



EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT APPLICATION

HUNTER STREET EAST OVER STATION DEVELOPMENT

Application No	SSD-46246713
Location	28 O'Connell Street, Sydney
Applicant	Sydney Metro
Council Area	City of Sydney
Consent Authority	Minister for Planning or Independent Planning Commission

Description of proposal

The concept development application seeks approval for an over station development above the Sydney Metro Hunter Street East site, including establishing:

- maximum gross floor area of 84,223m², including approx. 81,769m² of commercial uses, 1,454m² retail uses and 1,000m² station uses;
- maximum building envelopes, including heights and setbacks, for a new tower up to a maximum height of RL 269.1 (approx. 58 storeys) accommodating the eastern station entrance of Sydney Metro (subject to separate infrastructure application SSI 22765520);
- maximum of 70 car parking spaces to be shared with the West over station development; and
- arrangements for loading spaces, servicing and utilities.

Note: the concept proposal does not seek approval for any construction works.

About the exhibition

An exhibition process allows any individual or organisation to have their say about a proposed development.

The Department of Planning and Environment (the department) has received a State significant development (SSD) application for the abovementioned proposal. The application, environmental impact statement (EIS) and accompanying documents are on exhibition from **Monday 5 December 2022** until **Monday 30 January 2023**. You can view these documents online at www.planningportal.nsw.gov.au/major-projects.

At the time of publishing this advertisement, the Minister for Planning has not directed that a public hearing should be held.

Have your say

The department encourages online submissions. To have your say online, search for this project at www.planningportal.nsw.gov.au/major-projects and click on 'Make a submission'. You will need to log in or create a user account.

If you cannot submit online, post or drop your submission to the address below, to arrive before the close of exhibition. If you would like your personal information to be withheld from publication, please clarify this in a separate cover sheet and only provide your personal information in that cover sheet. Do not include personal information in your submission as your submission will be published in full.

If you choose to send a paper-based submission, it is important that both the submission and mailing envelope are addressed to the nominated contact person below:

Please be aware that if you choose to send a paper-based submission and it is not addressed to the nominated contact person, the submission will not be received by the department and will instead be returned to sender.

Before making your submission: You should read the department's:



- Disclaimer and declaration at www.planningportal.nsw.gov.au/major-projects/help/disclaimer-and-declaration, and
- Privacy statement at www.planning.nsw.gov.au/privacy

Please call 1300 305 695 if you wish to be provided with a copy. Your submission will be published on the NSW planning portal in accordance with our privacy statement and disclaimer and declaration.

In your submission please include:

- your name and address (please ensure your personal details are provided in a separate cover sheet if you would like your details to be withheld from publication)
- the name of the application and the application number
- a statement on whether you 'support' or 'object' to the proposal or if you are simply providing comment
- the reasons why you support or object to the proposal
- a declaration of any reportable political donations you have made in the last two years (visit www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/Donations-and-Gift-Disclosure or phone 1300 305 695 to find out more)
- a statement indicating you acknowledge and accept the department's disclaimer and declaration.

For more information, including a copy of the department's submissions policy please go to www.planningportal.nsw.gov.au/major-projects/have-your-say.

For more information: Contact (02) 8275 1313 or 1300 305 695

Address: Director, Key Sites Assessments, NSW Planning, Department of Planning and Environment, Locked Bag 5022, Parramatta NSW 2124.