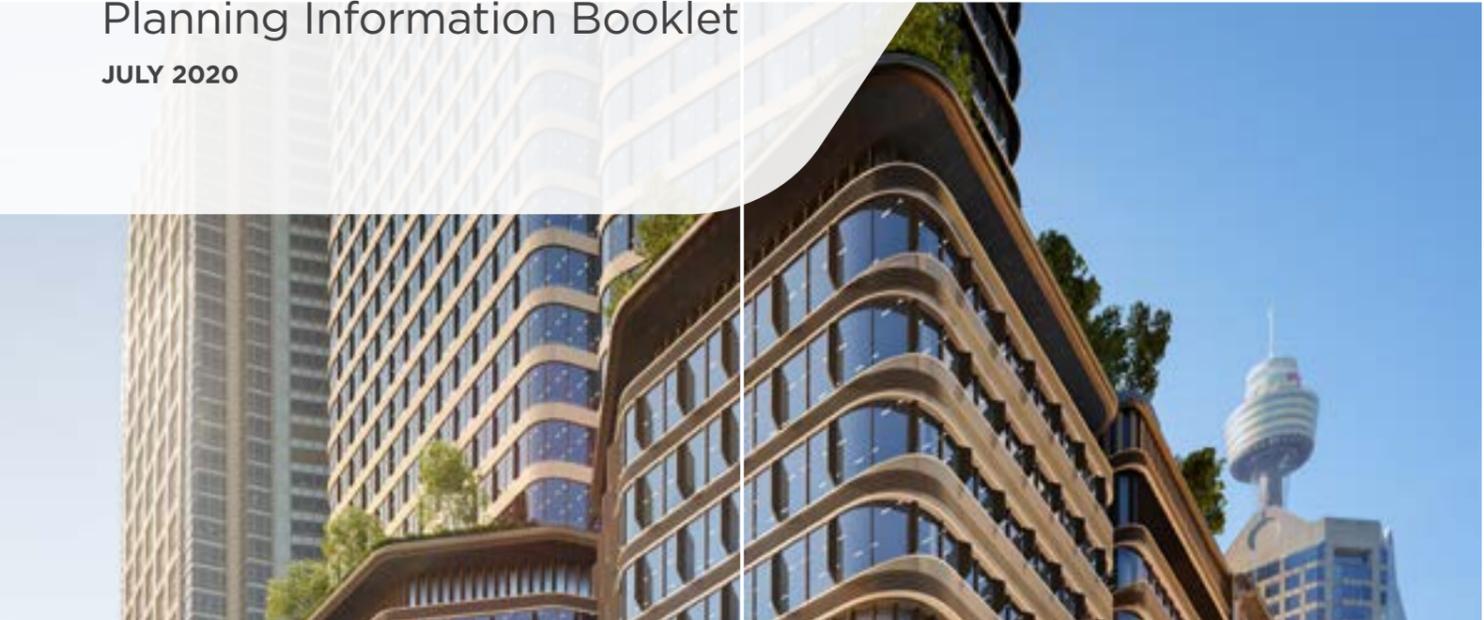


Pitt Street north over station development

Planning Information Booklet
JULY 2020



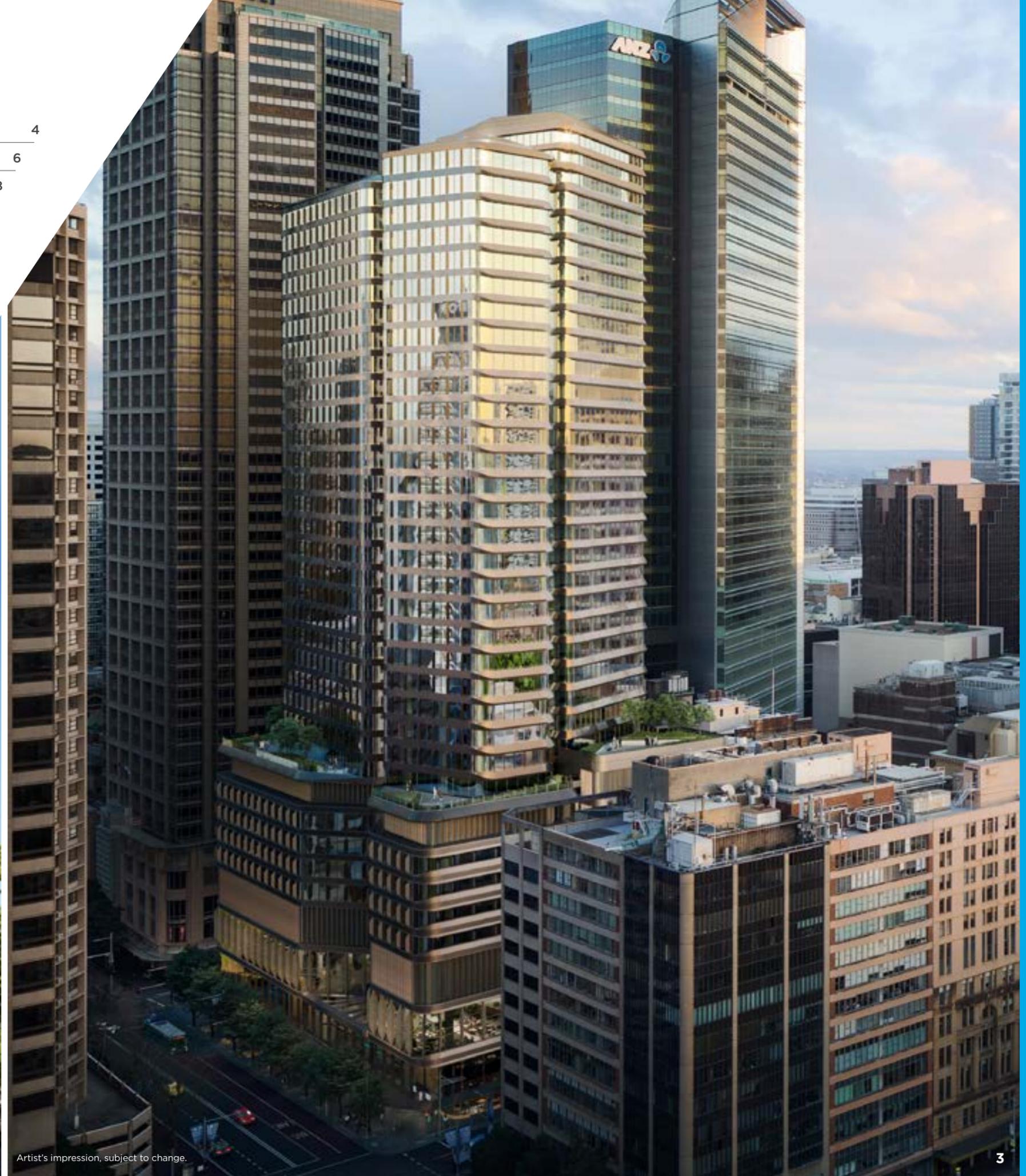
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In July 2020, a State Significant Development Application (SSDA) for the Pitt Street north over station development (Stage 2 detailed design) and a modification to the Stage 1 Concept Approval was submitted to the Department of Planning, Industry and 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.



2 Artist's impression, subject to change.



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Pitt Street Station – Sydney CBD’s new connection hub

