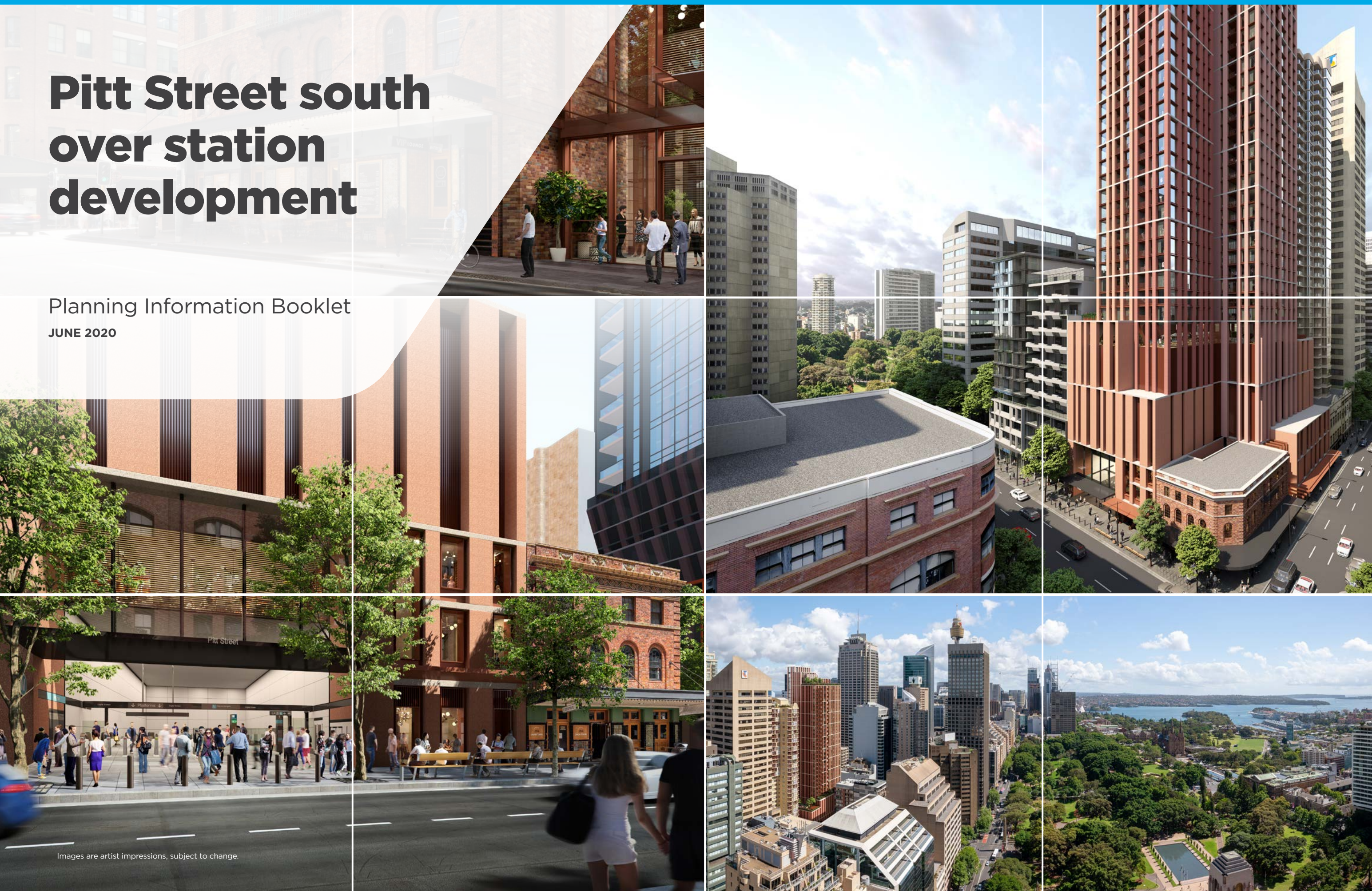


# Pitt Street south over station development

Planning Information Booklet  
JUNE 2020



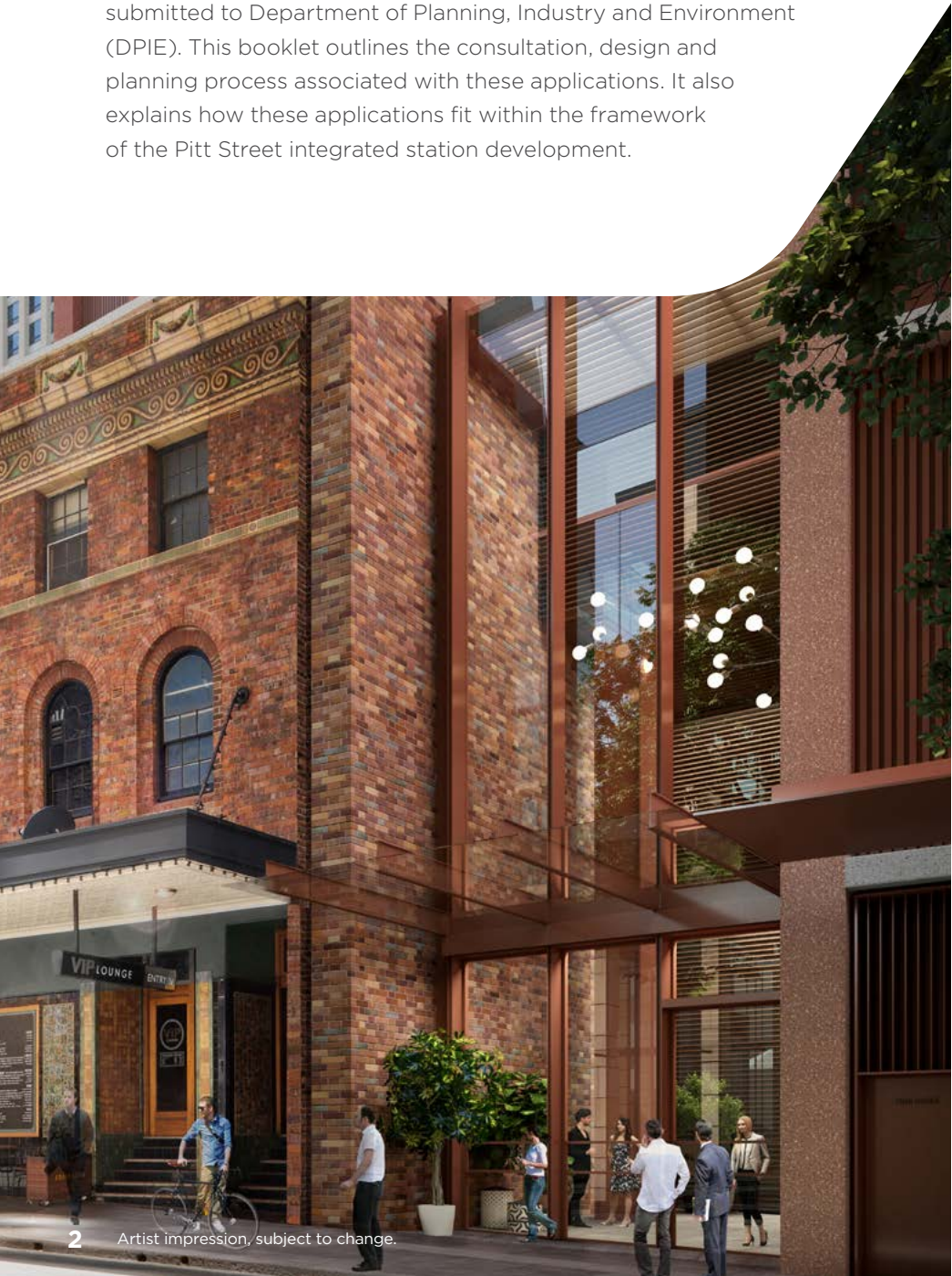
Images are artist impressions, subject to change.



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In May 2020, a State Significant Development Application (SSDA) for the Pitt Street south over station development (Stage 2 detailed design) and a modification to the Stage 1 Concept Approval was submitted to Department of Planning, Industry and Environment (DPIE). This booklet outlines the consultation, design and planning process associated with these applications. It also explains how these applications fit within the framework of the Pitt Street integrated station development.



