

Sydney Metro West Hunter Street over-station developments

Questions and answers

December 2022

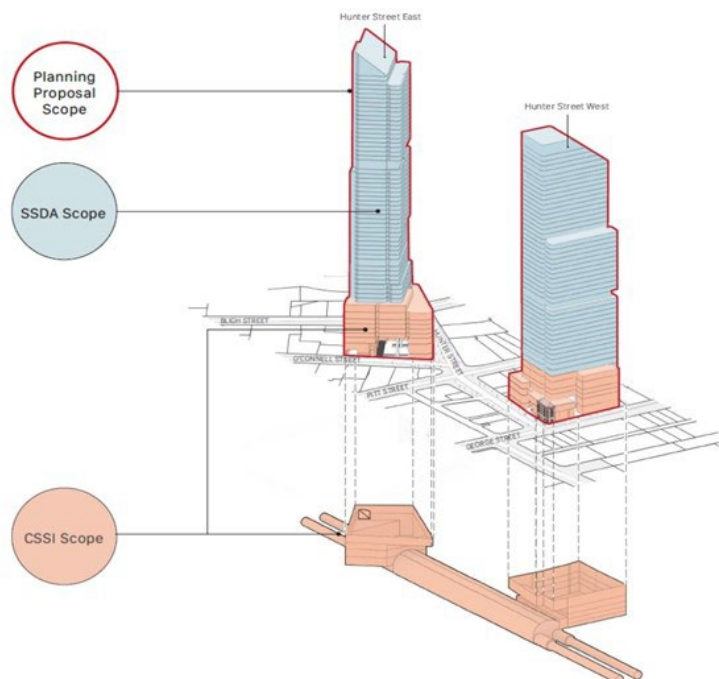
This document answers anticipated questions about the assessment process for proposed developments over the Sydney Metro Hunter Street station.

What are these letters?

The City of Sydney is formally notifying you of draft planning controls and development applications that are currently on exhibition for the Hunter Street Metro over-station development sites. A Planning Proposal has been prepared by the City of Sydney to amend the planning controls in the Sydney Local Environmental Plan (LEP) for the over-station development.

Separately, the Department of Planning and Environment (the Department) is reviewing two State Significant Development (SSD) applications for concept approval of the developments above the Hunter Street east and west entries to the new metro station.

Both the Planning Proposal and SSD applications are on exhibition from Monday 5 December 2022 until Monday 30 January 2023.



Sydney Metro Hunter Street over-station development concept illustration

What is a planning proposal?

A planning proposal is a document that explains proposed changes to a council's local environmental plan and their effect. It assesses whether the proposed changes align with state and local strategic plans and the potential impacts the changes may have.

More information about the process is available at www.planning.nsw.gov.au/planning-proposals

What are State Significant Development (SSD) Applications?

Some major developments are deemed to have state significance. This may be because they are over a certain size or have a high economic value.

The Department, rather than the council, is responsible for the assessment of SSD applications. The applications are assessed against statutory requirements, including consideration of the relevant planning policies and the likely impacts of the developments.

The Department will then make a recommendation to the Minister for Planning (or delegate) for determination of SSD applications based on the merits of the proposal. The information in the applicant's environmental impact statements, all submissions and community feedback, and any responses to submissions is considered.

What is the difference between the Planning Proposal and Concept SSD applications?

The planning proposal and concept SSD applications are being exhibited and assessed at the same time. Although they related to each other, the planning proposal and SSD applications follow separate approval processes.

The planning proposal seeks approval for new planning controls, such as increased building heights, floor space ratio and parking controls. It is also supported by draft design guidelines.

The concept SSD applications seek approval for building envelopes of two new buildings over the new station entries. The applications take into account the planning controls.

The concept SSD applications do not seek approval for any construction works. Separate SSD applications will be lodged, exhibited and assessed for the detailed design and construction of the development.

The planning proposal and concept SSDs refer solely to the proposed towers above the Hunter Street Metro sites and do not have an impact on the actual metro stations at the ground and underground levels.

About the exhibition

The exhibition allows an individual or organisation to have their say on the proposals. You can review the Planning Proposal and SSD documents to better understand the draft planning controls and concept proposals. You can view the documents online at:

- Planning proposal and draft design guide – <https://www.cityofsydney.nsw.gov.au/policy-planning-changes/proposed-changes-planning-controls-sydney-metro-hunter-street-development>

- SSD concept applications

East Site – www.planningportal.nsw.gov.au/major-projects/projects/hunter-street-east-over-station-development

West Site - www.planningportal.nsw.gov.au/major-projects/projects/hunter-street-west-over-station-development

Have your say

Consultation closes on Monday 30 January 2023.

For the City of Sydney's planning proposal you can upload your submission on our Sydney Your Say page – <https://www.cityofsydney.nsw.gov.au/policy-planning-changes/proposed-changes-planning-controls-sydney-metro-hunter-street-development>

Alternatively, you can email or post your submission to sydneyyoursay@cityofsydney.nsw.gov.au or by post to:

Senior Project Officer, Strategic Engagement and Community Relations, City of Sydney, Town Hall House, Level 7, 456 Kent Street, Sydney NSW 2000.

To have your say on the SSD applications, the Department of Planning and Environment encourages online submissions. To have your say online, click on 'Make a submission' on the following webpages:

East site - www.planningportal.nsw.gov.au/major-projects/projects/hunter-street-east-over-station-development

West site - www.planningportal.nsw.gov.au/major-projects/projects/hunter-street-west-over-station-development

You will need to log in to the planning portal, or create a user account.

Need more help

For questions on the planning proposal, you can contact City of Sydney on 02 9265 9333, email council@cityofsydney.nsw.gov.au or visit Town Hall House customer service centre at 456 Kent Street, Sydney.

For questions on the SSD Applications, you can contact the Department's Information Centre on 1300 305 695, email information@planning.nsw.gov.au or visit any NSW Service Centre

If English isn't your first language and you require an interpreter, please call 131 450. You can request an interpreter in your language and they can then connect you to Council or the Department.