



FRIENDS OF ULTIMO
friendsofucc@gmail.com

To
NSW Government – Major Projects
Attention Ms Angela STEWART

Ultimo, 15 December, 2021

SUBMISSION

STATE SIGNIFICANT INFRASTRUCTURE (SSI) SYDNEY METRO WEST – THE BAYS TO SYDNEY CBD SSI-19238057

PYRMONT STATION

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

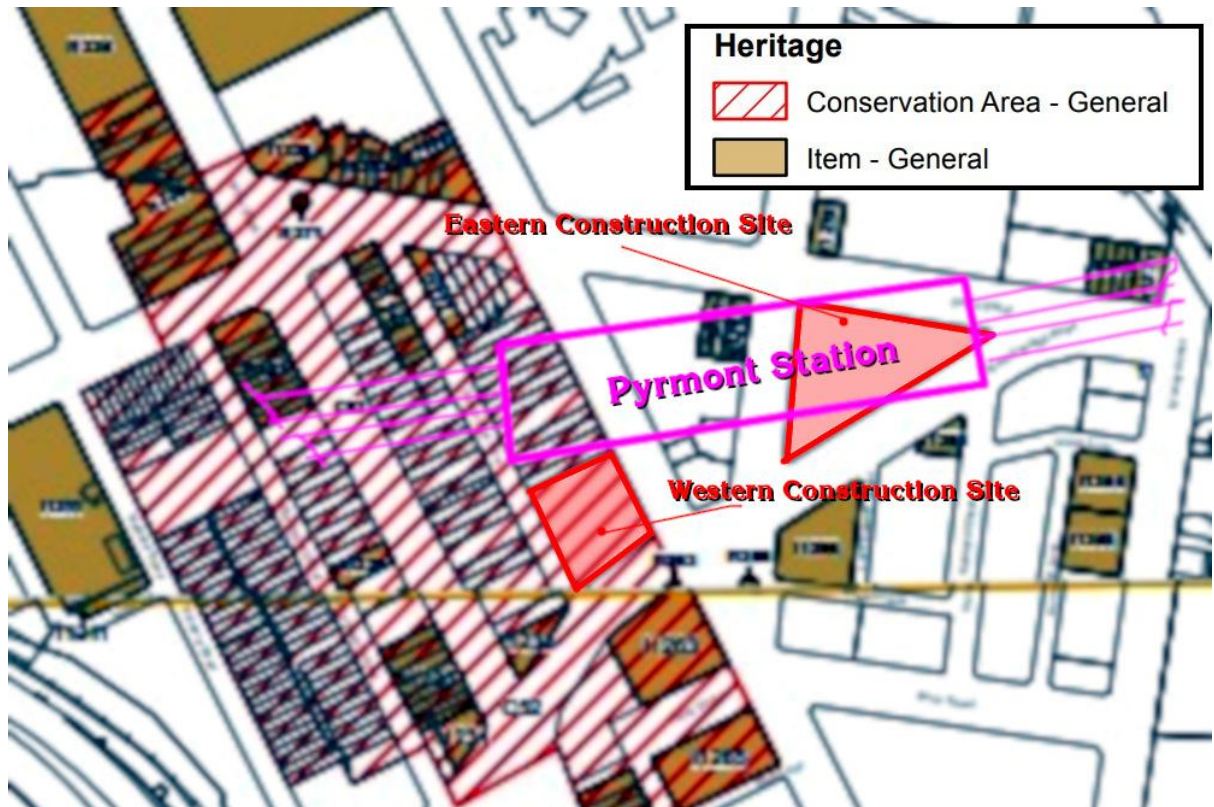
FoU welcomed the decision to build the Pyrmont Metro Station in our submission to the Draft Pyrmont Peninsula Place Strategy (PPPS) in September 2020. We still believe the station will be generally beneficial to the Pyrmont and Ultimo communities, while recognising that Ultimo residents will be less impacted by the inconveniences of the construction phase (noise, dust, traffic problems) than people closer to the metro site in Pyrmont.

However we strongly **OBJECT** to:

- **The proposed Pyrmont Peninsula Special Infrastructure Contribution** <https://www.planningportal.nsw.gov.au/Pyrmont-SIC>. This contribution would be levied on every new development in the Peninsula to finance the construction of the metro station. Traditionally transport infrastructures are financed by the NSW State Budget and we do not see why the residents of Ultimo and Pyrmont should be treated differently from people in other precincts and be required to pay for their infrastructures.

- **The construction of a 110m tall tower** (RL120.0) above the proposed metro station. A similar proposal on the same site by Star Entertainment Group Ltd was rejected by the Independent Planning Commission 2 years ago as being "...contrary to Principle 1 (Context and neighbourhood character), Principle 2 (Built form and scale) and Principle 9 (Aesthetics)" and "...not in the public interest."

- The location of the Western Construction site within a Heritage Conservation Area



We are also concerned about the following:

- the construction impact (noise, vibrations dust and truck traffic) for up to 3 years on neighbouring residents. Due considerations should be given to mitigate this impact (temporary relocation, double glazing, etc...)

- The vibration impact on adjoining buildings, including a number of Heritage Item buildings and those located in a Conservation Area (see map above).

- the cumulative impacts of this construction site with other concomitant projects associated with the Pymont Peninsula Place Strategy (PPPS), including the new Fishmarket, the Blackwattle Bay development and the Star six-star Hotel.

A cumulative impact study of these projects must be carried out before they are approved.

Finally we support Pyrmont Action's proposal to construct a pedestrian tunnel from Pyrmont Station to the Fishmarket Light Rail Station, the new Fishmarket and the Blackwattle Bay development.



Yours sincerely,

Friends of Ultimo

 FriendsofUltimo@ultimofriends