

## About the project

### What is the Central Precinct Renewal Program?

The Central Precinct Renewal Program is the NSW Government's vision to renew up to 24 hectares of land in and around Australia's busiest transport interchange - Sydney's Central Station, into an exciting new place for business and the community. The renewal is a long-term, city shaping program and is a nominated State Significant Precinct in recognition of its potential to boost investment and deliver new jobs.

### What is the Sydney Terminal Building Revitalisation Project?

The Sydney Terminal Building Revitalisation Project is the first major step in renewing Central Precinct into a vibrant and exciting new destination for all.

The project is a NSW Government proposal to revitalise the Sydney Terminal Building and its public domain interfaces at Eddy Avenue Colonnade, Pitt Street and Eddy Avenue Plaza at Central Station.

The revitalisation will create a unique destination that celebrates heritage, improves accessibility, safety and amenity, offers new event, retail, dining and entertainment spaces through adaptive reuse and improves the customer experience of a world class-transport interchange.

### Why revitalise the Sydney Terminal Building?

We've heard from our customers and the community that Central Station is a place that can feel unsafe and uncared for, with limited dining and retail options, poor wayfinding and accessibility, and lacks a welcoming arrival experience.

The revitalisation of the Sydney Terminal Building will seek to address these issues and transform Central Station and the Terminal Building from a place people simply move through into a welcoming new day and night destination for all.

### What is the scope of the project?

Subject to planning approval and detailed design, the project will:

- restore the Grand Concourse roof with additional glazing to match its original 1906 design and increase natural light, as well as provide new flooring
- adaptively re-use retail space on the Grand Concourse

- reinstate the original Booking Hall's double-height ceiling space
- open the upper levels of the Central Electric Building to the public for the first time, with new retail and potential rooftop space
- create new vibrant market-style retail quarter and multi-purpose space for events on the ground level of the Sydney Terminal Building
- deliver a new two-storey building at Eddy Avenue Plaza, with retail, dining and potential for new rooftop green space
- create new and improved pedestrian connections including new lifts, stairs and escalators to provide improved connectivity and wayfinding between the Grand Concourse, the upper levels of the Sydney Terminal Building, and to the ground level at Eddy Avenue and Eddy Avenue Plaza
- create new amenities and relocation of existing amenities at the Grand Concourse and ground level of the Sydney Terminal Building
- improve the roofing for natural light over the L1 Dulwich Hill Line located at the Central Grand Concourse light rail stop
- install a new awning over the eastern balcony of the Sydney Terminal Building, adjacent to Eddy Avenue Plaza, to match the existing western awning
- upgrades to the Eddy Avenue footpath
- reconfigure the northwest corner of the Sydney Terminal Building and colonnade, adjacent to Pitt Street
- create public domain improvements.

### **Once complete what kind of retail, dining and nightlife will be available?**

We want to ensure Central can become more than just a transport interchange, reflecting and blending into the rich social diversity of the local area and transforming into a great destination for all people from different socio-economic and cultural backgrounds.

To achieve this, we are offering customers a new destination to visit, including a variety of restaurants, cafes, retail and a new multi-purpose event space for art exhibitions, film screenings, cultural experiences, events and concerts. The project will support Central Precinct's vision for a 24-hour economy through late night venues and live music to create one of Sydney's most vibrant precincts.

We are seeking feedback from the community on what you would like to see delivered as part of the proposal. See page 5 on ways you can provide your feedback.

### **Where will the new retail, dining and event spaces be located?**

The project proposes to open up inaccessible parts of the Sydney Terminal Building, including the ground floor and upper levels, and to revitalise underutilised spaces in the Grand Concourse, Eddy Avenue and Eddy Avenue Plaza with new spaces for retail, events and dining for the community to visit and enjoy

### **Is EDDY part of the project?**

The EDDY retail activation is the first step in showcasing the future of the Central Precinct Renewal with pop up retail, art, events, a cinema and dining as part of a short-term program to enhance public spaces and create a vibrant place for all to enjoy.

### **Will safety, accessibility and mobility be improved as part of the project?**

Yes, the proposal will include safety and accessibility upgrades such as new lifts, escalators, lighting and wayfinding signage to improve the pedestrian network in and around the station to enhance the overall customer experience at Central.

