

A new vibrant activated destination at the heart of southern Central Sydney that is loved and treasured globally.

## What will be offered within the Central Precinct?

We are looking to create a great destination for people, drive the success of Tech Central and support the vision for a 24-hour economy. To achieve this, the renewal will extend the southern Central Business District (CBD), create jobs, improve the area with new and enhanced public open spaces, pedestrian streets and laneways and acknowledge the aboriginal and non-aboriginal heritage of this iconic world class interchange.

The Precinct will offer a mix of uses including office space, retail, hotel, student accommodation education and technology and community and cultural spaces. It will become a place people want to be, rather than move through as quickly as possible. A place where people choose to arrive early, are happy to do their organised activity, linger and stay longer than expected.

## What does the community get out of the Central Precinct?

Central Precinct will offer a variety of new and improved public open spaces for the community to enjoy including up to approximately 22,000 square metres of publicly accessible open space including:

- **Central Green** – approx. 6000 square metre publicly accessible park located south of the Sydney Terminal Building and a new vantage point for Central Sydney.
- **Central Square** - approx. 7000 square metre publicly accessible square located at the George Street and Pitt Street junction. Central Square will deliver on the vision for a new public square at Central Station, as one of three major public spaces within Central Sydney connected by a people-friendly spine along George Street.
- **Mortuary Station Park at Mortuary Station** – approx. 4,470 square metre publicly accessible park (excluding Mortuary Station building) located at Mortuary Station that will be a key interface between Chippendale and the over station development. The story of Rookwood Cemetery and the Victorian Garden context will be drawn upon with the established rail heritage of the Goods Line and the rail lines.

- **Eddy Avenue Plaza** – approx. 1,700 square metre publicly accessible plaza located in the north-east of the Sydney Terminal Building will transform into a high-amenity environment with significant greening and an enhanced interface with the Sydney Terminal building.
- **Henry Deane Plaza** - A publicly accessible plaza located in the Western Gateway sub-precinct which will prioritise the pedestrian experience, improving connectivity and pedestrian access within the Western Gateway sub-precinct and provide clear direct links to and from Central Station and surrounding suburbs.

A new network of public spaces which will include:

- **A 15 - 24 metre wide Central Avenue** that is laid out similar to other street layouts in Central Sydney and provides new key landmark views to the Central clocktower. Central Avenue will be a place for people to both dwell and to move through and threads the character of the wider city together.
- **Three over-station connections** to re-establish the link between Surry Hills and Chippendale and enhance public access and circulation to and through Central Precinct.
- **The extension of public access** along the Goods Line from Mortuary Station Gardens, offering a new connection to Darling Harbour.
- **Active recreation** system to support health and well-being with running and cycling loops, fitness stations, distributed play elements, informal sports provision, and additional formal recreation courts.
- **Public art** to activate and add vibrancy to the precinct.

### How will Central Precinct change from a transport interchange to a destination?

Expanding beyond its primary transport role, the revitalisation of Central Precinct has the potential to create a unique destination that celebrates heritage, expands the city's public open space, increase safety and amenity, and offers the community a vibrant mix of opportunities to visit both day and night. The Precinct will provide exciting new opportunities for retail and cultural activation with the State-heritage listed Sydney Terminal Building to become an iconic destination at the centre of southern Central Sydney.

### Will the Sydney Terminal Building at Central Station be upgraded as well?

As the Precinct progresses through the SSP rezoning, the NSW Government has initiatives underway to provide the community with new and exciting spaces including the Sydney Terminal Building Revitalisation project. This project aims to rejuvenate Central Station's Sydney Terminal Building, by improving the customer experience and creating vibrant, activated and a safe place for people.

It will create a unique destination that celebrates heritage, creates new and enhanced public open spaces for the community to gather, increases amenity and safety, whilst improving the customer experience of a world class transport interchange.

