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OUR GREATER SYDNEY 2056

Eastern City District Plan

– connecting communities



Eastern City District Plan

- The Eastern City District Plan sets the overall agenda from the Greater Sydney Commission for how development should occur over the next 20 years.
- The Plan was issued in March 2018 and sets the agenda for the Local Environmental Plans (LEPs) that councils in the district will produce

Planning Priority E6

Creating and renewing great places and local centres, and respecting the District's heritage

In giving effect to *A Metropolis of Three Cities*, this Planning Priority delivers on the following objectives and the corresponding strategies:

Objective 12

Great places that bring people together.

Objective 13

Environmental heritage is identified, conserved and enhanced.

Greater Sydney's cities, centres and neighbourhoods each have a unique combination of local people, history, culture, arts, climate, built form and natural features creating places with distinctive identities and functions. Great places build on these characteristics to create a sense of place that reflects shared community values and culture. Through this, they attract residents, workers, visitors, enterprise and investment.

Great places include all parts of the public realm such as open space, streets, centres and neighbourhoods, and the interface with the private realm which includes residential, commercial and industrial streetscapes. They exhibit design excellence and start with, and focus on, open space and a people-friendly public realm. They recognise and celebrate the local character of the place and its people.

To create great places, the mechanisms for delivering public benefits need to be agreed early in the planning process, so that places provide a combination of the following elements as set out in *A Metropolis of Three Cities*:

- **Well-designed built environment:** great places are enjoyable and attractive, they are safe, clean and flexible with a mix of sizes and functions.
- **Social infrastructure and opportunity:** great places are inclusive of people of all ages and abilities, with a range of authentic local experiences and opportunities for social interaction and connection.

- **Fine grain urban form:** great places are walkable, of human scale, with a mix of land uses including social infrastructure and local services at the heart of communities.

The District's great places include local and strategic centres such as Bondi Junction, Green Square, Rhodes, Marrickville and Rockdale; beachside neighbourhoods like Bondi Beach and Tamarama Beach; and major shopping precincts, and distinctive dining and night-time precincts such as Newtown and Burwood.

The District's many great places also include local neighbourhoods in leafy suburbs like Bellevue Hill and Strathfield, inner-city, mixed-use places around Potts Point and Surry Hills, and the city high-rise areas of Pyrmont and the Sydney CBD. Each offers its own identity and sense of place where social cohesion and belonging is fostered.

The unique character and distinctive mix of land uses, activities, social connectors and functions in these places provide social and physical connectivity, local diversity and cultural richness, all of which contribute to the liveability of neighbourhoods and enhance people's quality of life.

Improving liveability in urban environments necessitates planning for a mix of high quality places that engage and connect people and communities. Co-locating activities and social infrastructure in mixed use areas is a more efficient use of land and enhances the viability of, and access to, great places, centres and public transport.

To deliver high-quality, community specific and place-based outcomes, planning for the District should integrate site-specific planning proposals with precinct-wide place and public domain outcomes through place-based planning. This is a method by which great places can capitalise on the community's shared values and strengths and the place's locally distinctive attributes through collaboration and meaningful community participation.

Eastern City District Plan supports high-rise in Pyrmont

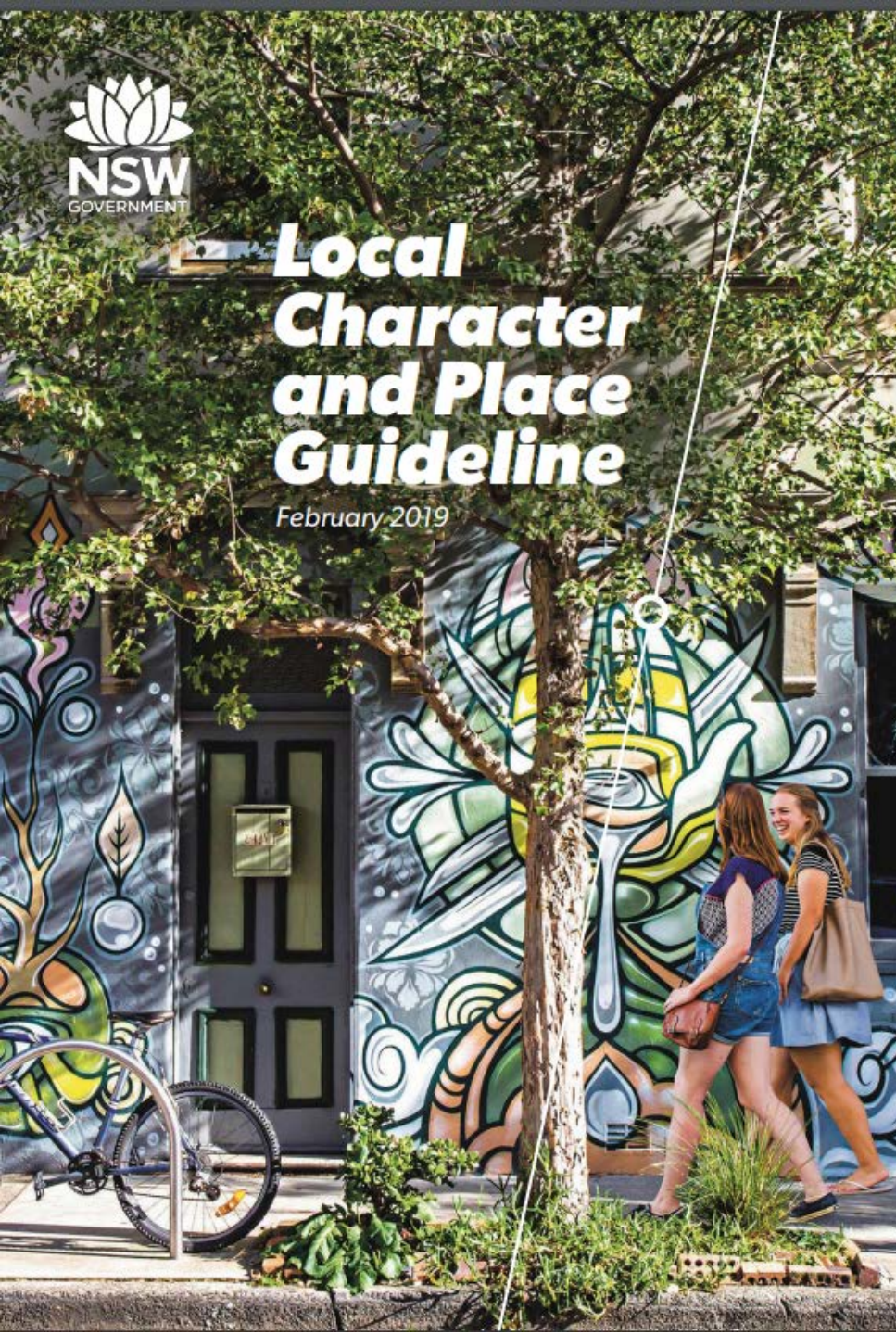
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'The District's many great places also include neighbourhoods in leafy suburbs like Bellevue Hill and Strathfield, inner-city mixed-use places around Potts Point and Surry Hills and the city high-rise areas of Pyrmont and the Sydney CBD.'