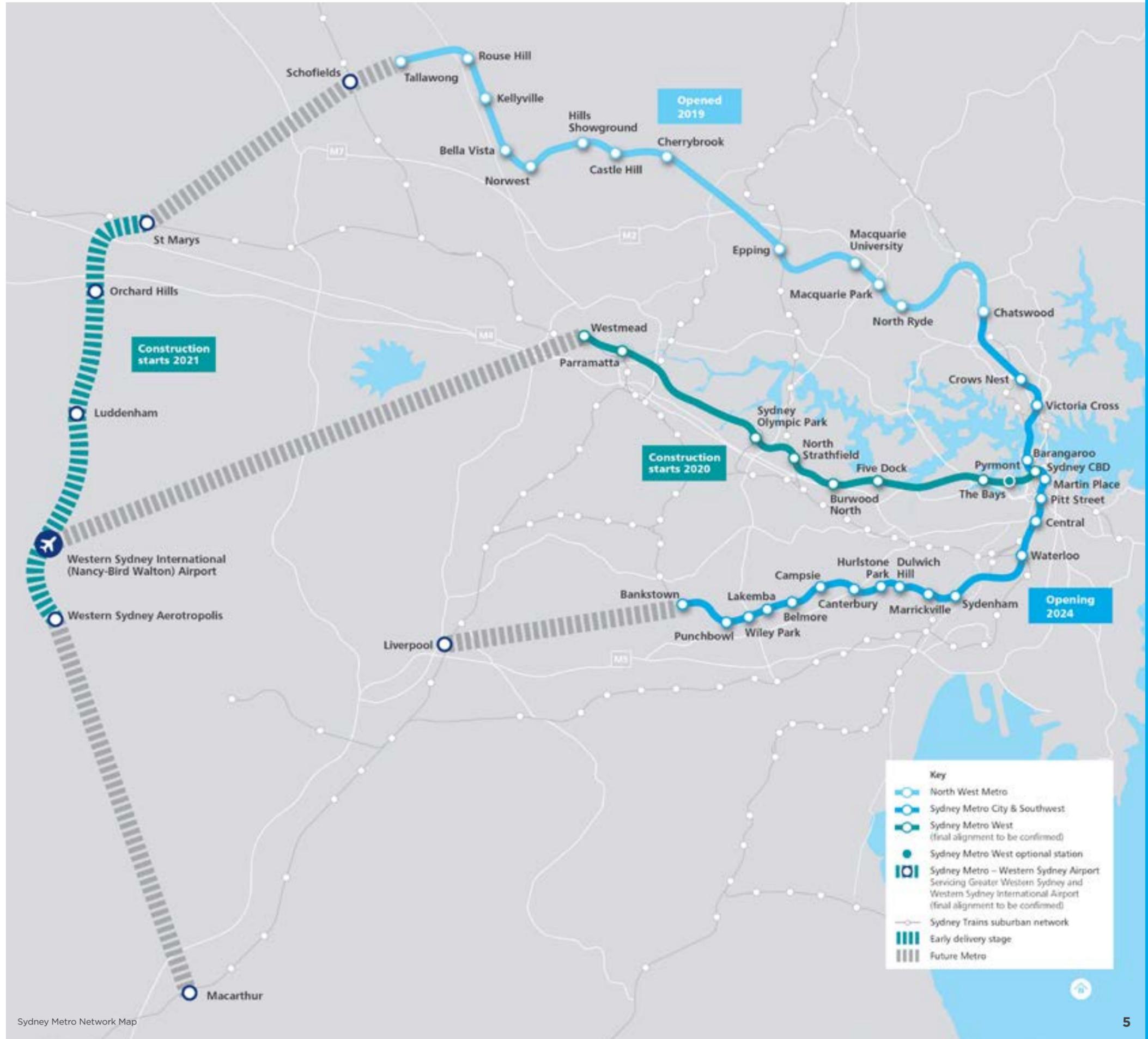
Sydney Metro is Australia’s biggest public transport project.

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 north over station development

