

# Sydney Metro Hunter Street over-station developments

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

The Department of Planning and Environment has received two development applications for the areas above the Sydney Metro Hunter Street station. Sydney Metro has put in state-significant development (SSD) applications for concept approval of developments above the Hunter Street east and west entries to the new metro station.

Separately, the City of Sydney Council has received a planning proposal to establish planning controls to enable the developments.

Both the planning proposal and the SSD applications are on exhibition from **Monday 5 December 2022** until **Monday 30 January 2023**.

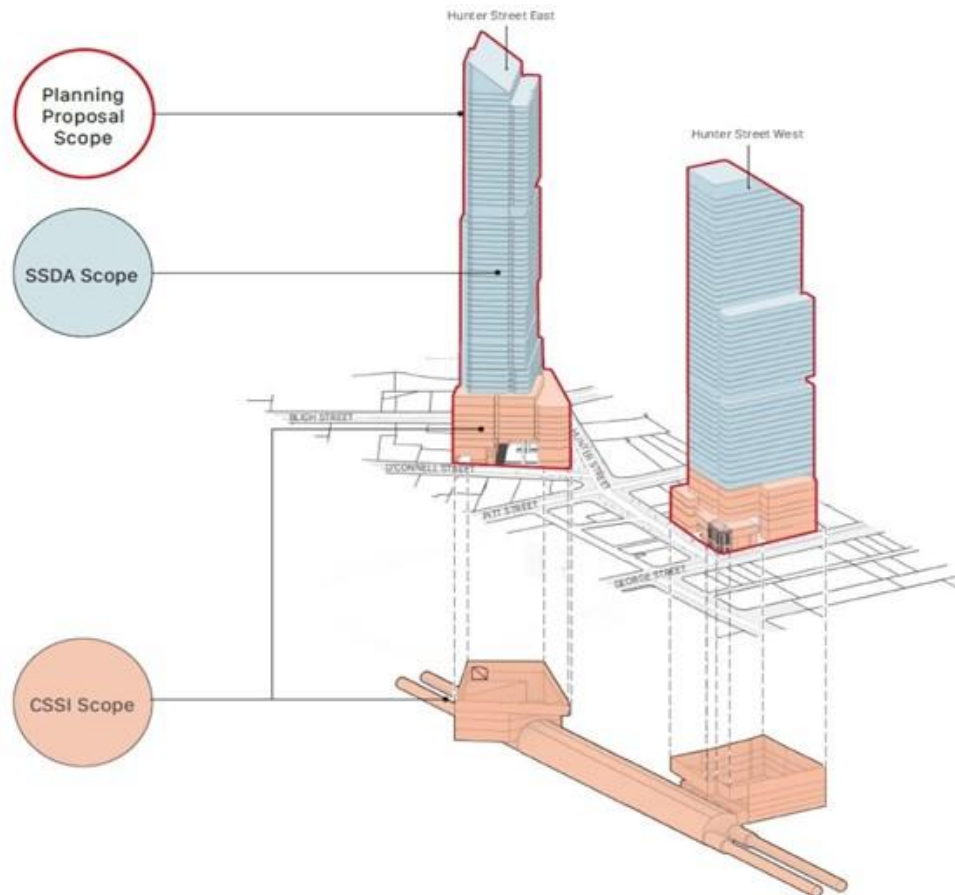


Figure 1. Sydney Metro Hunter Street over-station development concept illustration

### 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.

Get more information about the process on the [planning proposals pages](#)<sup>1</sup> of our website.

### What are 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 assessing SSD applications. We make assessments against statutory requirements, including considering relevant planning policies and the likely impacts of the developments.

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

### 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 relate to each other, the planning proposal and SSD applications follow separate approval processes.

The concept SSD applications seek approval to undertake development over the new station entries.

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

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.

### How can I comment on the proposals?

Consultation closes on **Monday 30 January 2023**.

The exhibition process allows any individual or organisation to have their say about a proposed development. It lets you review the proposals and documents and provide your feedback.

To view the **concept SSD applications** and make submissions, use the following links:

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<sup>1</sup> <http://www.planning.nsw.gov.au/planning-proposals>

- East site – [www.planningportal.nsw.gov.au/major-projects/projects/hunter-street-east-over-station-development](http://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](http://www.planningportal.nsw.gov.au/major-projects/projects/hunter-street-west-over-station-development)

You will need to log into the NSW Planning Portal or create a user account.

To view the **planning proposal and draft planning controls**, use the following link:

- [www.cityofsydney.nsw.gov.au/policy-planning-changes/proposed-changes-planning-controls-sydney-metro-hunter-street-development](http://www.cityofsydney.nsw.gov.au/policy-planning-changes/proposed-changes-planning-controls-sydney-metro-hunter-street-development)

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

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## More information

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

For questions on the SSD applications, contact the department's Information Centre on 1300 305 695, email [information@planning.nsw.gov.au](mailto:information@planning.nsw.gov.au) or visit any Service NSW office.

If English is not your first language and you need an interpreter, please call 131 450. Request an interpreter in your language and ask them to connect you to the Department or City of Sydney on the phone numbers given above.