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# Pitt Street Station – Sydney CBD’s new connection hub

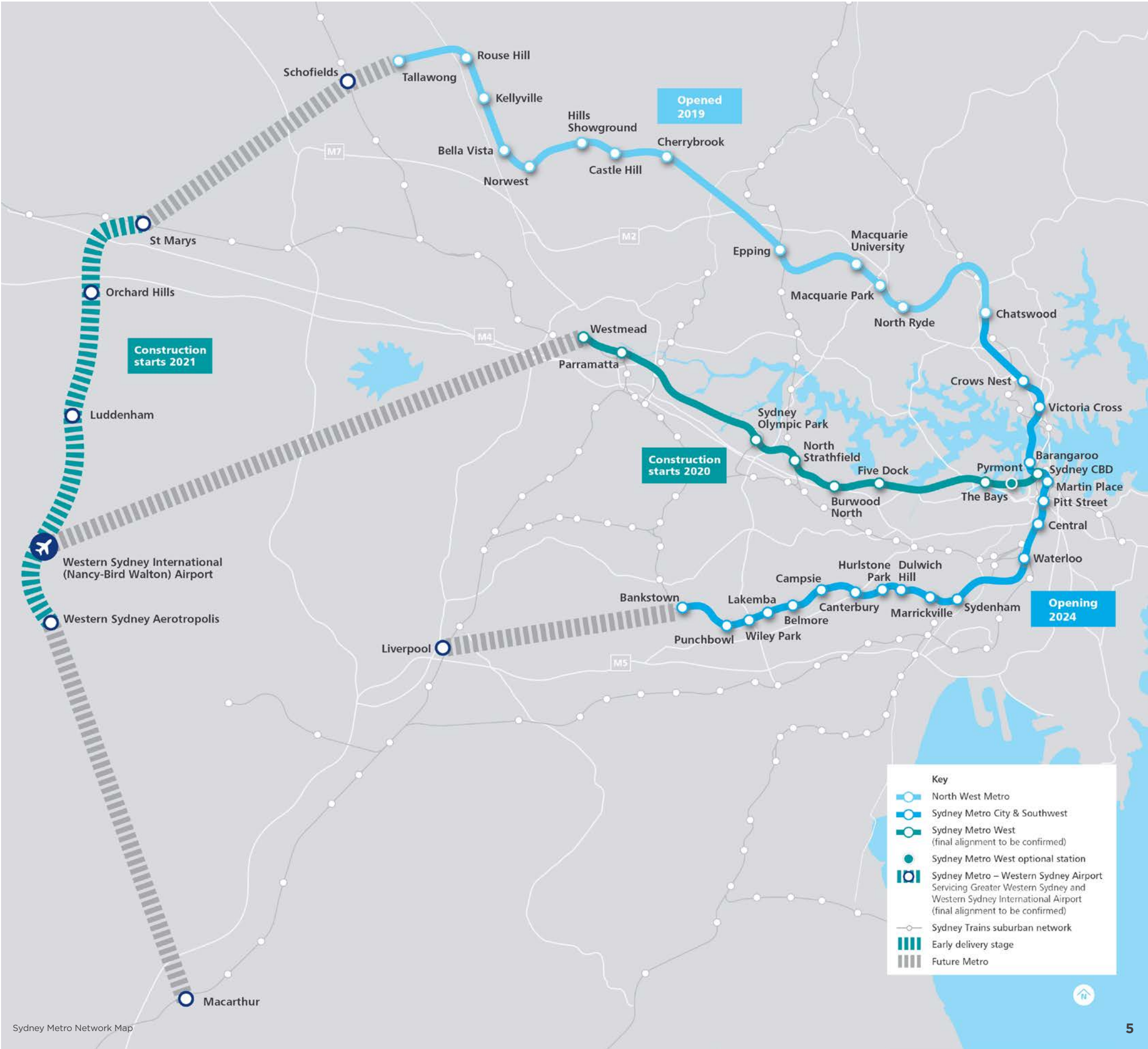
Sydney Metro is Australia’s biggest public transport project.

