



Response to Submissions Frequently Asked Questions

Central Precinct Renewal Program

October 2023



Transport for NSW acknowledges the Gadigal people of the Eora Nation as the Traditional Custodians of the lands on which we work and pays respect to Elders past and present.

This is a Frequently Asked Questions document about the updates to the Central Precinct Renewal Program Indicative Masterplan.

What is the Central Precinct Renewal Program?

Central Precinct is Transport for NSW's vision to renew up to 24 hectares of underutilised land in and around Sydney's Central Station. The renewal will provide new and enhanced public open spaces, new city connections, affordable housing and celebrate the heritage of the iconic world class transport interchange.

What is the planning process for Central Precinct?

Central Precinct has been nominated by the Minister for Planning as a State Significant Precinct (SSP), in recognition of its potential to boost investment and deliver new jobs and must follow the SSP planning process set out by the Department of Planning and Environment (DPE).

Has the community provided feedback?

Yes, the Department of Planning and Environment placed the Central Precinct SSP Study on public exhibition from 22 August until the 4 October 2022.

Key themes heard during the public exhibition of the SSP Study include protecting and enhancing heritage, more green space, and better connectivity in and around the Precinct. This valuable feedback from stakeholders and the community has helped shape the plans to ensure Central Precinct becomes a place for all.

What's changed in the Indicative Masterplan?

Following community and stakeholder feedback, we have refined the Indicative Masterplan.

Key changes include:

- creating a larger public open space at Mortuary Station by reducing the Regent Street building footprint
- improving how the over station development (known as the deck) connects to the Sydney Terminal Building

- reimagining Central Avenue as a series of three connected places:
 - Central Green
 - a new square at the Devonshire Street link intersection
 - the southern plaza that connects the deck to Mortuary Station Gardens.

What changes have been made around the Sydney Terminal Building?

The connection between the Grand Concourse and the deck has changed to separate the existing heritage building from the new structure.

Some benefits of this approach include:

- improving movement from Central Green to the Grand Concourse and opening views into the platforms
- new lifts and escalators at the eastern edge of the Grand Concourse will create an expanded landscaped concourse level with ease of movement between levels and additional natural light.

Why are the lifts and stairs located on the eastern corner of the Grand Concourse?

Placing the proposed lift, escalator, and stair connection to the eastern end of the Grand Concourse will create a bigger and open concourse area, better movement around the station and allows for more non-Aboriginal heritage to be retained and interpreted.

It will also provide:

- seamless connection between Eddy Avenue and the Grand Concourse
- easy interchange between various transport modes and across the new Precinct
- allows for a weather protected route to access the deck
- allows for additional landscaping opportunities, places to dwell and other activities within Central Green.

What changes have been made to Central Avenue?

- reimagining Central Avenue as an 18 metre wide pedestrian avenue with a series of three connected places – Central Green, a new square at the Devonshire Street link intersection and Southern Plaza located on the deck which connects to Mortuary Station Gardens
- the new Devonshire Square provides a dynamic open space with direct access to all Central Station platforms via Central Walk
- Central Avenue is broad and generous in size, connecting to every building on the deck.

What changes have been made around Mortuary Station?

The open space around Mortuary Station has increased by over 2,000 square metres. This is due to the new buildings at Regent Street being further set back, creating expansive views over Mortuary Station Gardens towards Chippendale.

These key changes enable:

- Mortuary Station Gardens has doubled in size and connects to the Goods Line to complete the cycle link to Darling Harbour
- retaining mature fig trees adjacent to Regent Street
- more opportunities for recreation activities such as children's play area
- significant open space for rail heritage to be interpreted and enjoyed.

What is the Goods Line and will the community be able to access it?

In the past, the Goods Line moved goods between the railway and wharves at Darling Harbour with goods platforms and warehouses located between Mortuary Station and the Parcel Post building.

The Central Precinct Renewal will provide the opportunity to re-create that link via a linear park that supports walking and cycling. It will connect the Central Precinct with Darling Quarter, UTS, the Powerhouse Museum and beyond.

How much open space will Central Precinct have?

The refined masterplan proposes approximately 30,000 square metres (sqm) of plazas and open space. This includes:

- Central Square – 7,019 sqm
- Central Green – 6,258 sqm
- Mortuary Station Gardens – 6,512 sqm
- Eddy Plaza – 1,691 sqm
- Devonshire Square – 3,714 sqm
- Southern Plaza – 4,752 sqm.

These plazas and open space areas have a high level of sky view compared to other similar areas in the Sydney CBD.

Will there be active transport facilities available in the Precinct?

Active transport is an essential part of the Central Precinct renewal. The renewal will enhance the cycling experience of commuters and recreational cyclists arriving to the Precinct or interchanging with other modes, supported by state-of-the-art end of trip facilities.

This includes a public bike hub incorporating cycle parking, bike maintenance facilities, an end-of-trip café and lift connection between Central Avenue and the Goods Line.

How will commuters be able to access Central Station within the Precinct?

The Central Precinct renewal will improve how commuters can access Central Station by creating key station access points at each side of the station. These access points include, Central Square, Eddy Avenue Plaza, Chalmers Street eastern concourse and Devonshire Square.

Have further changes been made to the buildings on the deck?

Yes, the proposed approach for buildings on the deck has been further refined.

This includes:

- increasing the generous space between buildings, ranging from 10m to 24m
- aligning the buildings to maximise sky views
- setting back the Regent Street sidings building on the deck to increase the space between the deck and Mortuary Station from 26 metres to 66 metres
- increasing ground floor and level 1 floor to floor heights to 5m to enable greater flexibility in uses
- creating a sequence of open spaces along the length of Central Avenue at key points to increase space between buildings.

What happens next?

The Response to Submissions Report, along with all other planning documents, will be assessed by the Department of Planning and Environment (DPE). DPE will then make a recommendation to the Minister for Planning for determination.

Following this determination and the adoption of the new planning framework, more detailed planning processes such as State Significant Development Applications can be prepared and lodged for specific parts of the Precinct.

For more information

- website: <https://www.transport.nsw.gov.au/projects/current-projects/central-precinct-renewal-program>
- phone: 1800 684 490
- email: projects@transport.nsw.gov.au