

Victoria Cross Over Station Development

Concept State Significant
Development Application

Environmental Impact
Statement Overview

MAY 2018



Victor

The Victoria Cross integrated station development will deliver a modern and accessible metro station, with a plaza creating much needed public amenity and space, and a sustainable, high-quality commercial development in the heart of the North Sydney CBD.



Artist's impression of Victoria Cross Station

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PREMIER'S MESSAGE



Sydney Metro is one of the great global infrastructure projects of our times, not only revolutionising the way we get around our great city but also revitalising its potential for decades to come.

This world-scale investment will be a catalyst for growth well into the 21st century – mirroring the city-shaping projects of the great Dr JJC Bradfield of 100 years ago which have served us so well, like the Sydney Harbour Bridge and the underground city railway line.

Today, as Sydney Metro rapidly takes shape, we look to a strong and vibrant future for Australia's biggest city, underpinned by an unprecedented investment in new infrastructure like the \$20 billion-plus Sydney Metro.

This Environmental Impact Statement is your chance to find out more about the proposed building above Victoria Cross Station and I encourage you to provide feedback and attend a community information session.

Join us as we build tomorrow's Sydney.

A handwritten signature in black ink, appearing to read 'Gladys Berejiklian'.

Gladys Berejiklian MP

PREMIER OF NEW SOUTH WALES

MINISTER'S MESSAGE



Sydney's transformation is well and truly underway.

Australia's biggest public transport project is unlocking the potential of the nation's biggest city right before our eyes – 31 stations, 66 kilometres of new metro rail on a scale comparable to anything being delivered around the world right now.

Sydney Metro is more than just a new mass transit system for tomorrow's Sydney; it's an investment in city-building and nation-building that will not just make getting around our great city faster and easier, but will shape its future potential for generations to come.

This document provides an overview of the Environmental Impact Statement, and we look forward to continuing to work with the community and industry on delivering Australia's biggest public transport project.

Welcome to tomorrow's Sydney – the journey is only just beginning.

A handwritten signature in black ink, appearing to read 'Andrew Constance'.

Andrew Constance MP

MINISTER FOR TRANSPORT
AND INFRASTRUCTURE



The customer is at the centre of the Sydney Metro rail product.

04

The success of the Sydney Metro program of works relies not only on the step-change which comes with a new-generation metro rail service, but also its effective integration into Greater Sydney.

The customer is at the centre of the metro rail product; Transport for NSW is delivering a level of transport service never before seen in Australia, but common in global cities. The city's growth, however, will be

shaped by how the metro product improves liveability, enhances productivity and promotes connectivity across Greater Sydney.

Integrating attractive and vibrant transport, commercial and residential mixed-use opportunities around metro station precincts will be critical to realising the best possible productivity outcomes.



Shaping tomorrow's Sydney

Sydney Metro will evolve with the city it will serve for generations to come.

Global Sydney's population will pass 6 million by 2036; an extra 1.7 million people will progressively move into Australia's biggest city, which will support an extra 840,000 jobs and 680,000 homes.

Sydney Metro will make it easier and faster to get around, boosting economic productivity by bringing new jobs and new educational opportunities closer to home.

Designed with customers at its centre, stations will be quick and easy to get in and out of; trains will be fast, safe and reliable; and technology will keep customers connected at every step of the journey.

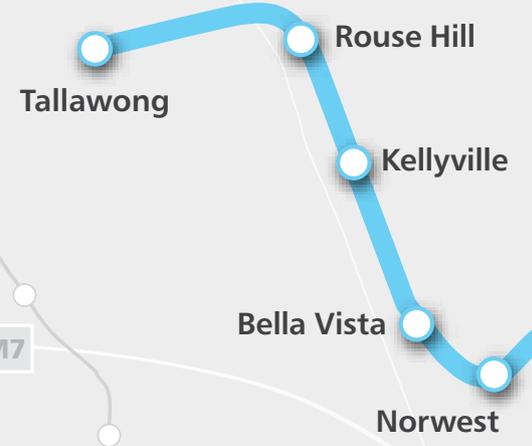
A catalyst for growth, Sydney Metro will integrate with new communities and transform existing suburbs and economic centres. Services will start in 2019. Welcome aboard Australia's biggest public transport project.

KEY BENEFITS

Metro delivers improved connectivity across multiple levels:

- moving more people faster than ever before
- fast and easy to change to trains, buses, ferries and light rail
- making it fast and easy to move around a growing city
- making a big city better connected
- aligning and integrating with other city-building transport projects
- opening up options for work, education, health care and much more
- taking the guesswork out of travel - no need to plan, just turn up and go.