Location

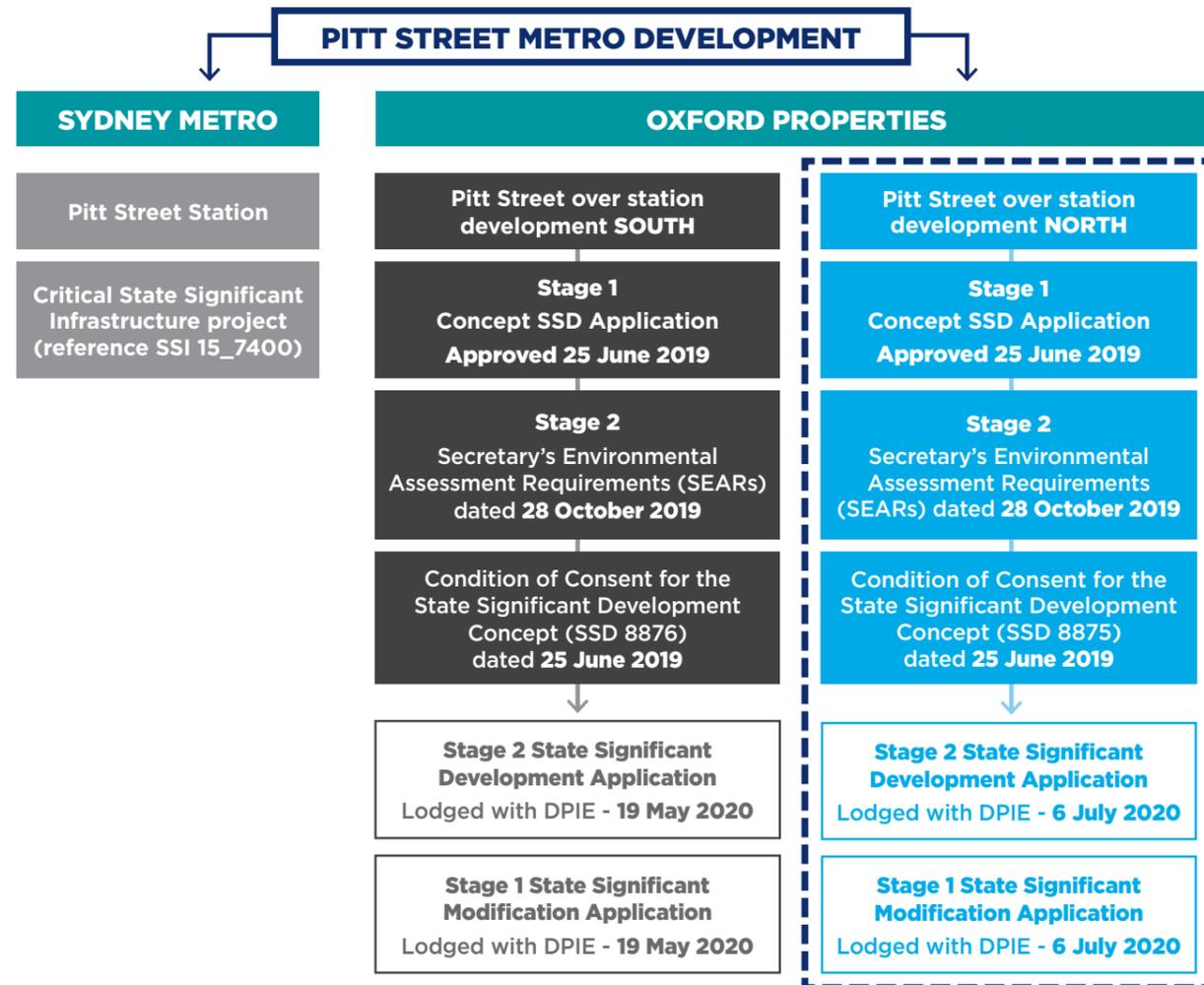
The site is an irregular L shaped allotment with street frontages of approximately 28 metres along Pitt Street, 81 metres along Park Street and 48 metres along Castlereagh Street. Park Street is a key east-west transport corridor through the Sydney CBD and provides a key role as a pedestrian avenue across the city between Hyde Park and the Town Hall civic precinct, while Pitt and Castlereagh streets are two of the key north-south thoroughfares. The station entrance will be on Park Street and the over station development will have its main entrance on Pitt Street. Entrances for the car park, loading dock and the end of trip facilities will be on Castlereagh 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, one over the north station entrance and one over the south station entrance, 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 include 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 for the Pitt Street north over station development (detailed design) has been prepared in response to the SEARs and the Conditions of Consent for the State Significant Development Stage 1 Concept Application (SSD 8875). A modification under Section 4.55(2) application has also been prepared seeking approval to modify the podium envelope at the Castlereagh Street facade to facilitate a better built form relationship with the scale of the adjacent NSW Masonic Club building, and at the Pitt Street facade to facilitate a better

built form relationship with the scale of the adjacent National Building. The modification application also seeks to allow for protrusions beyond the building envelope for the purpose of sunshading elements, planted elements and balustrades, and to increase the total gross floor area across the site to 54,651 square metres (including station floor space).

The applications were submitted to DPIE on 6 July 2020 and are the focus of this information booklet.

Pitt Street south over station development

A separate Stage 2 Detailed SSDA for the Pitt Street south over station development, located on the corners of Pitt, Bathurst and Castlereagh streets and a modification application to the Stage 1 Concept Approval were lodged with DPIE on 19 May 2020, and placed on public exhibition from 4 June to 1 July 2020.