### **Have you considered the homeless community around the Sydney Terminal Building?**

We recognise the proposed revitalisation may impact people sleeping rough in the vicinity of the station.

We are working closely with services providers and Government agencies including the Department of Communities and Justice, NSW Police and City of Sydney to ensure we are sharing information and responding to issues affecting vulnerable communities in and around the precinct.

As part of the project scope, a social and health services hub has been proposed to support rough sleepers and vulnerable people in the community. This Hub will provide an opportunity for health and social services to co-locate to allow for the provision of coordinated service delivery in and around Central Precinct.

### **Where can I safely lock my bike?**

Subject to detailed design, new bicycle hoops will be located in Eddy Avenue Plaza in the newly activated plaza.

### **Will there be new planting and green spaces as part of the project?**

The project will create new green spaces in Eddy Avenue Plaza and plantings on the Grand Concourse to improve amenity and support an environmentally sustainable precinct. Approximately eight trees will need to be removed in Eddy Avenue Plaza which will be replaced with new native trees, a series of gardens and the potential for a quiet, green rooftop space on the new two-storey building in Eddy Avenue Plaza.

## **Heritage**

### **How will Aboriginal heritage be considered in the design?**

Recognising and acknowledging Aboriginal history is integral to the revitalisation of the Sydney Terminal Building and the overall Central Precinct Renewal Program.

There are a range of Aboriginal cultural heritage opportunities being explored which have been identified through the Central Precinct Connecting with Country Framework including public art, heritage interpretation, built elements, landscaping and opportunities to recognise the Sydney Terminal Building's role as an arrival point on Country. We will continue to work with Aboriginal communities to progress these plans.

## How will non-Aboriginal heritage be protected as part of the project?

Respecting, enhancing and restoring the built heritage of the iconic Sydney Terminal Building forms a key part of the proposal and has been an important consideration in the design and planning for the revitalisation.

Plans for adaptive reuse and restoration of heritage-significant items are being guided by expert heritage advice as well as the updated Central Precinct Conservation Management Plan.

## What is happening at the Grand Concourse?

The Grand Concourse is the centrepiece of the Sydney Terminal Building and is one of Central's iconic heritage spaces. The proposed revitalisation will enhance the heritage character of the Concourse to create a world class arrival experience at Central.

The Grand Concourse roof glazing will be restored to its original 1906 design to improve the natural lighting and amenity of the space. The non-original floor finishes will be replaced as well as upgrades to wayfinding, signage and lighting. There are also opportunities to include public art in the Concourse designed to respond to the Aboriginal and non-Aboriginal heritage of the Terminal Building.

Located off the Grand Concourse, the Booking Hall will be restored to its former glory, with the removal of the concrete floor reinstating its original grand volume and double height ceiling. The Hall will be opened to the community for a range of uses such as dining, retail, cultural and community uses.

## What are the plans for the Central Electric Building?

The Central Electric Building is a heritage-significant railway building that forms the gateway to the suburban platforms and new Metro Concourse at Central from Eddy Avenue Plaza. The upper levels of the building are currently inaccessible to the community.

The proposal offers the opportunity to provide community access to these levels for the first time with a range of new uses. New access points to the building will be created between the new two-storey building in Eddy Avenue Plaza and from the Grand Concourse. The building will offer retail and dining opportunities in a unique heritage setting and the potential for a new rooftop space which will provide views of the city skyline to the north.

## What changes are occurring in the lower level of the Sydney Terminal Building?

The lower level of the Terminal Building has previously served as a back-of-house space for Central Station and includes areas that are no longer required to support transport operations. The proposal will seek to adaptively re-use this space, opening it up to the community with a range of potential uses including market style activation, a network of unique laneways and community and event spaces. This will reveal a new area of the Sydney Terminal Building never seen before.

## Planning

### What is an Environment Impact Statement (EIS)?

An Environmental Impact Statement (EIS) is being prepared in accordance with the *Environmental Planning and Assessment Act 1979* to provide information on potential economic, environmental and social impacts of a project and measures to avoid and minimise those impacts.

It helps the community, government agencies, stakeholders and the consent authority make informed submissions or decisions about the project.

### **What stage of the project are you up to now?**

We are currently preparing the EIS and seeking community and stakeholder feedback on the early designs and plans. Feedback received will be considered as the design progresses and will inform the development of the EIS.