While the project forms part of the overall Central Precinct Renewal, it does not require rezoning approval and can be approved independently of the SSP rezoning. Transport for NSW has lodged an initial scoping study to the Department of Planning and Environment to refurbish and restore the Sydney Terminal Building.

To learn more about the Sydney Terminal Building Revitalisation project and other initiatives underway visit [transport.nsw.gov.au/projects/current-projects/central-precinct-renewal-program](https://transport.nsw.gov.au/projects/current-projects/central-precinct-renewal-program)

## How will the Precinct improve connectivity to surrounding suburbs?

The Precinct renewal provides the opportunity to improve connectivity around Central Station and to neighbouring suburbs. New pedestrian connections across the over station development will provide connectivity between Surry Hills to the east, Chippendale to the west, Haymarket to the north east, Redfern to the south and the CBD to the north.

## Will the Precinct look different to the existing character of the CBD?

Sydney is comprised of a rich variety of communities, each with their own local character. The area surrounding Central Precinct is no different as it includes the varied mixed-use neighbourhood of Surry Hills, the intimately scaled terrace rows of Chippendale and the vibrant diversity of Haymarket. Character is comprised of the way in which important features of an area, including buildings, streets and parks, come together. Places, local character and variety are key elements of successful cities and the Central Precinct will aim to positively respond to the varying character of the surrounding area.

## Will Central Precinct have its own distinct character?

The indicative masterplan proposes diverse characters across the precinct that reflect Country, the heritage of the site, the surrounding city, and feedback from a diverse range of stakeholders and the community.

These characters come together to shape the scale, type and height of buildings, public spaces and celebrate heritage, to create a vibrant and activated Precinct for all.

The three characters of the precinct are called civic, innovation and living which connect to form one precinct for all people.

The **Civic character**, defined by the Sydney Terminal Building, the northern part of Central Precinct will provide a world class transport interchange experience and will be home to two major civic spaces, Central Green and Central Square.

The **Innovation character** defines the central part of the Precinct and will include spaces for small businesses, creative and research industries, start-ups through to established tech companies, including Atlassian's new global headquarters, community uses and retail. With a network of interconnected laneways and activated spaces, this will be the core part of Tech Central.

The **Living character** will draw on the characters of Redfern, Surry Hills and Chippendale and the rail heritage in this area, the south end of the Precinct brings together new residential, workplace, education and community spaces. This will create a setting for active recreation and everyday life, including a public park, over 4,000sqm for community space and a public meeting place.

## Will you be building over the station and will it only be office buildings?

The vision for Central Precinct is to deliver a world-class urban renewal that is welcoming and attracts a diversity of people to work, relax and play day and night. We've learnt from innovation precincts around the world, that to be successful they must accommodate a wide range of activities and building uses beyond office space.

The indicative masterplan prepared as part of the SSP Study provides a guide to deliver a mixed-use precinct with a range of comfortable and welcoming public open spaces, pedestrian streets and laneways, recreation and community facilities, cultural space, hotel and residential, bars, restaurants and cafes as well as tech and office space.

## What will be built on the over station development?

The Precinct renewal includes a proposal to develop over the Intercity and Regional rail lines (known as the deck). The deck will feature a variety of buildings and public spaces with diverse uses including open green space, activated laneways, active transport loops, social services, recreation services, public art, community and cultural spaces, restaurants, cafes, and office buildings.

Several factors have been considered in the design of the Precinct including protection of key heritage views, proximity to heritage buildings, sunlight, wind comfort, green infrastructure, connections across the Precinct, view lines, built form and character of the surrounding suburbs and the future needs of the Precinct.

## What type of buildings might be built on the deck?

Central Precinct is a unique opportunity to extend the Sydney CBD south and provide a new mixed-use precinct with public open space, retail and hospitality, community and culture spaces and floor space to support the NSW Government ambitions for Tech Central. The indicative masterplan has identified locations for new buildings of varied height and scale on the deck as part of the Precinct renewal. These plans will be further refined as the Program progresses.