Pitt Street north over station development planning process

The SSDA for the Pitt Street north over station development (Stage 2 detailed design) and a modification to the Stage 1 Concept Approval have been placed on public exhibition from 23 July to 19 August 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.

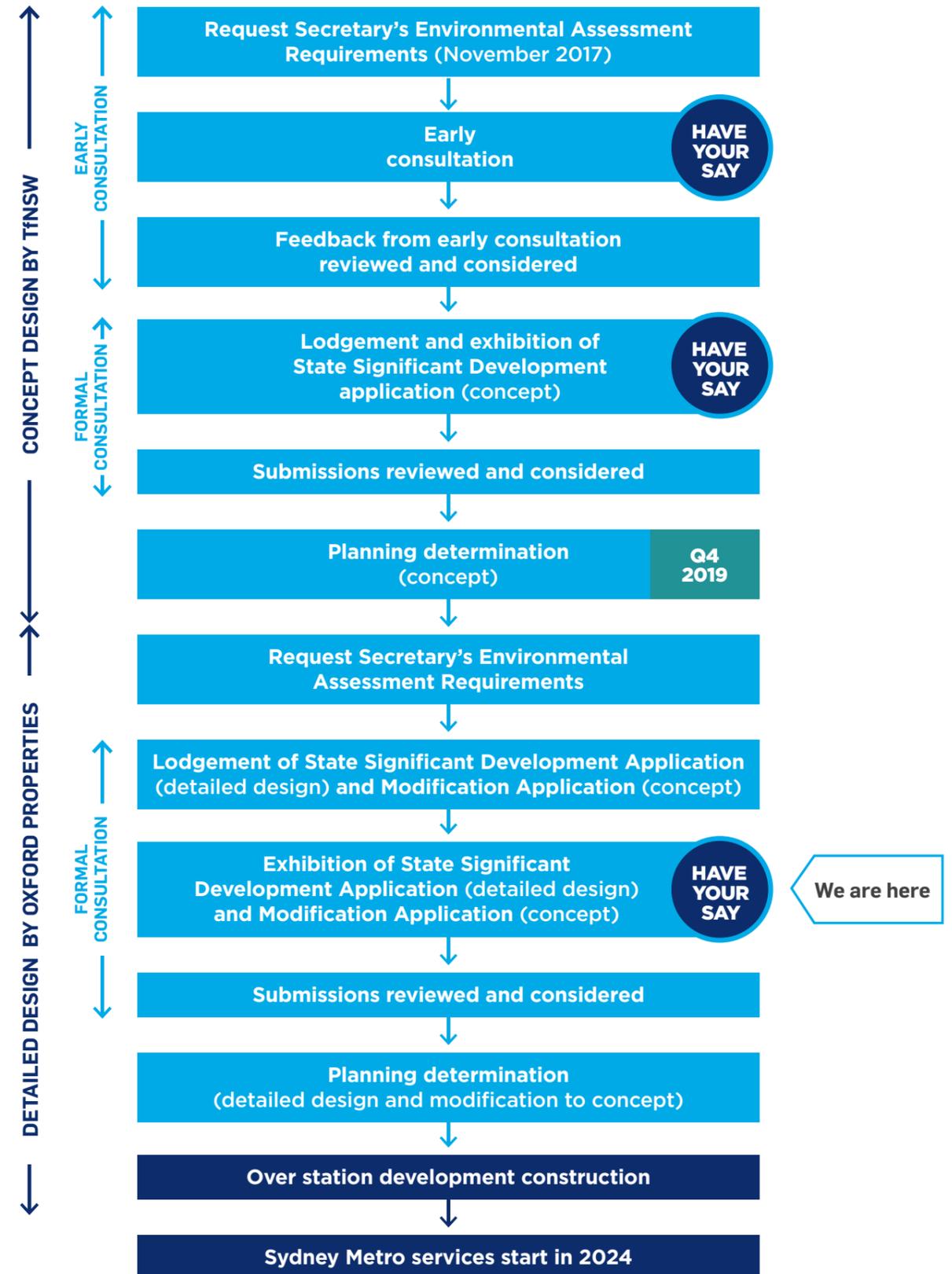
Consultation

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, facade finishes, building envelope shape and size, entry locations, integration with adjoining buildings and public domain design.