In 2024, Sydney will have 31 metro railway stations and a 66-kilometre standalone metro railway system. There will be ultimate capacity for a metro train every two minutes in each direction under the Sydney city centre.

As part of Sydney Metro, an underground station will be constructed at Pitt Street in the Sydney CBD. Pitt Street Station will offer a multi-modal transport choice in this precinct. The Pitt Street over station development will be a confident addition to the city skyline.

The 250-metre long underground Pitt Street Station will run from Park Street to Bathurst Street, between Pitt and Castlereagh streets, connecting two integrated buildings (north and south) above the station entries.

The new Pitt Street Station and associated developments above will help shape Sydney city’s future, adding to the vibrancy of the area with new retail options, rental residential accommodation, world-class office space and a seamless transfer from the station to the enhanced streetscape.





# Pitt Street south over station development

## Location

The site is an L-shape with frontages of approximately 32 metres along Pitt Street and 24 metres along Bathurst Street. Bathurst Street is one of the main east-west thoroughfares through this part of the Sydney CBD, while Pitt Street is one of the key north-south thoroughfares. The station entrance will be on Bathurst Street and over station development will have its entrance on Pitt Street.

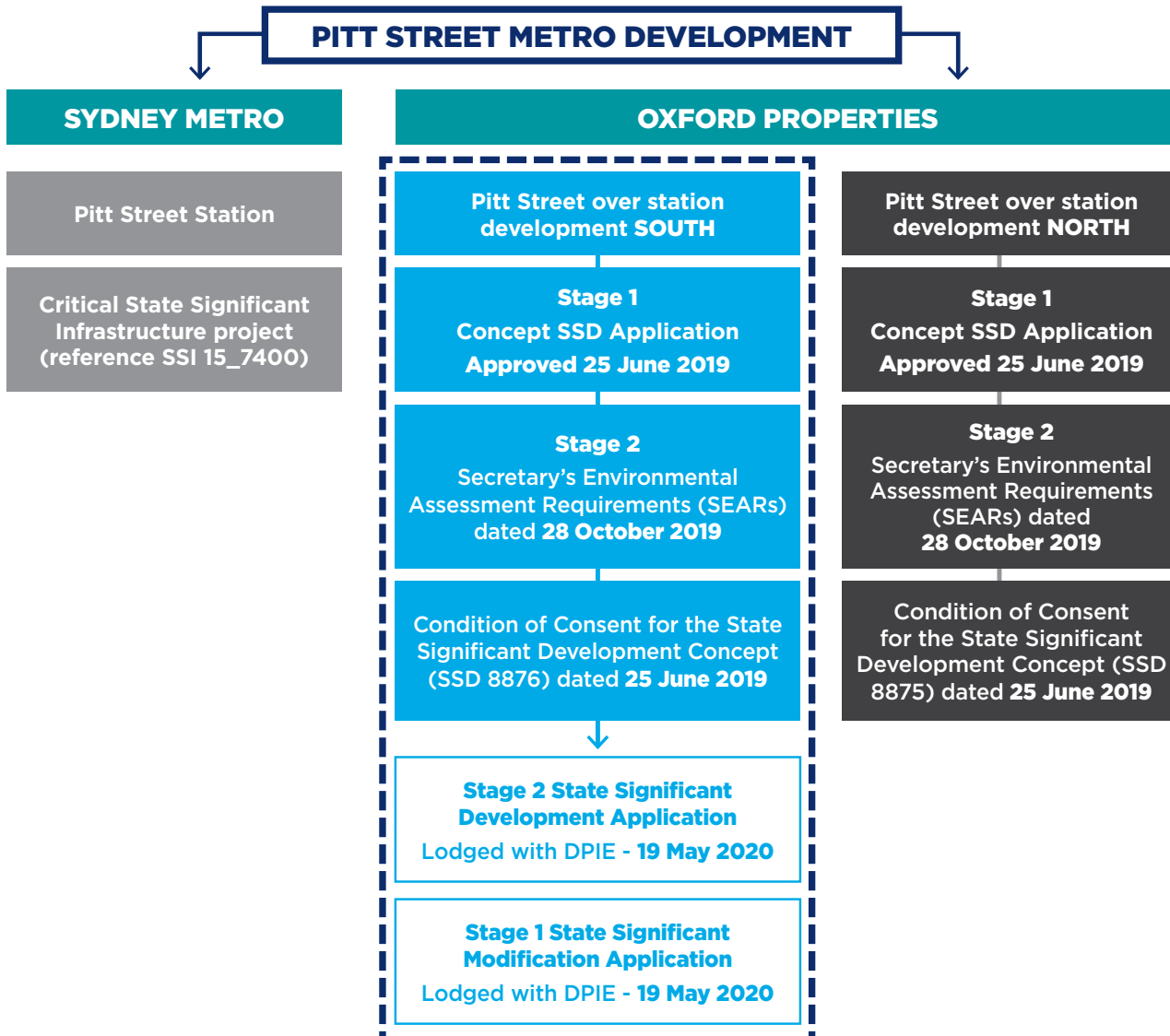
## Development

Sydney Metro received planning approval for Pitt Street Station in January 2017. The Stage 1 concept design for the two buildings was approved in June 2019. In September 2019,

the NSW Government awarded contracts to deliver the new station and two new buildings to a consortium of Oxford Properties and CPB Contractors, to form a vibrant new commercial and residential hub around Park and Bathurst streets.

