



Have your say on plans for over station development at Hunter Street Station



Sydney Metro is Australia's biggest public transport project, transforming Sydney with a world-class metro

Sydney Metro West

Sydney Metro is revolutionising how Australia's biggest city travels, connecting Sydney's north west, west, south west, and greater west to fast, reliable turn-up-and-go metro services with fully accessible stations.

Sydney Metro West will double rail capacity between Greater Parramatta and the Sydney CBD, transforming Sydney for generations to come.

This once-in-a-century infrastructure investment will have a target travel time of about 20 minutes between Parramatta and the Sydney CBD, linking new communities to rail services and supporting employment growth and housing supply.

Stations will be at Westmead, Parramatta, Sydney Olympic Park, North Strathfield, Burwood North, Five Dock, The Bays, Pyrmont, and Hunter Street in the Sydney CBD.

Why Sydney Metro West?

Public transport demand will **increase by 36%** in the AM peak

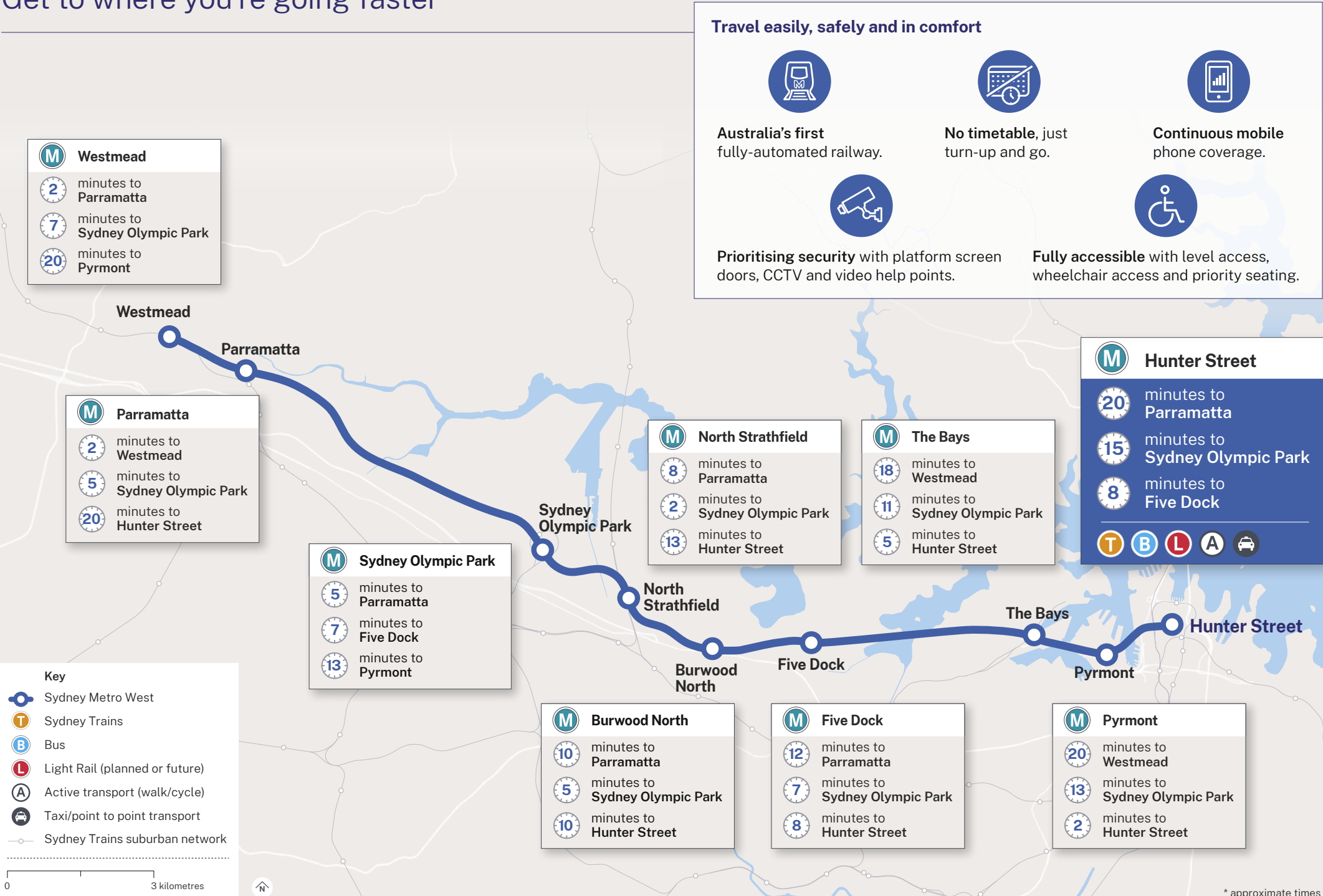
3.2 million people will live in Western Sydney – that's about 50% of Sydney's population

