

Frequently Asked Questions

Central Precinct Renewal Program

Western Gateway (Block C) Rezoning Proposal



A birds-eye view over Central Precinct's Western Gateway future developments of Block A (left), B (setback) and C (Adina Apartment Hotel on the right). Artist impression includes a potential new public open space in foreground. Image is for consultation purposes only and subject to Government and statutory planning approvals.

Artist impression of Central Precinct's Western Gateway Block C is on public exhibition until Friday 29 January 2021.

What is the Central Precinct?

The Central Precinct is a major urban renewal program and will become an exciting new place for business and the community by renewing up to 24 hectares of Government-owned land in and around Australia's busiest transport interchange – Sydney's Central Station. The unlocking of 24 hectares of land will drive the success of Tech Central by realising a significantly expanded Central Business District (CBD) economy through creation of the jobs of the future in an exciting and vibrant setting.

What is Tech Central?

[Tech Central](#) is the Government's commitment to create the biggest technology hub of its kind in Australia. Tech Central will provide up to 50,000 square metres of affordable space for startups and scaleups in the heart of Sydney — a location with great heritage, vibrancy, culture and activity, supported by excellent transport to Greater Sydney, rural and regional New South Wales (NSW) and into international markets.

What is the Western Gateway?

Critical to the success of Central Precinct and Tech Central is the revitalisation of the area called the Western Gateway. The Western Gateway will be a gateway to Sydney's southern CBD. It will provide a visual marker for Central Precinct and focal point for Tech Central through city-scale buildings and will be a global centre of excellence for technology and innovation, creating up to 16,662 jobs.

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What planning documents are on exhibition now?

This exhibition is for the Western Gateway (Block C) Rezoning Proposal, and will facilitate proposed changes to the Sydney Local Environment Plan (2012) planning controls for the Adina Apartment Hotel and the Henry Deane Plaza, referred to as Block C. Subject to future development applications and assessments, rezoning could allow for a commercial tower of approximately 42 storeys to be built in Block C, creating more than 2,200 jobs.

Wasn't the Western Gateway Rezoning Proposal already exhibited in 2019?

The Western Gateway Rezoning Proposal that was exhibited between 16 October and 27 November 2019 involved amending the planning controls of Block A (Sydney Railway Square YHA site) and Block B (the site of commercial offices at Lee Street) in the Western Gateway only. Rezoning of those sites was determined on 13 August 2020.

This Block C rezoning proposal is the final stage of rezoning this important sub-precinct.

What will the rezoning of Block C offer to the people of NSW?

Engagement with our stakeholders and the broader community has shown the people of NSW want more from Central Station. The Western Gateway sub-precinct, Tech Central and associated renewal of Central Precinct will create a vibrant and well-connected new place, reknitting Central into the surrounding area and reinvigorating the southern edge of the city to offer a new and exciting place for workers, visitors and the community.

The Western Gateway Block C is a critical part of achieving those goals, providing opportunities for innovative and sustainable new buildings, jobs of the future and enhanced public spaces. This will help drive the broader renewal of the precinct, attracting innovation and strengthening new work and play opportunities for Sydney-siders and those visiting from further afield.

Are you removing the former Parcels Post Office, now the Adina Apartment Hotel?

No, Transport for NSW recognises the important heritage value of the former Parcels Post Office, which is State listed. The proposed Block C rezoning sets the building envelope back to preserve the prominence of the former Parcels Post Office and respect its heritage form, while allowing for future flexibility.

The Western Gateway (Block C) Rezoning Proposal is not a development application and any future applications for specific buildings will be assessed on their merit.

How will heritage, particularly relating to the former Parcels Post Office Building, be taken into account during planning?

Protecting and celebrating Central Precinct's heritage values is a key planning priority of the renewal. This includes the former Parcels Post Office Building, now the Adina Apartment Hotel. Toga is the long-term leaseholder of the Block C area, and has worked with Transport for NSW to prepare the Western Gateway (Block C) Rezoning Proposal in consultation with key stakeholders, including the Government Architect NSW, Department of Planning, Industry and Environment (DPIE), City of Sydney Council, Heritage NSW and the Heritage Council of NSW.

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The Government Architect NSW provided independent strategic advice and reviewed the proposed building envelope for Block C. This included ensuring that future built form recognises and supports the heritage significance of the former Parcels Post Office, while enabling the Western Gateway to become a vibrant setting for the jobs of the future. Engagement with key heritage groups will continue as planning progresses.

The Western Gateway (Block C) Rezoning Proposal is not a development application and any future applications for specific buildings will be assessed on their ability to meet planning controls identified in the rezoning.

Will buildings in Block C be well designed?

Block C will be promoted as an opportunity to design an iconic building as part of the NSW Government Architect and City of Sydney Council competitive design process. Revitalising the Western Gateway will contribute to an improved built environment characterised by new high-performing low-emission buildings with renewable energy and water conservation infrastructure.

How tall will the building be in Block C?

While the Western Gateway, as well the broader Precinct, will include a variety of city-scale buildings, plans for the renewal will ensure future developments protect the solar access to Prince Alfred Park. This means for Block C the maximum height of the building will be the equivalent to approximately 42 storeys.