8 Artist's impression, subject to change.



A new premium office building for Sydney's CBD

Designed by world-renowned architects Foster + Partners, the over station development above the northern entrance of the Pitt Street metro station will contribute to the commercial core of the Sydney CBD by providing new premium office space. The building will provide retail premises at both street level and on level 2, contributing to the activation of Park Street.

The building will include:

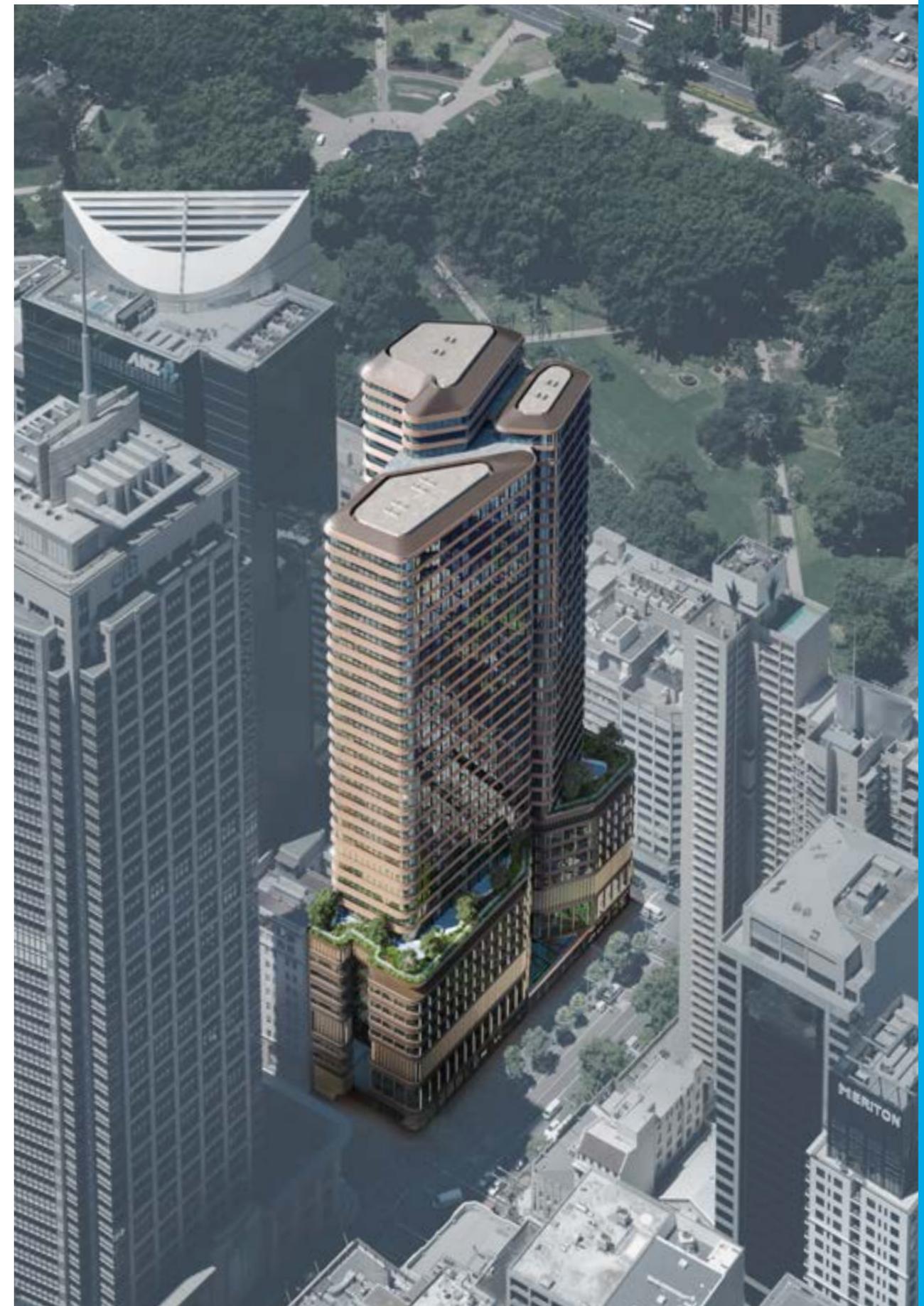
- 54,651 square metres of gross floor area
- pedestrian entrances from Pitt Street (main entry) and Castlereagh Street (supplementary entry)
- commercial lobby and amenities including end of trip facilities
- retail tenancies
- 40 car parking spaces within the podium relating to the commercial use
- shared vehicle loading and service facilities
- private landscaped terraces on levels 10 and 11 to support the commercial use for the occupants of levels 10 and 11 respectively
- signage zones
- on-site bicycle storage for the office tenants
- 6 Star Green Star environmental rating.