420,000 people will move into the corridor between the two cities



Sydney CBD.

Get to where you're going faster



The evolution of a vibrant city destination with seamless transport connections

Sydney Metro West will make our city more connected than ever before. For people travelling from Hunter Street, this means around two minutes to Pyrmont and 20 minutes to Parramatta.

The metro station and the buildings above Hunter Street Station will bring new life into the Sydney CBD.

Development at Hunter Street will help to create a world-class transport hub and will strengthen the connectivity of the city centre, with connections to light rail services at George Street, train services at Wynyard, and metro interchange connections to City & Southwest line services at Martin Place.

Proposed underground walkways will allow for easy transit all the way from Martin Place to Barangaroo.

Sydney Metro has a role in creating vibrant new communities, enhancing existing places, delivering integrated station developments and acting as a catalyst for urban renewal.

Sydney Metro has lodged two separate Concept Environmental Impact Statements, for over station development at Hunter Street Station East and Hunter Street Station West, with the NSW Department of Planning and Environment.

The public exhibition period between **5 December 2022 to 30 January 2023** is your chance to have your say on the proposals. Your feedback and submissions will inform the detailed design process.



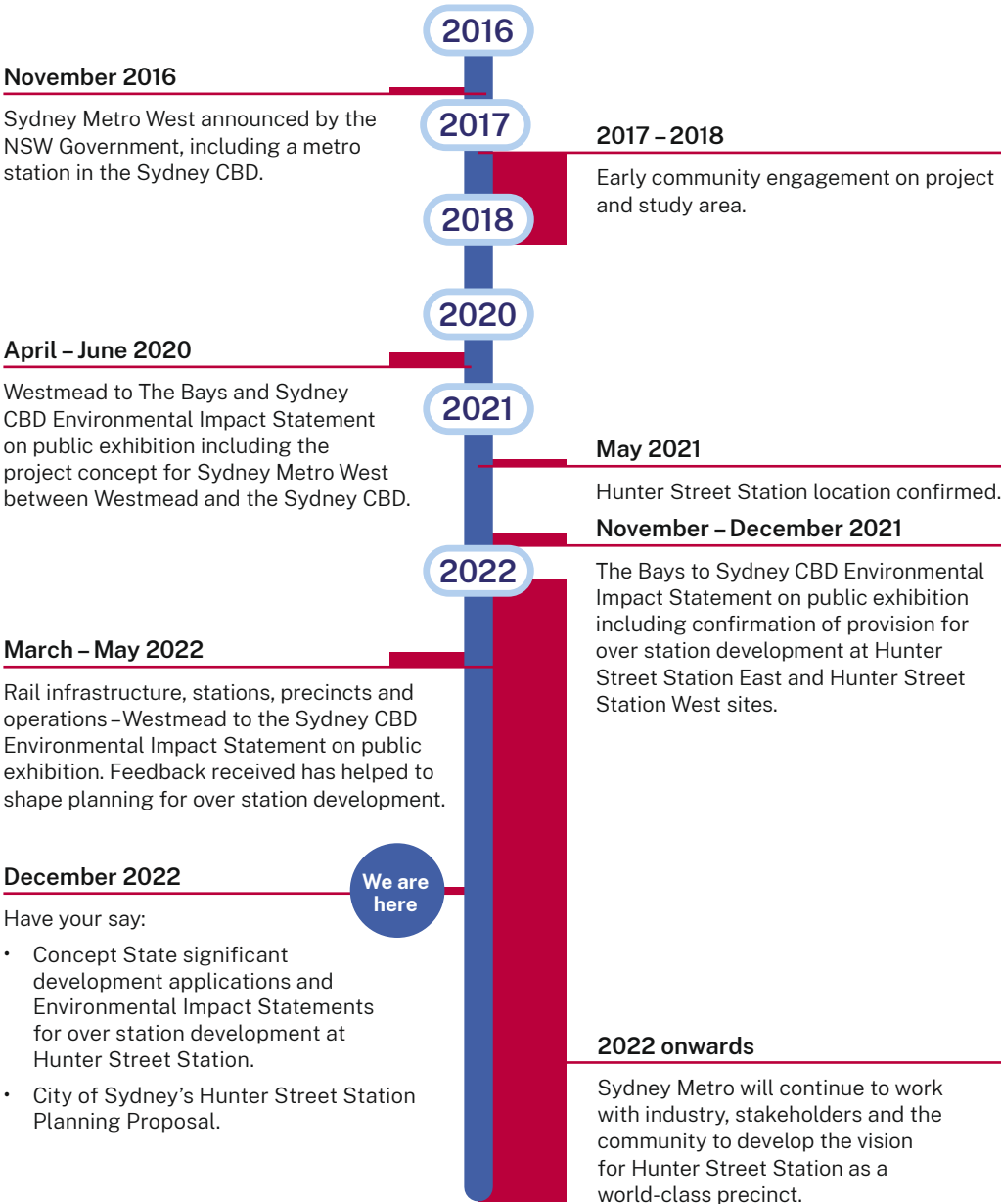
Visit the interactive portal to find out more.