## Planning Pathways

The Pitt Street integrated station development – comprising of the metro station and the two over station developments is being delivered under multiple planning pathways. Please refer to the diagram below:



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## The Station

The station is approved under a Critical State Significant Infrastructure (CSSI) project. The terms of the CSSI approval includes all works required to construct the Sydney Metro Pitt Street Station, including the demolition of existing buildings and structures on the sites. The CSSI approval also includes construction of below and above ground improvements within the metro station structure for appropriate integration with the over station development.

## Development Application

A Stage 2 Detailed SSDA has been prepared in response to the SEARs and the Conditions of Consent for the State Significant Development Stage 1 Concept Application (SSD 8876).  
A modification under Section 4.55(2) application

has also been prepared seeking approval for the conceptual land use of retail premises within the podium and to permit building envelope embellishments to create architectural expression on the facades. The applications were submitted to DPIE on 19 May 2020 and is the focus of this information booklet.

## Pitt Street north over station development

A separate Stage 2 Detailed SSDA is being prepared for the Pitt Street north over station development, located on the corner of Pitt, Park and Castlereagh streets. Similarly, a modification application to the Stage 1 Concept approval will also be prepared.



# Pitt Street south over station development planning process

The SSDA for the Pitt Street south over station development (Stage 2 detailed design) and a modification to the Stage 1 Concept Approval have been placed on public exhibition from 4 June to 1 July 2020 by DPIE. The project is classified as State significant given its scale and integration with Sydney Metro. The Minister for Planning and Public Spaces is the consent authority.

