An artist's impression of the proposed over station development at Pyrmont.

Have your say: Pyrmont over station development

Sydney Metro is Australia's biggest public transport project

The NSW Government is delivering Sydney Metro West – a new underground metro railway which will double rail capacity between Parramatta and the Sydney CBD, transforming Sydney for generations to come.

This once-in-a-century infrastructure investment will provide fast, reliable, turn-up-and-go metro services with fully accessible stations, link new communities to rail services and support employment growth and housing supply.

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

Two potential station locations are being investigated west of Sydney Olympic Park, including one at Rosehill Gardens which could support a significant increase in housing.

Sydney Metro West will target an opening date of 2032.

Planning for Pyrmont Station

Pyrmont Station will be on the doorstep of Darling Harbour, Blackwattle Bay, the new Sydney Fish Market and the Sydney CBD. The new station and proposed over station development will greatly enhance plans to revitalise this inner-city precinct by encouraging jobs, investment and economic growth.

Sydney Metro commenced planning for over station development at Pyrmont by lodging a Scoping Report with the NSW Department of Planning, Housing and Infrastructure (DPHI in 2022. The scoping report identified a new mixed-use development above Pyrmont Station.

Sydney Metro has now lodged a Concept State significant development application (SSDA) and Environmental Impact Statement (EIS) for the proposed over station development.

The EIS is on public exhibition until Tuesday, 9 April 2024. Stakeholders and the community are invited to have their say.

NSW GOVERNMENT

sydney METRO

Visit our 3D interactive portal to view an indicative model of the proposed development above Pyrmont Station.

Key A

31-storey development above Pyrmont Station comprising of a mixed use podium level and residential building.

Indicative only, subject to design development.

The proposed over station development at Pyrmont.

Proposed over station development at Pyrmont Station

Pyrmont Station and over station development will enable a new harbour-side precinct, supporting knowledge-intensive jobs, activated public domain, retail and residential activities.

The proposed development above Pyrmont Station includes a new 31-storey building above the eastern site, located on Union Street. The building will include a mixed-use podium, with commercial and retail uses, and a residential tower to complement the station below, helping to create a vibrant new precinct where people can live, shop, work and play.

The new station and building will integrate with the surrounding area, while respecting Pyrmont's heritage and enhancing the local character.

The development would be supported by easy access to buses and light rail, while also enabling safe and secure connections for pedestrians and cyclists. It will support the precinct's role as a significant employment and entertainment destination, prioritising connections to the Sydney CBD, The Bays and key jobs, education, lifestyle and health hubs in Western Sydney.

Pyrmont Peninsula Place Strategy

The Pyrmont Peninsula Place Strategy is a 20-year strategic framework designed by the NSW Department of Planning, Housing and Infrastructure to develop a vision and plan for Pyrmont's Peninsula.

Pyrmont Station and development above the eastern station site was included in the Pyrmont Peninsula Place Strategy and sub-precinct master plan for the Darling Island precinct in 2021.

Following the finalisation of this sub-precinct master plan in 2022, the Sydney Local Environmental Plan 2021 was amended to include development for the new Pyrmont Station and a building above the eastern station entrance on Union Street.

SCAN to find out more about the Pyrmont Peninsula Place Strategy.

Pyrmont Bridge.

What is this Environmental Impact Statement about?

The Concept State significant development application (SSDA) and Environmental Impact Statement is the next stage of the planning process. This includes an assessment of the building envelope, land use and potential environmental impacts.

The Concept SSDA identified the following key factors:

Transport and access

Integrated transport will enable seamless transfers between the new metro station, buses and light rail.

A maximum of 55 car parking spaces will support the development.

Proposed building

The proposed building is consistent with the strategic vision for Pyrmont, as outlined in the Pyrmont Peninsula Place Strategy.

The proposed 31-storey building above the eastern metro station site has been designed to integrate with the local area, public domain space and the metro station below. No development is proposed above the western metro station site.

Overshadowing

The building envelope has been configured to preserve solar access and minimise overshadowing of residential dwellings, public domain and open spaces. No additional overshadowing impacts are proposed to Elizabeth Healey Reserve from the building.

Heritage

A heritage impact statement has assessed the impacts of the proposed development on listed heritage items in close proximity to the site.

The proposed development aligns with the Pyrmont Peninsula Design Guidelines by responding to Pyrmont's heritage context and enhancing the local character of the area.

Design excellence

Sydney Metro is guided by a 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.

Sustainability

There are specific sustainability targets and rating requirements for the site including Green Star, NABERS and BASIX for the commercial and residential components of the proposal.

Planning process

Sydney Metro West – Pyrmont Station

Station approval

CSSI Concept and Stage 1 — Approved 2021
Sydney Metro West Westmead to The Bays and Sydney CBD, including the project Concept between Westmead and the Sydney CBD

CSSI Stage 2 — Approved 2022
Tunnelling and station excavation between The Bays and Hunter Street

CSSI Stage 3 — Approved 2023
Rail infrastructure, stations, precincts and operations

Over station development approval

Concept SSDA — Have your say 2024
Development concept including building envelope and design considerations

Detailed SSDA** — 2025 onwards
Detailed building design including responding to design considerations in the Concept SSDA

Consistency Assessment for CSSI Stage 3* — 2024
Design development to improve integration of station with over station development

Construction of station and development (station and over station development) — 2027 onwards

Sydney Metro West expected to open for passenger services — 2032

NSW Department of Planning, Housing and Infrastructure

Pyrmont Peninsula Place Strategy

Pyrmont Peninsula Place Strategy will guide future strategic planning decisions for Pyrmont — Approved 2020

The Darling Island sub-precinct master plan included provisions for Pyrmont Station and development above the station — Approved 2022

Pyrmont Peninsula Design Guidelines provide guidance for Pyrmont Station and development above the station

Legend

CSSI
Critical state significant infrastructure

SSDA
State significant development application

* Sydney Metro has developed the design of the station infrastructure at Pyrmont to align with the over station development and undertaken a Consistency Assessment to amend the CSSI Stage 3 planning approval. This revised design would allow a better design outcome by providing more space for ground floor activation. The overall height of the podium and proposed building height for the Concept SSDA has not changed as a result of this change. For further information, please contact the project team.

** By development partner

Have your say

The Environmental Impact Statement for over station development at Pyrmont will be on public exhibition until **Tuesday, 9 April 2024.** Stakeholders and the community are invited to have their say on the proposed development at Pyrmont Station by making a submission to the NSW Department of Planning, Housing and Infrastructure (DPHI).

Anyone can make a submission in any language. DPHI will collate submissions and publish them on their website. The issues raised in the submissions will be considered before the proposed development is assessed and a determination is made.

To make a submission, visit **planningportal.nsw.gov.au** and navigate to 'State Significant Exhibitions' in the 'Have your say' toolbar.

Meet our team

You are invited to attend our information sessions and talk to our team about the proposal for over station development at Pyrmont Station.

When: Tuesday, 19 March 2024
Location: Novotel Darling Harbour (100 Murray Street)
Session One: 12pm-2pm
Session Two: 5pm-7pm

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
Sydney Metro West
PO Box K659, Haymarket NSW 1240

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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