Sydney CBD.

Community feedback has informed the planning for Sydney Metro West since 2017 and is shaping this once-in-a-generation project

Planning for Sydney Metro West at Hunter Street Station



How to find out more

Read the planning documents and explore the proposals on the interactive portal.

Scan to visit the interactive portal.



Come along to **community events** on the proposals in December and speak to key members of the project team.



Get in touch with one of our dedicated place managers:

by phone
1800 612 173

or email
sydneymetrowest@transport.nsw.gov.au



Check out notifications and newsletters delivered to homes or businesses and on the website **sydneymetro.info**



Visit the Sydney Metro website and sign up for area-specific project alerts **sydneymetro.info**



Download the **Sydney Metro Connect App** for updates and news, available in over 100 languages.



Hunter Street Station over station development

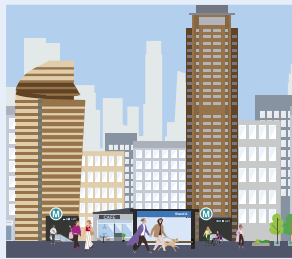
The buildings above Hunter Street Station East and Hunter Street Station West will support a vibrant public domain in the northern Sydney CBD and also support the NSW Government's strategy to transform Sydney into a 24-hour economic centre.

The proposals are for a 58-storey building above Hunter Street Station East, between O'Connell Street and Bligh Street, and a 51-storey building above Hunter Street Station West, on the corner of George Street and Hunter Street.

Both Hunter Street Station East and Hunter Street Station West proposals will provide new commercial and retail land uses to support a robust and resilient economy in Central Sydney.



Underground walkways to
Martin Place and Wynyard



New landmark buildings in
Sydney's commercial centre



Quick and easy connections
to Sydney Trains, light rail
and Sydney Metro City &
Southwest



