



An artist's impression of Pyrmont Station.

## Pyrmont planning update

The NSW Government is delivering Sydney Metro West – a new underground metro railway that will double rail capacity between Greater Parramatta and the Sydney CBD, with a target travel time of about 20 minutes between the two centres.

Pyrmont Station will greatly enhance plans to revitalise this inner-city precinct by encouraging jobs, investment and economic growth. The station will enable a new level of connectivity to the Pyrmont Peninsula and prioritise pedestrian movement through vibrant street frontages and open public spaces.

The station will be located between Pyrmont Bridge Road and Union Street with entrances on both streets.

Pyrmont Station will be a key enabler for growth and change on the Pyrmont Peninsula, all on the doorstep of Darling Harbour, Blackwattle Bay, the new Sydney Fish Market and the Sydney CBD.

Above the eastern site of the new metro station, a building will be delivered to support knowledge intensive jobs, public space, retail and residential activities.

Development plans are aligned to the Pyrmont Peninsula Place Strategy and will be in keeping with the future vision for the area.

## Pymont over station development overview

The Department of Planning and Environment has exhibited the Pymont Peninsula Place Strategy and a draft sub-precinct master plan for the Darling Island precinct, which both featured provisions for the new metro station and development above the station.

Following finalisation of this master plan, the Sydney Local Environmental Plan 2012 was amended to include provisions for the new Pymont Station, and a 110 metre (around 33 storey) building above the eastern station entrance on Union Street.

In line with these provisions, Sydney Metro has commenced planning for over station development at Pymont by lodging a Scoping Report with the Department of Planning and Environment.

The Scoping Report outlines Sydney Metro's plans for this building, including how it would have a mix of commercial, residential and retail uses.

An Environmental Impact Statement for the proposed over station building envelope (concept development application) is anticipated to be on exhibition for public comment in 2023.

A second Environmental Impact Statement, undertaken by a Sydney Metro development partner, considering the design and construction (detailed development application) of the building will follow.

The Sydney Metro team will keep you updated every step of the way and let you know when it's time to have your say.

## Design excellence

Sydney Metro is committed to excellence in urban, landscaping, and architectural design, setting new benchmarks in the delivery of over station development.

Sydney Metro will identify design quality benchmarks for the project as part of the first Environmental Impact Statement (concept development application). The second Environmental Impact Statement (detailed development application) will then demonstrate how the final proposal achieves design excellence. There will be opportunities to provide feedback on design excellence at both stages of the planning process.

## Pymont Peninsula

The Department of Planning and Environment's Pymont Peninsula Place Strategy provides a 20-year framework that identifies areas that can accommodate future growth in Darling Island, Blackwattle Bay, Tumbalong Park and Ultimo sub-precincts, while enabling more gradual growth in the Pirrama, Pymont Village and Wentworth Park sub-precincts.

The Place Strategy aims to unlock new jobs, new opportunities and a vibrant 24-hour culture. It includes protection for sunlight access, heritage and local character, as well as safeguards to ensure that infrastructure is delivered alongside development.

The Pymont Peninsula Place Strategy was finalised in 2020, and the Darling Island sub-precinct plan was finalised in 2022.

Find out more by visiting: [planning.nsw.gov.au](https://planning.nsw.gov.au) and follow the link for plans in your area.

Pymont Bridge.



# Pymont Station planning and development processes

## Sydney Metro

## NSW Department of Planning and Environment

Approved

Tunnelling and station excavation at Pymont was approved by the Department of Planning and Environment in September 2022 following community and stakeholder feedback.

The Pymont Peninsula Place Strategy was finalised in December 2020. The Place Strategy will guide future planning decisions for Pymont. This is supported by Design Guidelines.

Under assessment

The Environmental Impact Statement, which included the Pymont Station buildings and surrounding precinct, was exhibited in early 2022 and is currently under assessment with the Department of Planning and Environment.

The Darling Island sub-precinct is it a master plan was exhibited for feedback in late 2021 and was finalised in July 2022.

## Planning process for over station development

We are here

Lodge Pymont over station development Scoping Report with the Department of Planning and Environment.

This Environmental Impact Statement will assess the proposed maximum building envelope and nominate a process for achieving design excellence.