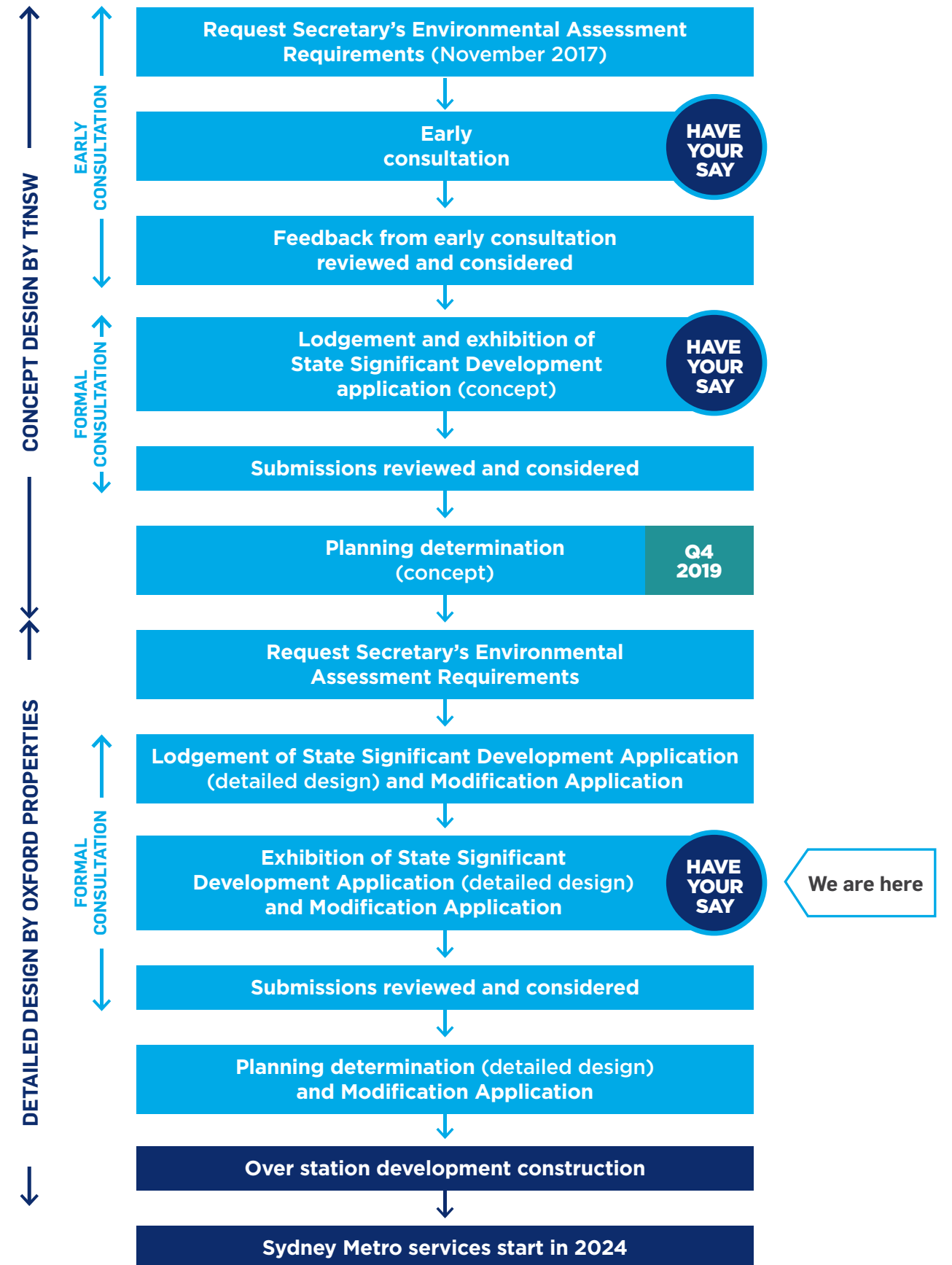
## Consultation

To help inform the SSDA, early consultation was carried out with local stakeholders and government agencies including City of Sydney, Transport for NSW including the Sydney Coordination Office, NSW Government Architect and surrounding landowners/occupiers of neighbouring businesses and residences.

Feedback taken into consideration includes items such as the site layout, building positioning, building envelope shape and size, development uses and public domain design.



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# A build-to-rent building for Sydney's CBD

Designed by local architects Bates Smart, the over station development above the southern entrance of the Pitt Street metro station will be the first dedicated build-to-rent development in Sydney's CBD.

The building will include:

- 234 leased apartments;
- extensive tenant amenities, including pool, gym, co-working space, lounge, and large outdoor courtyard;
- tenant only rooftop terrace with kitchen and lounge on level 35;
- restaurant / bar space on level 2 (accessible to the public);
- no onsite residents parking (except for a shared loading zone);
- on site bicycle storage for the residents;
- designed for apartment sizing to Apartment Design Guidelines (ADG); and
- 5 Star Green Star environmental rating.

The proposal is to provide build-to-rent residential accommodation which includes a mix of dwelling types including one-bedroom, two-bedroom, and a small number of three-bedroom apartments. This building will support alternative housing options within the Sydney CBD and leverage the significant NSW Government investment into Sydney Metro, specifically the new Pitt Street Station.