**Help deliver a 24-hour
economy as a safe,
inclusive and diverse
destination**



**Setting the stage for
a lively activated
commercial precinct**

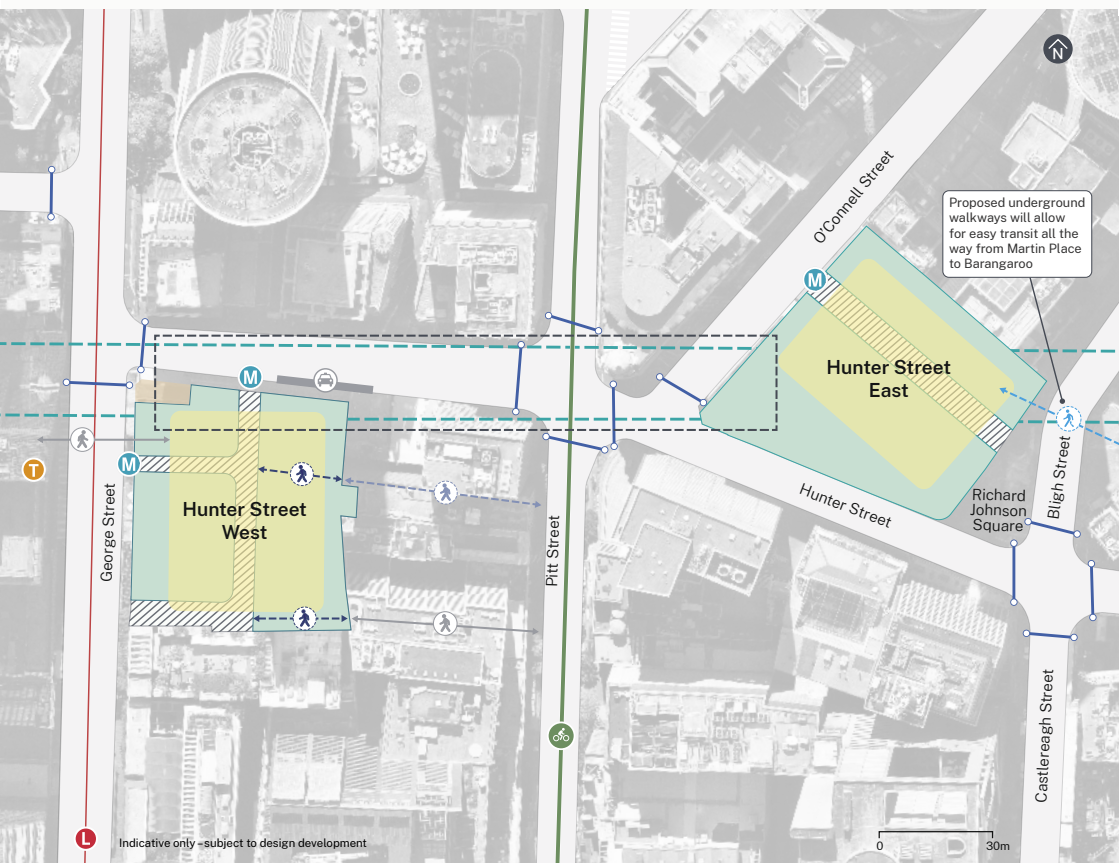


















Safety and accessibility
will make the precinct a
vibrant and secure place



A: Hunter Street Station West
commercial and retail building
B: Hunter Street Station East
commercial and retail building
Indicative only – subject to design development

Site Plan



- | | | | |
|--|---|---|---|
|  | Aboveground station infrastructure (subject to separate approval) |  | Existing signalised crossing |
|  | Through site links |  | Existing bicycle route |
|  | Underground station |  | Wynyard Station |
|  | Metro tunnel and alignment |  | Existing Light Rail |
|  | Metro station entry |  | Existing taxi rank |
|  | Existing pedestrian link |  | Retained heritage item (Former Skinners Family Hotel) |
|  | Proposed underground pedestrian link |  | Tower envelopes (these proposals) |
|  | Potential future pedestrian connection | | |
|  | Indicative pedestrian link (delivered by others) | | |

What are these Environmental Impact Statements about?

Concept State significant development applications including Environmental Impact Statements for the over station developments at Hunter Street Station East and Hunter Street Station West are the first stage in the planning assessment process.

This stage of the approval process includes an assessment of the two proposed building envelopes, land uses and potential environmental impacts. The Concept State significant development applications do not seek consent for any construction or other physical work.

The next stage, called Detailed State significant development applications, would be to refine and develop the designs at both sites, including the final architecture of the buildings.

Sydney Metro is seeking to appoint a Precinct Development Partner in 2024 to deliver Hunter Street Station and the two buildings above. The Precinct Development Partner would progress the planning process in consultation with Sydney Metro.

The Concept SSDAs identify the following key factors:

Transport and access



The proposed developments would be integrated with the new metro station beneath, and embody transit-oriented development principles. Integrated transport will enable seamless transfers between new metro services, trains, buses, and light rail.

A maximum of 70 car parking spaces, provided between the Hunter Street Station East and Hunter Street Station West sites, will support the development.

Proposed buildings



Buildings will be designed to integrate with the public domain spaces and the metro station below.