### **When will the EIS be on public exhibition?**

The EIS is scheduled to go on public exhibition in early 2023 and will be led by the Department of Planning and Environment. We will keep the community up to date.

### **How can this project progress through an EIS planning pathway when the overarching State Significant Precinct (SSP) planning process is still underway?**

While the proposal to revitalise the Sydney Terminal Building forms part of the overall Central Precinct Renewal, it does not require rezoning approval and can be considered, assessed and approved by Department of Planning and Environment, independently of the SSP rezoning.

## **Consultation**

### **Has the NSW Government consulted on the plans for the revitalisation?**

Since 2016 we've been consulting with stakeholders and the community to understand the opportunities and challenges for a renewed Central Precinct, including the Sydney Terminal Building.

We've engaged with a range of stakeholders including First Nations stakeholders, City of Sydney, key agencies, precinct neighbours, peak bodies, social service providers, regional and outer metropolitan customers, students, young women, disability representatives and members of the local community.

The proposal to revitalise the Sydney Terminal Building has evolved from feedback heard; that Central Station and surrounding areas feels uncared for, unsafe, lacks activation and can be difficult to navigate. The project will seek to address these key issues and is the first major step in delivering a renewed Central Precinct as a welcoming and activated place for all to stay and linger -day and night.

### **How can I provide my feedback on the initial plans?**

Feedback can be given via:

- Completing our community survey
- Calling our project Infoline line on 1800 684 490
- Emailing us at [projects@transport.nsw.gov.au](mailto:projects@transport.nsw.gov.au)

## **What will happen with my feedback?**

Feedback received on the designs and plans for the revitalisation will help the project team understand what is important to customers and the community and will inform the development of the proposed design for the revitalisation and the EIS.

## **Construction**

### **When would construction start and how long will it take to complete?**

Subject to planning approval and detailed design, construction for the project is expected to commence in late 2023 and take about three years to complete.

### **Will there be customer impacts during construction?**

Throughout the construction period, there will be temporary changes to pedestrian movements in and around Central Station and the Sydney Terminal Building.

All construction activities that may impact the community and customers will be carefully planned and impacts minimised, with relevant signage to ensure the continued functioning of the station, and safety of the community, customers and staff.

### **Will transport services be interrupted during construction?**

During construction there may be temporary impacts to some transport services. All construction activities will be carefully planned, including using scheduled trackwork periods, to minimise impacts to the community and transport customers.

Notification of any changes or impacts to transport services will be provided in advance to work taking place.

### **Will coaches and taxis continue to operate during construction?**

We don't anticipate significant impact to the operation of taxi or coach operations at Central during construction however there may be some temporary impacts or changes to these services. All construction activities will be carefully planned, and we will work closely with the operators of these services to minimise impacts to customers.

### **Will pedestrian access to shops and businesses be maintained during construction?**

We understand the importance of the continued offering of food and beverage options at Central Station during construction.

We will work with businesses operating in and around the Terminal Building to minimise impacts to their operation and maintain pedestrian access to their businesses, including staging construction, to ensure food and beverage options can continue to operate during the construction period.

### **How will noise and vibration be managed during construction?**

As part of the EIS, we are preparing a detailed noise and vibration assessment to understand the expected noise and vibration levels during construction and operation. The assessment will identify appropriate mitigation measures we will need to implement to effectively minimise noise and vibration impacts during construction and operation.

Construction of the project will also be guided by Transport for NSW Construction Noise and Vibration Strategy which outlines the approach to be taken to mitigate and manage noise and vibration during construction.

## What kind of construction activities will be required?

Subject to planning approval and detailed design, construction activities will include the removal of redundant services and materials, modification and strip-out works, removal of the existing ramp on Eddy Avenue Plaza and construction of new two storey building, works to the Grand Concourse roof, and works at the Central Grand Concourse light rail stop.

## Contact us

For further information please contact us via the Project Infoline **1800 684 490**, email **projects@transport.nsw.gov.au** or visit

<https://www.transport.nsw.gov.au/projects/current-projects/sydney-terminal-building-revitalisation-project>

For more information on the Central Precinct Renewal Program visit

<https://www.transport.nsw.gov.au/projects/current-projects/central-precinct-renewal-program>