The Stage 2 Detailed SSDA lodged on 19 May 2020 is consistent with the Stage 1 concept design approval granted for the maximum building envelope, a maximum building height, podium level carparking for a maximum of 34 parking spaces, and conceptual land use for either one of a residential or commercial scheme (not both) as proposed to be modified.

The Stage 2 application proposes to provide further additional setbacks and stepping to the approved envelope to better create a sensitive scale relationship to both the Euro Tower and the Edinburgh Castle Hotel by creating a stepped height transition. The proposed built form has also sought to minimise external impacts to neighbouring development by only using 87% of the Stage 1 approved building envelope.

**In summary, the Stage 2 application provides for a lower and smaller building by volume than the Stage 1 approval.**



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# What is in the Environmental Impact Statement?

The Environmental Impact Statement (EIS) is a document that outlines the possible impacts of a proposed development on its surrounding environment and is used to inform development assessment and the consent conditions.

The proposed Pitt Street south over station development has been designed to achieve the following objectives:

- A landmark architectural building commensurate with the objectives of Sydney Metro Pitt Street Station - to leave an enduring legacy with a commitment to enhancing the place making for the surrounding precinct.
- Comply with the height control for the site and the height envelope set by the sun access plane for Hyde Park.
- Use materiality, detailing and colours that are sympathetic to the two adjacent heritage buildings and general context of the area.
- Being part of a fully integrated transport system.
- A podium which offers retail and residential opportunities via a thriving civic place connecting the public and private realms.
- Improve activation and amenity of the Central Sydney CBD outside of typical business hours, notably contributing to an active and safe public domain on weekends and in evenings.

A number of initiatives and strategies have been proposed within the EIS to be implemented as part the development, design and construction process to assist in ensuring a leading outcome for the city and the surrounding precinct.

These initiatives and strategies include:

- adhering to the principles outlined in the design excellence strategy, including a design that demonstrates quality and best practice against international standards;
- strategies to protect and enhance local heritage and ensure the development achieves a positive heritage outcome for the buildings;
- implementing best-practice sustainability initiatives during design and construction, which could include installation of acoustic treatments to internal and external elements of the buildings;
- measures to minimise noise and vibration once the buildings are in operation, including reducing noise at the loading docks and any acoustic treatment required for plant and equipment;
- wind-tunnel testing to model wind speeds and inform mitigation strategies;
- an assessment of building façade treatments and their sun reflection potential on motorists and pedestrians;
- development of strategies to mitigate potential privacy impacts on nearby residential apartments;
- adherence to recommendations in the traffic impact assessments to mitigate any traffic impacts;
- waste management strategies;
- site accessibility provisions; and
- a construction environmental management framework to identify and mitigate construction impacts – this will include mitigation measures to manage noise, vibration, dust and traffic.





# What plans are being lodged and who approves them?

This planning and information booklet provides information on the planning process and how you can be informed, engaged and provide feedback on the plans.

The Pitt Street south over station development has been designed to support the creation of a vibrant new transportation hub in Sydney CBD.

| Section  | Part of the Development   | Approval Authority  |
|--|---|---|
| Stage 2 SSD Application<br>Detailed Design for over station development south          | The residential building above the new metro station (southern entrance).   | Secretary of the Department of Planning, Industry and Environment |
| Modification Application to the Stage 1 SSD Concept for over station development south | <ul style="list-style-type: none"> <li>The inclusion of retail space within the building podium.</li> <li>Architectural embellishments beyond the building envelope to a maximum depth of 500mm to assist with solar performance and visual privacy.</li> <li>Awning and balustrade structures at Level 35 terrace and balustrade structures at Level 6 podium open space.</li> </ul> | Secretary of the Department of Planning, Industry and Environment |

The reason for the Stage 1 modification is to accommodate the inclusion of retail use within the podium and allow for protrusions beyond the approved building envelope for architectural features.

As a result of the design excellence process and competitive bid process, the detail design of the building evolved from the concept approval. As part of the strategy to achieve ‘deep reveals’ within the facade, creating visual interest and articulation for the building, the concept modification seeks to allow for architectural features to project outside the approved building envelope. The deep reveals also contribute to the environmental performance of the building as well as improve visual privacy for surrounding buildings. No floor space will project beyond the approved building envelope.



