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New proposal reimagines plans for Pyrmont Peninsula

The City of Sydney is inviting community feedback on changes to planning rules on height and floor space in response to NSW Government plans for the Pyrmont and Ultimo area.

The draft proposal is open for community consultation until 13 November 2024 after the NSW Government gave its approval.

We consulted extensively with landowners and residents in Pyrmont and Ultimo to help shape the proposed new planning rules.

Lord Mayor of Sydney, Clover Moore AO said the City of Sydney's plans would contribute to the NSW Government's new housing targets and create space for thousands of new jobs, more open space and more trees.

"This has been a long and complex process. It was vital for us to listen to and advocate for good outcomes for our Pyrmont and Ultimo communities, while enabling an increase in housing supply," the Lord Mayor said.

"These planning controls are also supported by a new infrastructure plan and previous changes to affordable rental housing contributions in the area.

"The return of the Wentworth Park Greyhound Track to the community as a public open space is critical. We must support increased density with adequate access to parkland."

The City of Sydney's proposals have been made in response to the NSW Government's 2020 Pyrmont Peninsula Place Strategy which introduced new housing and job targets for the area once the new metro station opens in 2030.

"It is vital that the City has ownership over changes to the peninsula to enable a coordinated and consistent response to local conditions and community values," the Lord Mayor said.

"The City's work provides a deeper, detailed investigation of key planning elements beyond those in the NSW Government's initial concept plans. These include heritage, wind impacts, the need for open space and street amenity.

"We can accommodate growth in the best possible way and ensure Pyrmont and Ultimo become even better places to live, work and visit."

The planning proposal follows more than 18 months of meetings and consultation with community members and landowners, with more than 200 people taking part in early community engagement.

Key priorities for our new planning controls include:

- sustainable design and construction
- more deep soil for more trees and cool green spaces
- more open space for community use
- minimising overshadowing of existing homes

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- conserving heritage values
- good design to solve wind and noise issues
- matching land use to place.

The City of Sydney will review all feedback on the proposed changes and report the outcomes to Council in 2025. If Council approves the proposal it will be sent to the NSW Government to finalise.

For more details on the proposal go to: <https://www.cityofsydney.nsw.gov.au/policy-planning-changes/have-your-say-proposed-planning-controls-ultimo-pyrmont>

Map gallery, info video and planning proposal documents are available on the consultation page.
Direct link to info video - <https://www.youtube.com/watch?v=mb2Sy45SFeQ>

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