Is the intent for the Western Gateway to be predominately commercial buildings?

While the Western Gateway will be a portal to Sydney's southern CBD and create jobs of the future through commercial buildings for innovative businesses, renewing this sub-precinct also represents a significant opportunity to enhance the quality of the public domain for the community, business and visitors.

Transport for NSW is preparing a Public Realm Strategy in collaboration with the respective proponents for Blocks A (Atlassian), B (Dexus and Frasers Property) and C (Toga) to ensure the Western Gateway becomes a destination where everyone feels welcome both day and night. The Block C rezoning proposal includes commercial, hotel and retail land uses.

How can I have my say?

The Western Gateway (Block C) Rezoning Proposal is on public exhibition until Friday 29 January 2021. Submissions are required to be made to DPIE. Anyone who would like to make a submission should use the online form if possible. To find the online form visit: planning.nsw.gov.au/CentralPrecinct.

There will be more opportunities to provide feedback and to be involved as the Western Gateway progresses as well as the broader precinct renewal.

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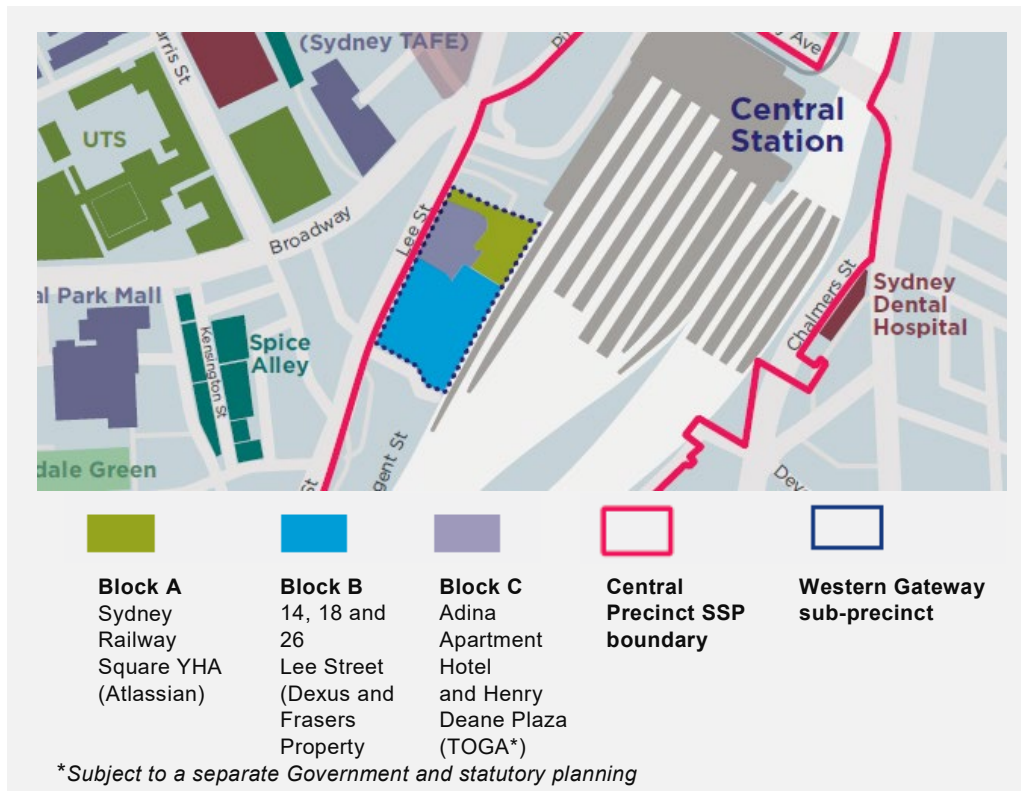
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Where is Block C in the Western Gateway?

The map shows the indicative location of the Western Gateway and associated blocks.



What is an Unsolicited Proposal (USP)?

The NSW Government's USP process is designed to encourage non-government sector participants to approach government with innovative commercial proposals, where the government has not requested a proposal and the proponent is uniquely placed to provide a value-for-money solution. The USP process has three stages: a strategic assessment; development of a detailed proposal; and documentation of a binding offer. An assessment is reported to Government at the end of each stage to inform whether the proposal advances. USP assessments are separate from statutory planning assessments.

What is Transport for NSW's role in the Toga's USP?

Toga is the long-term leaseholder of the land in Block C which includes the Adina Apartment Hotel and Henry Deane Plaza. Toga's long-term leases include redevelopment rights. In 2019, Toga lodged a USP with the NSW Government to develop the site and their proposal advanced to Stage 2 of the USP process in November 2019.

Transport for NSW is the lead agency in Toga's Stage 2 USP and will guide Toga in developing a proposal that is aligned and integrated with the Government's vision for Central Precinct and can be assessed against the USP assessment criteria. At the end of Stage 2, Transport for NSW will assess the Detailed Proposal along with the Department of Premier and Cabinet and NSW Treasury. Government will then review whether the proposal should advance to Stage 3 of the USP process.

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