The biggest urban rail project in Australian history



06

Northwest

 Sydney Metro Northwest alignment



13 stations



4,000 commuter
car parks



City & Southwest

 Sydney Metro City & Southwest alignment



18 stations



New CBD
connections



30 kilometres,
including under
Sydney Harbour

West

 Sydney Metro West study area



Connecting
Parramatta and
Sydney CBDs



Four key
precincts
serviced



Western Sydney
population,
2036

 Sydney Trains suburban network



Opening
2019

Early
planning
underway

Opening
2024

M2

M5

Reimagining places

Creating great places in a global city

Building new metro stations for Sydney will create exciting opportunities to bring together international best practice and innovative urban thinking to shape and create vibrant and attractive places in the surrounding each station.

Vibrant places help strengthen communities, attract visitors, workers and investment and enhance our city's liveability. Sydney's new metro stations will create focal points in the communities that they serve, with new places for people to live, work, shop and play – and public spaces designed to encourage walking, cycling and social interaction.

Each station is different in character, and will require a tailored place-based approach to planning and placemaking to realise opportunities in each area.

A new international standard of place

In building new metro stations for Sydney, an exciting opportunity exists to integrate global best practice and innovative thinking to create a sense of place.

Vibrant neighbourhoods help strengthen communities, attract investment and enhance liveability. A dynamic place integrates restaurants, parks, footpaths, buildings and other public spaces to invite greater interaction between people and foster healthier, more social and economically viable communities.

Sydney Metro will help create places that are easy to access, are connected to their surroundings, are comfortable and clean, and that provide social interactions and boundless opportunities.

Supporting and developing local communities

Local communities are the focal point in planning, designing and managing public spaces.

Through urban design principles and placemaking, Sydney Metro stations will be more than somewhere to catch the train; they will be the centre of communities through a variety of uses.

Transport for NSW will work closely with communities on how to best integrate station development and deliver stations and buildings that are thriving, welcoming hubs for everyone to enjoy.





Integrated into communities

Sydney Metro will help deliver housing and employment growth, creating new and diverse opportunities to support changing communities.

To be successful, the Sydney Metro transport service will be integrated into active precincts around each metro station.

The Sydney Metro program includes transport, commercial and residential mixed land use opportunities at and around the station precincts.

The Sydney Metro Delivery Office, within Transport for NSW, aims to ensure that optimal precinct development and activation outcomes around metro stations are achieved.

This key strategy for the development and activation of precincts aims to:

- support the NSW Government's planning strategies and objectives
- maximise urban outcomes, enhancing customer experience and urban amenity
- create an urban environment that drives high usage of new metro rail
- ensure station precincts are activated as soon as possible following completion of metro infrastructure.

A customised approach

The 66-kilometre Sydney Metro alignment from Rouse Hill to Bankstown incorporates three distinctly different geographical areas:

- Rouse Hill to Chatswood – new centres around metro stations and expanding residential and commercial areas in north west Sydney
- Chatswood to Sydenham – the key hubs of St Leonards, Crows Nest, North Sydney, and the Sydney CBD, including the Barangaroo precinct and the Waterloo precinct, which are targeted for significant urban transformation
- Sydenham to Bankstown – long-established principally residential suburbs with key hubs at Campsie and Bankstown, in a corridor identified for its renewal opportunities.

Each of these areas is different in character and requires different approaches to the planning, development and integration of these precincts to realise the opportunities for enhanced urban outcomes.

The focus on realising these opportunities is on promoting:

- **vibrant new communities centred around metro station locations (for example at Tallawong, Kellyville, Cherrybrook, Bella Vista and Hills Showground)**
- **integrated station development opportunities where new stations appropriately transition into existing commercial centres (for example at Crows Nest, Victoria Cross, Martin Place, Pitt Street and Waterloo)**
- **infill development adjacent to metro stations within existing centres.**



Catalyst for renewal opportunities within existing centres



Vibrant new communities centred around metro station locations



Infill development adjacent to metro stations within existing centres



Integrated station development opportunities integrated with new stations at existing commercial centres

Excellence in design

Design excellence principles will support the placemaking and urban design requirements of integrated station developments.