## How tall will the buildings be?

Buildings will range from four storeys to 39 storeys (excluding the Western Gateway sub-precinct) and will have a diverse range of community uses with ground floor spaces to include shops, retail and dining options.

All heritage buildings will remain as part of the projects vision to maintain the strong heritage character and future development will ensure sunlight to Prince Alfred Park is protected.

## Will there be any overshadowing from the new buildings?

Any future development will be required to comply with the Solar Access Plane (SAP) controls to limit overshadowing as outlined in the Draft Central Sydney Planning Strategy. This means any future developments will ensure sunlight to public open space is protected particularly Prince Alfred Park.

## Why do you have to build over the station? Why can't this just be public open space?

The Central Precinct [Strategic Framework](#) highlighted the need for the Central Precinct to be a place that provided opportunity for the extension of the Sydney CBD to the south to ensure that Sydney remains a global city. As part of the renewal, three new major parks will be established in addition to providing new floor space for offices, homes, hotels, and retail all within close proximity to a major transport interchange. This renewal will ensure Central is a great place to live, work and play.

## Will the over station development impact rail heritage?

The Central Precinct Renewal Program does not propose to build over the entire rail yards as this would have an unacceptable impact on the heritage of Central Station and surrounds.

The indicative masterplan proposes a major new public space over platforms 1 to 14 and development immediately to the south of those platforms. This approach provides the best opportunity to enhance and activate heritage assets. The heritage brick engineering structures known as the Bradfield Flying Junctions will be visible via new across rail pedestrian bridges, providing opportunities for the community to view and appreciate this long hidden major heritage asset.

In addition to this, the Sydney Terminal Building will become the heart of the precinct, activated with strong pedestrian connections, new green open space and new sweeping views of the clocktower from the over station development.

## Why are you constructing office space when more people are working from home in a post covid world?

Central Precinct is a long term, city shaping program that will look to future-proof the Precinct for the workers of the future. It is predicted that we will see an increased demand for office space that supports hybrid working and collaboration located close to transport hubs in the coming years.

New office space in Central Precinct, and the expansion of Tech Central, will meet this demand for modern, well-designed and healthy office space. The Precinct will look to offer a variety of buildings and public spaces with diverse uses including open green space, a public square, recreation and community facilities, restaurants, cafes, retail, residential, hotel and commercial buildings to cater to the needs of transport customers, workers, visitors, and the surrounding community.

## How will you ensure it is not windy in the Precinct?

The Central Precinct is located on the south-eastern edge of the Sydney CBD and is a naturally exposed and windy environment. This means it is inherently more challenging to ensure public spaces are protected from the wind as the area does not have the benefit of widespread shielding by other buildings.

As part of the State Significant Precinct (SSP) Study, a wind study has been prepared which assesses wind in around the Precinct. The study considers the wind conditions in Central Precinct and adjacent areas, including Elizabeth Street, Prince Alfred Park, Railway Park, Belmore Park and the proposed Central Square to ensure Central becomes a comfortable environment for all.

## Will public art be incorporated in the Precinct?

As part of the SSP Study, a Public Art Strategy has been prepared to deliver major public art and experiences that increase vibrancy within the precinct. This will include both permanent artworks and opportunities for ongoing live works that will include cultural performance, temporary exhibitions and art pieces, pop ups, lectures and workshops.

Art and activation will be a key focus of the Precinct by attracting visitors and locals and creating incentives for people to visit Sydney's new creative destination.

## Want to know more?

This Frequently Asked Questions document provides an overview of the SSP Studies. To read the technical reports associated with Place and Destination FAQ see the below studies on the [Department of Planning and Environment webpage](#):

- Design Guide
- Place Strategy
- Public Domain Strategy
- Public Art Strategy
- Safety and Security Strategy
- Urban Design Framework
- Visual Impact Assessment
- Wind Study

For more information about the Program visit the [Central Precinct Renewal Program webpage](#).