Proposed building envelopes have been designed to provide an appropriate response to the surrounding context, while also enabling the delivery of high-quality development over the metro station.

Overshadowing



Building envelopes have been configured to preserve solar access to Martin Place and The Domain.

The tops of proposed building envelopes are slanted to maintain solar amenity and minimise overshadowing.

Heritage



Heritage impact statements have assessed the impacts of the proposed developments on listed heritage items on or near to the sites.

A Conservation Management Plan for the Former Skinners Family Hotel will be prepared to guide the future adaptive reuse of the hotel as part of the detailed application for the Hunter Street Station West site.

Design excellence



Sydney Metro is guided by the Sydney Metro West Design Excellence Strategy for the proposed development. The strategy provides a framework for built form, heritage, integration, movement and connectivity to ensure the development delivers an enduring and sustainable legacy.

Relevant buildings would be subject to a competitive design process to ensure world-class design is delivered.

A sustainable community



There are specific sustainability targets and rating requirements for the sites including Green Star, NABERS and BASIX.

Public art



Public art for both sites will be commissioned based on standards of excellence and relevance to the site context and planning policies. A public art strategy will be developed in the detailed application.



Illustration only, not to scale.

Revitalising Sydney's northern CBD

New buildings at Hunter Street will offer a mix of commercial and cultural opportunities and connectivity for businesses and residents. The proposed development will be a key part of an invigorated northern CBD that contributes to Sydney's role as the engine room of the NSW economy.

Central Sydney Planning Strategy

The City of Sydney's Central Sydney Planning Strategy is a 20-year growth strategy that revises previous planning controls and meets the Sustainable Sydney 2030 goals for a green, global and connected city. It includes opportunities for more height and density in the right locations, balanced with environmental sustainability initiatives, and sets criteria for excellence in urban design.

The Strategy recognises Central Sydney's role in metropolitan Sydney, NSW and Australia, and the need to maintain and grow its status as a global city with a dynamic economy and high quality of life.

Find out more: cityofsydney.nsw.gov.au/strategic-land-use-plans/central-sydney-planning-strategy

Hunter Street Planning Proposal

The Hunter Street Planning Proposal seeks to amend planning controls for Hunter Street Station East and Hunter Street Station West to enable the delivery of additional, high-quality space to support business, office and retail uses.

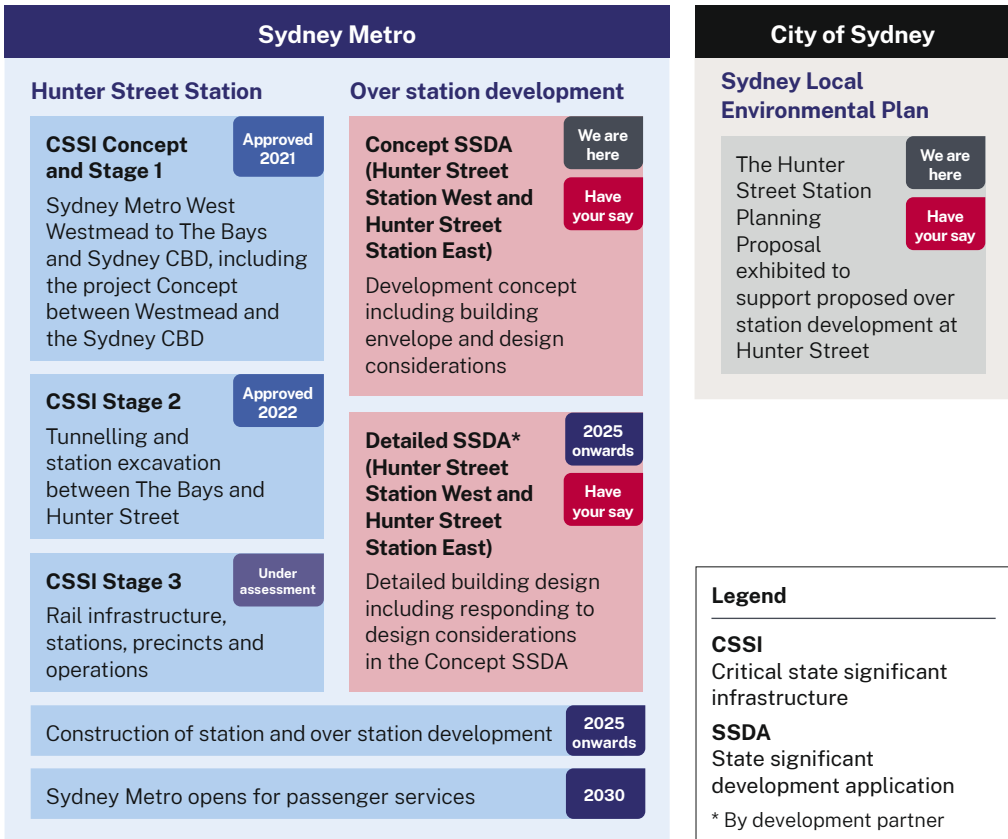
The Proposal consists of new site-specific controls in the Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012, consistent with the Central Sydney Planning Strategy.