New city icons

- Development that shapes Sydney's growth and identity
- Contributing to Sydney's reputation for design excellence
- Leaving a lasting legacy



Vibrant public places

- Welcoming and inclusive places for social and cultural interaction
- Opportunities to create places and buildings that celebrate Sydney's culture and values
- Contributing to the vibrant and accessible streets and open space around stations



Integrated and inclusive

- Maximising opportunities for land use and transport integration
- Meeting the increasing demand for well-located residential, commercial, retail and community precincts
- Contributing to economic growth through appropriate land use outcomes
- Supporting opportunities for the expansion, improvement and activation of public open spaces



Designed for the future

- Buildings and surrounding spaces will be of the highest quality, exceeding community expectations now and into the future
- New infrastructure and public spaces will be durable, hard wearing and easy to maintain
- Sustainability will be embedded into initiatives



Safety and accessibility

- Day and night time activation will make precincts vibrant, including safe access
- A sense of security will ensure people can see and be seen

Integrated station developments

As the new metro stations are built underground, integrated station developments will be able to be built above them at the same time.

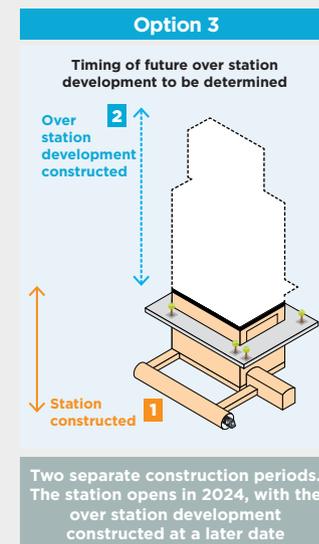
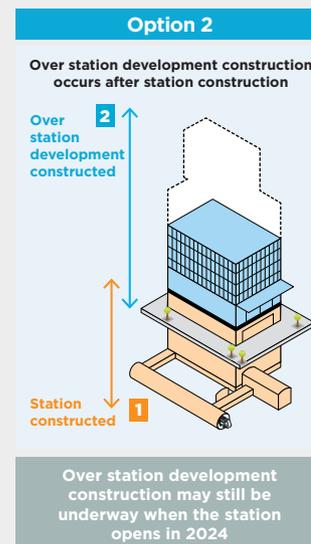
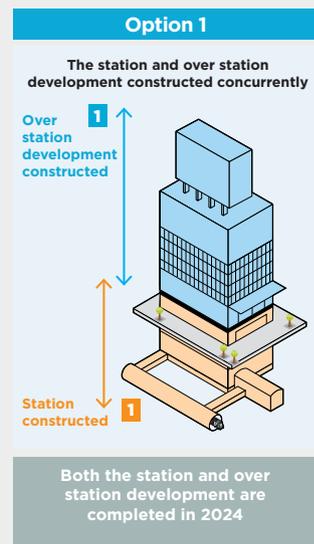
This helps reduce community impacts and the length of time required to deliver the outcomes of integrated station developments. The metro stations have been designed so that work on the integrated developments can start while the station construction is underway. This integrated approach means buildings can be completed close to when Sydney Metro services start in 2024.

Staging

Three possible staging options were identified for delivery of the over station development in relation to the metro station below:

- Option one - the station and over station development are constructed at the same time by constructing the transfer slab first and then building both the underground station and the building above. Both the station and over station development would be completed in 2024.
- Option two - the station is constructed first and ready for operation in 2024. Over station development construction occurs after station construction is completed. This means that over station development construction is likely to still be underway upon opening of the station in 2024.
- Option three - the station is constructed first and ready for operation in 2024. The over station development is built at a later stage, with timing yet to be determined. This creates two distinct construction periods for the station and over station development.

Option one is preferred because it delivers the integrated development at the earliest date and minimises construction impacts.



Victoria Cross Station

A new commercial and retail hub that will become a landmark location, and reawaken Sydney's second-largest office market for thousands of new jobs





Victoria Cross Station

Victoria Cross Station is in the heart of the North Sydney CBD - a growing commercial and residential precinct.

The new station supports the continued growth of North Sydney, adding to the vibrancy of the area through new employment and retail opportunities, improved pedestrian connections and high quality outdoor spaces.

- 3 Minutes to BARANGAROO
- 5 Minutes to MARTIN PLACE
- 9 Minutes to CENTRAL



VICTORIA CROSS STATION STATISTICS

220m

Overall station length



31m

Depth



170m Platform length

10m Platform width

ACCESSING THE STATION



Pedestrian access



Bike parking



Bus stops



Kiss-and-ride



Taxi bays



Artist's impression of Victoria Cross Station



Victoria Cross integrated station development

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The Victoria Cross integrated station development is made up of the station and an over station development.

Sydney Metro received planning approval for Victoria Cross Station in January 2017, and is now seeking a concept State Significant Development approval for the over station development.

