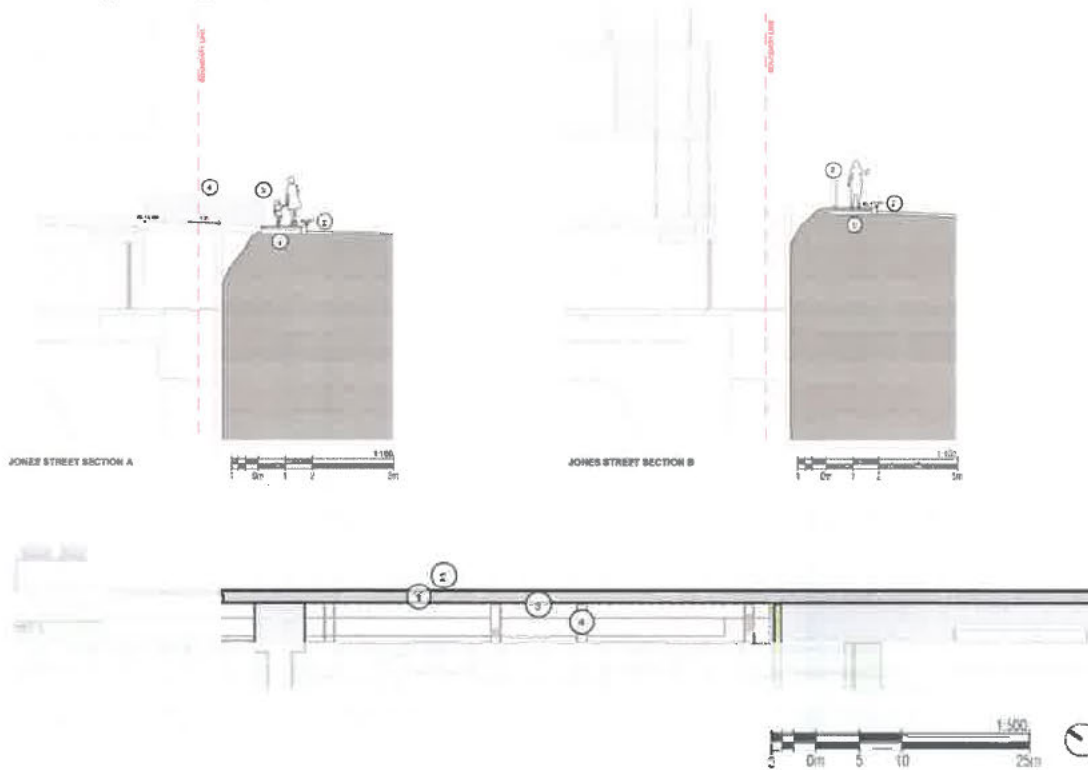


Figure 1 Extracts from the public domain drawings

Source: Oculus

The public domain drawings only have regard for the immediate frontage of the site. The intersection of Upper Fig Street and Jones Street has a series of complex geometries which present challenges for pedestrians and vehicles. The Transport Impact Assessment does not consider this intersection given the primary vehicular entries to the site are from Fig and Wattle Streets, however, Jones Street is still a significant frontage to the site and it would be desirable for the proposal to consider how the public domain could be upgraded at this intersection to address these issues and integrate into the vision for Jones Street.

### Childcare

TOGA supports the provision of childcare within the development and the provision of spaces within the basement to support drop off and pick-ups. However, we are concerned how the future centre will be managed to discourage parents from attempting to park and drop children from Jones Street and requests that Council ensure that it is satisfied with the future management operations.

### Flooding

29 March 2023



As recognised in the DA, there are established flooding issues on Wattle Street and Fig Street which impact 39-45 Jones Street. TOGA requests that Council ensure that the proposed development has no additional impact on the existing flood conditions experienced in the precinct and preferably assist in alleviating the treatment of flood. To assist in reviewing the flooding impact, we would like to request the following information:

- Flood impact plans for the 1% AEP Flood (100 year) and PMF Flood as a result of the development to cover surrounding properties and the possible worsening of the flood conditions.
- Council to provide TOGA with more extensive flood afflux plans for the 1% AEP Flood (100 year) and PMF Flood to be able to assess if the proposed development has an affect on the surrounding properties

Refer to attached flood plan markup drawings.

We appreciate the opportunity to provide this feedback and would be happy to discuss our submission with Council if required.

Yours sincerely

TOGA Group of Companies

Paul Shaw  
Executive General Manager, Development

Encl.