Find out more: cityofsydney.nsw.gov.au/policy-planning-changes/proposed-changes-planning-controls-sydney-metro-hunter-street-development



An artist's impression of Hunter Street Station East.

Planning process



Hunter Street Precinct Development Partner

In recognition of the importance of Hunter Street as a landmark station, Sydney Metro is working with industry to bring to life a great place outcome as well as delivering the station and buildings above.

Sydney Metro is using a first-of-its-kind, procurement model, to drive improved placemaking outcomes for the area.

The planning process for Hunter Street over station development is running concurrently with the procurement of the Hunter Street Precinct Development Partner. Two consortia have now been shortlisted to work with Sydney Metro to develop the vision for Hunter Street Station as a world-class

precinct at the heart of a vibrant and connected city. The successful tenderer will deliver Hunter Street Station and the two buildings above.

Selection of the successful tenderer will include consideration of how they will improve the local area and create a precinct and a sense of place, not just a station.

Now is an opportunity to respond to the building concepts that will support well connected and transit-oriented commercial spaces. Feedback received during this planning stage will help set the framework for how design excellence is achieved during future planning stages.

Have your say

You are invited to attend information sessions and talk to our team about proposed over station development at the Hunter Street Station East and Hunter Street Station West sites.

Session 1 When: 15 December 2022 Time: 11am–2pm

Session 2 When: 15 December 2022 Time: 3pm–6pm

Location Auctionworks, Mezzanine Level, 50 Margaret Street, Sydney 2000

How to make a submission

Sydney Metro Hunter Street Station over station development Environmental Impact Statements

Anyone can make a submission in any language about the Environmental Impact Statements for the Hunter Street Station East and Hunter Street Station West sites to the Department of Planning and Environment. The Department will collate submissions and publish them on their website. Issues raised in the submissions will be considered before the projects are assessed and determinations are made.

Submissions may be provided on one or both proposals. Please follow the links below.

Hunter Street Station West: pp.planningportal.nsw.gov.au/major-projects/projects/hunter-street-west-over-station-development

Hunter Street Station East: pp.planningportal.nsw.gov.au/major-projects/projects/hunter-street-east-over-station-development

Write a letter to: **Planning and Assessment, NSW Department of Planning and Environment, Locked Bag 5022, Parramatta NSW 2124**

Your letter must include:

1. Your name and address, at the top of the letter only
2. The name of the application and the application number
SSD-46246214 (Hunter Street Station West)
SSD-46246713 (Hunter Street Station East)
3. A statement on whether you support or object to the proposal
4. The reasons why you support or object to the proposal
5. A declaration of any reportable political donations made in the previous two years.

If you have any questions about this process you can contact the NSW Department of Planning and Environment.

Call: **1300 305 695**

Email: information@planning.nsw.gov.au

The Department may publish any personal information you have included in your submission on a proposal. Do not include any personal information in your submission that you do not want published.

For more information, view the Department's Privacy Statement at: planning.nsw.gov.au/privacy

City of Sydney Hunter Street Planning Proposal

The City of Sydney is exhibiting a planning proposal to amend the planning controls for the Hunter Street Station sites to facilitate over station development.

Find out more: cityofsydney.nsw.gov.au/policy-planning-changes/proposed-changes-planning-controls-sydney-metro-hunter-street-development



Translating and interpreting service

If you need help understanding this information, please contact the Translating and Interpreting Service on 131 450 and ask them to call us on 1800 612 173.



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