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Submissions

From: Elizabeth Elenius <[REDACTED]> on behalf of Elizabeth Elenius
<[REDACTED]> <Elizabeth Elenius <[REDACTED]>
Sent on: Monday, November 25, 2024 10:09:00 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2019/649/C - 14-26 Wattle Street PYRMONT NSW 2009 - Attention Jessica Symons
Attachments: Wattle St Depot Site MOD 22 Nov 2024.docx (86.27 KB)

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Please find attached a submission on the above DA. Elizabeth Elenius, Secretary, Pyrmont Action Inc.

22 November, 2024

Ms Jessica Symons,
City of Sydney,
SYDNEY

Ms Monica Barone, CEO
City of Sydney
SYDNEY

Dear Ms Symons and Ms Barone,

D/2019/649/C 14 – 26 Wattle St MOD

We do not object to the proposed change of use of the Fig Street building from Commercial/Retail to Hotel/Residential/Retail uses. We agree strongly with the analysis backing up the assertion that “there is an oversupply of (and insufficient demand for) office floor space in Pyrmont and wider areas” (p16 SEE). We have been making this case for several years in our representations opposing a number of proposals for the implementation of the Pyrmont Peninsula Place Strategy (PPPS) dated December 2020. We also appreciate that additional jobs would be created in the management of 142 hotel rooms.

Recommendation 1 – *On the basis of the evidence presented by the proponent of this MOD, the City should make strong representations to the NSW Government for a review of the PPPS targets.*

It should be noted that the City has based its latest Pyrmont Ultimo Planning Proposals on the fallacious targets set by the former Government in the PPPS (8,000 new residents and 23,000 new workers) by 2040. In addition to their proposals, the planners have incorporated those developments which have received approval but on which work has not yet started. We therefore urge the City to pause the whole project until the plans have been adjusted to take account of the proposed change of use.

Recommendation 2 – *The City to defer further action on the Pyrmont Ultimo Planning Proposals until the finalization of this MOD; in the event that it is approved, adjust the Planning Proposals appropriately.*

We note that the site is still in the ownership of the City of Sydney (Council conflict of interest management statement). Whilst we understand the need for the proponent to ensure the viability of the development, with regard to the Residential component, we wish to propose that at least two floors of the five floors be allocated for Affordable Housing, managed by City West Housing. Alternatively, two floors proposed for the hotel could be set aside for this purpose. The City should then be required to

compensate the developer for any reduction in the project viability by allocating funding from Affordable Housing levies collected via recent developments in the LGA.

Recommendation 3 – *The City to require allocation of 2 floors to Affordable Housing within the development and compensate the developer from Affordable Housing levies collected across the LGA.*

It is unclear from the documentation whether the hotel will include a bar/restaurant in the Fig Street building. We recommend that the Wattle St frontage be allocated for such a purpose in order to activate the precinct and provide an attractive destination for both locals and visitors.

Recommendation 4 – *Incorporate a bar/restaurant area on the Ground Floor facing Wattle Street and Wentworth Park.*

We have addressed this submission to both the responsible Planner and the CEO, as there are recommendations which will have to be addressed by both departments of the Council. We would be happy to meet with you both, to discuss our recommendations further.

Yours sincerely

Ken Loudon, Deputy Convenor

Cc all Councillors, Tim Wise, City of Sydney, Alex Greenwich MP