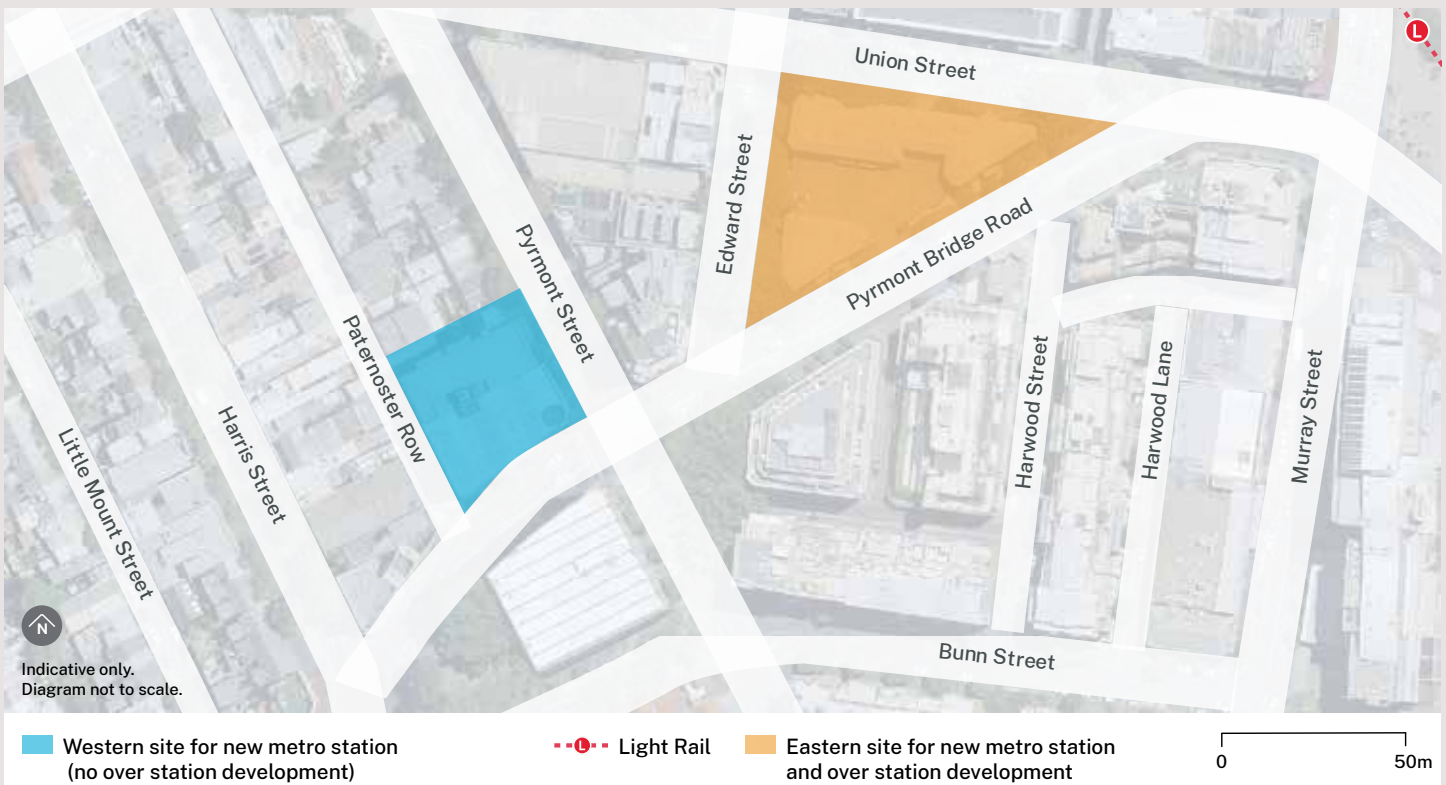
Have your say

Lodge the Concept State Significant Development Application (Stage 1) and exhibit an Environmental Impact Statement (undertaken by Sydney Metro).

Have your say

Lodge the Detailed State Significant Development Application (Stage 2) and exhibit an Environmental Impact Statement (undertaken by a Sydney Metro development partner).

This Environmental Impact Statement will assess the building form and potential construction and operational impacts.



## Your feedback

Sydney Metro has been engaging with the community, stakeholders, and industry about Sydney Metro West since 2017. Feedback gathered has helped shape the project, including station locations.

In 2019, Sydney Metro invited feedback from stakeholders and the community about Pymont as a strategic station option on Sydney Metro West. The station was added to the project in December 2020 and the station location was confirmed in May 2021.

In 2021 and 2022, Sydney Metro exhibited Environmental Impact Statements for public comment. These documents considered tunnelling and station excavation (2021) and rail infrastructure, stations, precincts and operations, including the Pymont Station building and precinct (2022).

Feedback from these planning processes has informed early planning for the Pymont over station development.



Community engagement at Rozelle Markets for Sydney Metro West.

Sydney Metro is continuing to work closely with stakeholders to align plans for the future of Pymont. Later this year, Sydney Metro will exhibit the Environmental Impact Statement for the Concept State Significant Development Application. There will be an opportunity to formally have your say by lodging a submission to the Department of Planning and Environment.

The Scoping Report is available at [sydneymetro.info/metrowest](https://sydneymetro.info/metrowest) or on the Department of Planning and Environment's website [pp.planningportal.nsw.gov.au/major-projects](https://pp.planningportal.nsw.gov.au/major-projects).

### Contact us

If you have any questions or would like more information please contact our project team:

1800 612 173 Community infoline open 24 hours

[sydneymetrowest@transport.nsw.gov.au](mailto:sydneymetrowest@transport.nsw.gov.au)

Sydney Metro West

PO Box K659, Haymarket NSW 1240



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