This proposal capitalises on the introduction of Sydney Metro by providing an office building integrated with the future Pitt Street Station. The proposed commercial uses in this location will strengthen central Sydney's role as a primary office market in the international sphere, and will align with a key action in the Eastern City District Plan (2018) by maximising the land use opportunities provided by the new Pitt Street Station.

The Stage 2 Detailed SSDA lodged on 6 July 2020 is consistent with the Stage 1 concept design approval granted for the maximum building envelope, a maximum building height, podium level car parking for a maximum of 50 parking spaces, and conceptual land use for a commercial scheme.

The Stage 2 application proposes to align the building envelope with the adjacent heritage buildings (NSW Masonic Club on Castlereagh Street and the National Building on Pitt Street). It allows for a more responsive scale transition at podium level, to allow for minor protrusions to the envelope for the purposes of sun shading, planted vegetation and balustrades, and to increase the building's gross floor area to 54,651 square metres.

In summary, the Stage 2 application provides for a building volume of only 84% of the Stage 1 approval. Its appearance is characterised by materiality and colour that are sympathetic to the immediate precinct.



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 north over station development has been designed to achieve the following objectives:

- deliver a landmark architectural building commensurate with the objectives of Sydney Metro Pitt Street – to leave an enduring legacy with a commitment to enhance the place making for the surrounding precinct
- comply with the building height control for the site and the building setback established by the sun access plane for Hyde Park
- use of materiality, detailing and colours that are sympathetic to the immediate precinct including adjacent heritage buildings and general context of the area
- design a podium which offers retail and commercial opportunities
- improve activation and amenity of central Sydney CBD outside of typical business hours, notably contributing to an active and safe public domain on weekends and in evenings
- being part of a fully integrated transport system.

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
- landscaped areas on the podium terrace – in part visible from the street - to establish a 'green' visual connection with Hyde Park
- a 'designed' roof integrating the plant rooms to provide a '5th' facade as the proposed building is lower than the adjacent office towers which will look down on it and across it
- a varying facade on north, east, south and west sides of the building which mirror the sun movements across the day providing leading environmental performance
- 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 facade treatments and their sun reflection potential on motorists and pedestrians
- adherence to recommendations in the traffic impact assessments to mitigate any traffic impacts
- waste management strategies
- site accessibility provisions
- a construction environmental management framework to identify and mitigate construction impacts – this will include mitigation measures to manage noise, vibration, dust and traffic.



Artist's impression, subject to change.



Artist's impression, subject to change.

What plans are being lodged and who approves them?