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# How to provide feedback on the project

## Community information sessions

Community information sessions for the Pitt Street south over station development will be via online webinars due to coronavirus restrictions currently in place.

Representatives from Sydney Metro and the over station development team will be available at each session to answer questions and provide further information.

## When:

**Wednesday 17 June 2020, 12pm-1pm**  
**Monday 22 June 2020, 5pm-6pm**

## Where:

To register for your preferred online webinar session, please visit [www.sydneymetro.info/integrated-station-development](http://www.sydneymetro.info/integrated-station-development)

## Public exhibition

Formal submissions can be made via the DPIE website.

[www.planningportal.nsw.gov.au/major-projects/projects/on-exhibition](http://www.planningportal.nsw.gov.au/major-projects/projects/on-exhibition)

At the end of the public exhibition, the DPIE will collate submissions and publish them on its website.

For enquiries, please contact the DPIE on **1300 305 695**.



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## Translating and Interpreting Service

If you require the services of an interpreter, please contact the **Translating and Interpreting Service on 131 450** and ask them to call **Sydney Metro on 1800 171 386**. The interpreter will then assist you with the translation.

আপনার, একজন দোভাষীর (ইন্টারপ্রেটার) সেবা-সাহায্য আবশ্যক হলে, অনুগ্রহ করে **১৩১ ৪৫০ নং এ ট্রান্সলেটিং এন্ড ইন্টারপ্রেটিং সার্ভিস** এর সাথে যোগাযোগ করুন, এবং **১৮০০ ১৭১ ৩৮৬ নং এ সিডনী মেট্রো** কে কল করতে তাদের বলুন। তখন অনুবাদ/ ভাষান্তরে, দোভাষী আপনাকে সাহায্য করবে।

如果您需要翻译服务, 请致电131 450 翻译和口译服务, 让他们打 1800 171 386 给悉尼地铁, 翻译员然后将帮助您进行翻译。

Εάν χρειάζεστε τις υπηρεσίες διερμηνέα, παρακαλείστε να επικοινωνήσετε με την **Υπηρεσία Μεταφραστών και Διερμηνέων** στο **131 450** και ζητήστε τους να καλέσουν το **Sydney Metro** στο **1800 171 386**. Ο διερμηνέας θα σας βοηθήσει στη μετάφραση.

통역서비스가 필요하시면, 번역 및 통역 서비스 (Translating and Interpreting Service) 전화 **Translating and Interpreting Service on 131 450** 에 연락하시어 **Sydney Metro 전화 1800 171 386** 에 연결해달라고 요청하십시오. 통역관이 통역을 도와 드릴 것입니다.

إذا كنتم بحاجة إلى خدمات مترجم، يرجى الاتصال بخدمة الترجمة الكتابية والشفهية على الرقم **131 450** واطلبوا منهم الاتصال بمترو سيدني على الرقم **1800 171 386**. وبعد ذلك سيقوم المترجم بمساعدتكم في الترجمة.

Nếu quý vị cần dịch vụ thông dịch viên, xin liên lạc **Dịch vụ Thông Phiên Dịch** (Translating and Interpreting) ở số **131 450** và yêu cầu gọi Sydney Metro ở số **1800 171 386**. Sẽ có thông dịch viên giúp cho quý vị việc thông dịch.

यदि आपको दुभाषिए की सेवाओं की ज़रूरत है, तो कृपया अनुवाद एवं दुभाषिया सेवा (**Translating and Interpreting Service**) से **131 450** पर संपर्क करें और उन्हें सिडनी मेट्रो **1800 171 386** पर को फोन करने का निवेदन करें। फिर दुभाषिया अनुवाद में आपकी मदद करेगा।

## Contact us

- 1800 171 386** Community information line open 24 hours
- PittStreetMetro@transport.nsw.gov.au**
- Sydney Metro City & Southwest, PO Box K659, Haymarket NSW 1240
- If you need an interpreter, contact TIS National on **131 450** and ask them to call **1800 171 386**

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