Local Character and Place Guideline

February 2019



Local Character and Place Guideline prefers no change

- No examples of high or medium density – focuses on low density examples
- No advocacy on the changing nature of urban character

But cities grow- Sydney CBD was once low rise



Here is Circular Quay in 1938.

The wharf in the foreground is where the Park Hyatt now stands, the buildings front right are now restaurants and the Overseas Passenger Terminal now sits on the Waterfront.

Credit: Max Dupain

Sydney CBD now



The local neighbourhood character has clearly changed dramatically through new development

Sydney CBD in the future



Here is the Urban Taskforce's recent vision for how the Sydney CBD will continue to grow into the future.



GPO and Australia Square



The Star has been led by the Department of Planning

- Secretary's Environmental Assessment Requirements
- Design Competition

The City of Sydney approvals are dropping fast... we need development



LGA Sydney

The City of Sydney promotes mixed use

- Commercial 50% - Residential 50% - Like The Star's proposal
- The City of Sydney's draft Central Sydney Planning Strategy proposes that most new residential buildings include half the building as commercial uses, such as hotels.
- The proposal for the Star site also includes a similar mix of uses as is preferred by the city of Sydney's proposed plan.



Gladys Berejiklian
Premier of NSW

Rob Stokes
Minister for Planning and Public Spaces

MEDIA RELEASE

Monday, 19 August 2019

PYRMONT SET FOR FACELIFT

The NSW Government has outlined its strategic vision for Pyrmont and the Western Harbour precinct as a vibrant residential, entertainment and innovation hub on the fringe of Sydney's CBD.

Premier Gladys Berejiklian today announced the Greater Sydney Commission had been directed to immediately review the area's planning rules to ensure they are consistent with the Government's vision for its future.

"I am sending a strong message that Pyrmont is open for business and ready to be taken to the next level," Ms Berejiklian said.

"Sydney is Australia's only true global city and we have a unique opportunity before us to transform Pyrmont and the Western Harbour precinct into an iconic destination.

"With a growing population, we know there will be more development in Pyrmont in the future. With that will come opportunities to build more transport links including a potential Metro station.

"While individual applications will continue to be determined on their merits, this review sends a clear signal that our government believes the Pyrmont area has a bright and exciting future as a key part of the NSW visitor economy."

Planning and Public Spaces Minister Rob Stokes said the GSC's review would also include recommendations to the Government on how to support a greater diversity of development in the precinct.

"We need to ensure planning rules for the area are still relevant, particularly with major projects planned including the new Sydney Fishmarket, the Ultimo Creative Arts Precinct and Bays Precinct," Mr Stokes said.

"We must ensure that our planning system is clear and effective in supporting the type and scale of development needed in a top quality, vibrant, mixed-use precinct.

"We must also ensure that any major plans to transform the area are supported with the right infrastructure to create a vibrant destination for locals, visitors and businesses alike."

The NSW Premier wants Pyrmont to be 'open for business and ready to be taken to the next level'

- The NSW Premier issued a media release on 19 August where she made it clear that the NSW Government supported growth in Pyrmont.
- The Premier wants to see Pyrmont as a 'vibrant, residential, entertainment and innovation hub'.

The Department of Planning report prefers local character to remain

- The Department of Planning, Industry and Environment produced a very negative report about The Star/ Ritz Carlton proposal
- The report seemed to prefer existing low rise character of Pymont
- ‘The proponent’s justification for a tower also fails to adequately respond to the local character of Pymont.’

Pyrmont now...

- Here is an image of Pyrmont looking similar to the Sydney CBD peninsula of seventy years ago.
- Just as the Sydney CBD has now become an iconic high-rise city so too can the Pyrmont area.



Pymont into the future...

- The Urban Taskforce agrees with the Greater Sydney Commission that BOTH the Sydney CBD AND PYRMONT are the high-rise areas of the Eastern City District and we agree with the NSW Premier that Pymont must be 'open for business'.
- Just as the GPO in Martin Place and much later the Australia Square tower initiated the growth of the surrounding areas into high-rise precincts, so too can The Star/ Ritz Carlton building be the catalyst for Pymont's development as a high-rise area.
- Here is the Urban Taskforce Vision for Pymont as a high-rise precinct