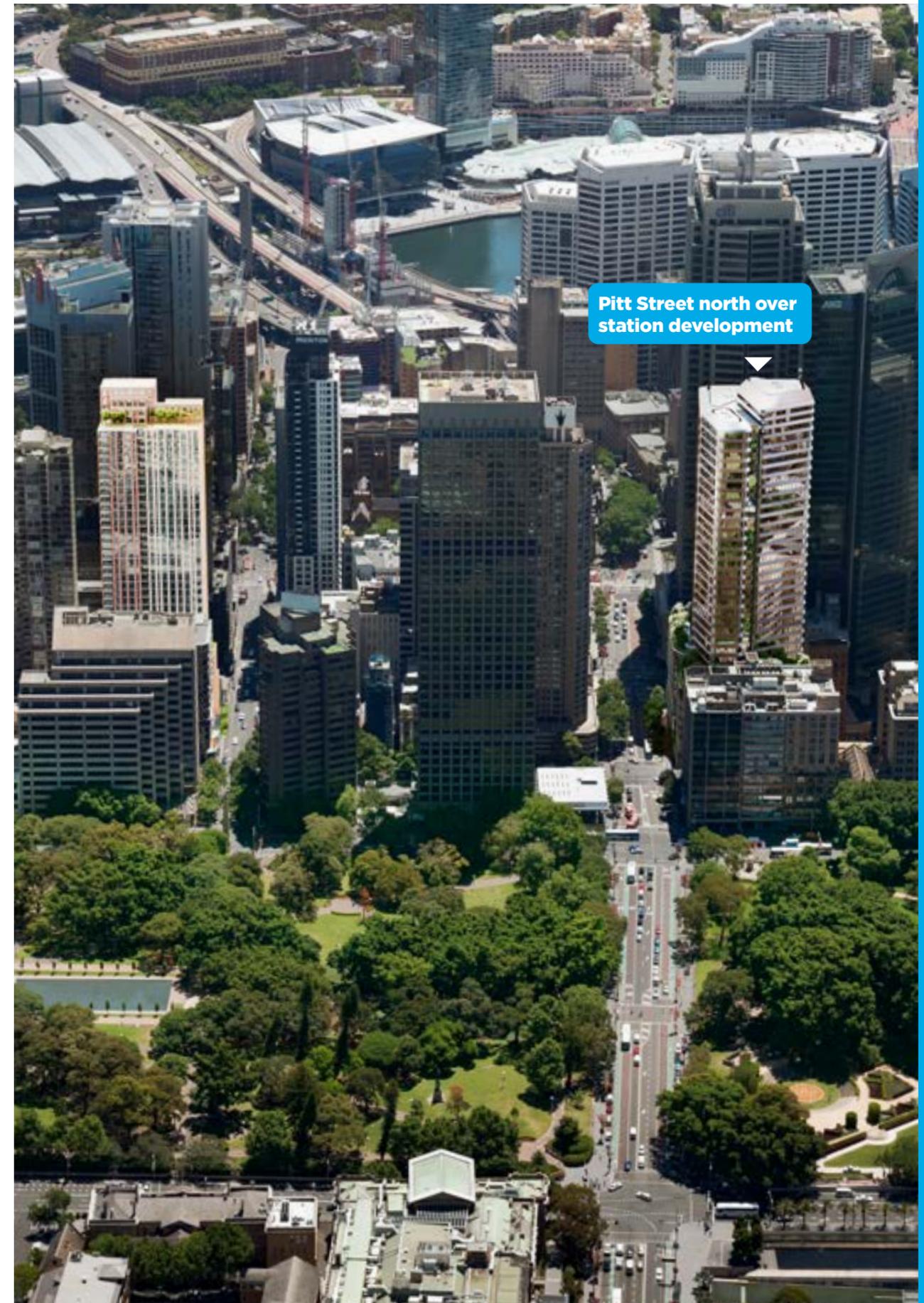
This planning and information booklet provides information on the planning process and how you can be informed, engaged and provide feedback on the plans and reports.

The Pitt Street north 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 Detailed Design for over station development north	The premium commercial building above the new metro station (northern entrance).	Minister for Planning and Public Spaces (or delegate)
Modification Application to the Stage 1 SSD Concept for over station development north	<ul style="list-style-type: none"> Modify the podium envelope on the Castlereagh Street and Pitt Street facades. Protrusions beyond the building envelope for the purpose of sunshading elements, planted elements and balustrades. Increase in total gross floor area across the site to 54,651 square metres. 	Minister for Planning and Public Spaces (or delegate)



The reason for the Stage 1 modification is to modify the podium envelope at the Castlereagh Street facade to facilitate a better built form relationship with the scale of the adjacent NSW Masonic Club building, and at the Pitt Street facade to facilitate a better built form relationship with the scale of the adjacent National Building. It is also designed to allow for protrusions beyond the building envelope for the purpose of sunshading elements, planted elements and balustrades, and to increase the total gross floor area across the site to 54,651 square metres.



Pitt Street north over station development

How to provide feedback on the project

Community information sessions

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

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

When:

Wednesday 5 August 2020, 12pm-1pm

Monday 10 August 2020, 5pm-6pm

Where:

To register for your preferred online webinar session, please visit www.sydneymetro.info/integrated-station-development

Public exhibition

Formal submissions can be made via DPIE website.

www.planningportal.nsw.gov.au/major-projects/projects/on-exhibition

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

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



Artist's impression, subject to change.



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 আবশ্যিক 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**

sydneymetro.info



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