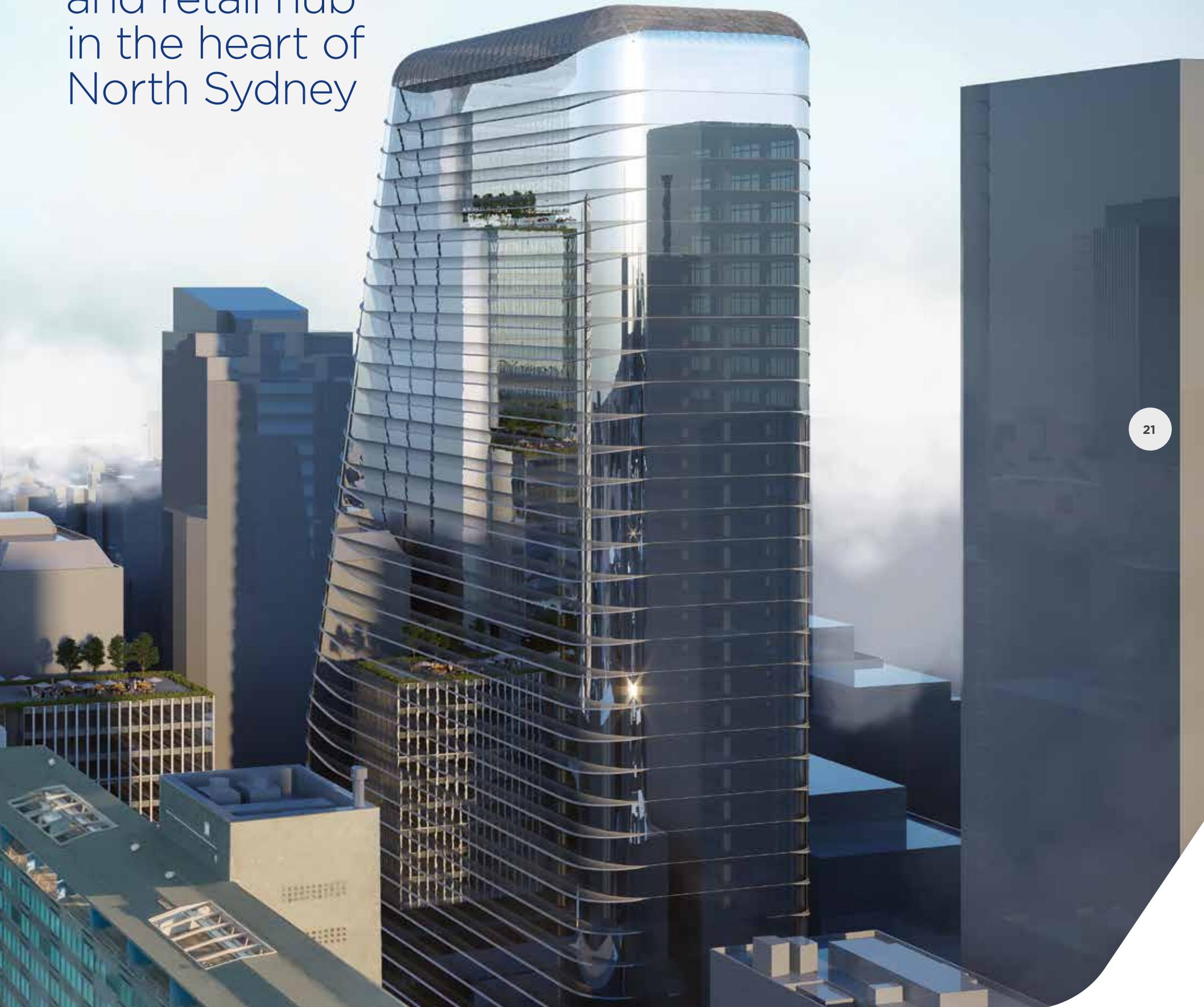
This overview document focuses on the Environmental Impact Statement for the over station development and outlines key features of the proposed concept for the future development of the site.

Victoria Cross over station development

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A new commercial
and retail hub
in the heart of
North Sydney



VICTORIA CROSS OVER STATION DEVELOPMENT

Victoria Cross over station development concept proposal

The concept proposal for Victoria Cross is a 40-storey commercial building plus two storeys of building plant above the station's southern entrance. This would enable the integration of retail opportunities and enhance North Sydney as a thriving mixed-use hub.

The future development would complement neighbouring development including existing heritage buildings and nearby buildings currently under construction.

The concept State Significant Development application seeks approval for:

- a building envelope with maximum heights of 168 metres (or approximately 42 storeys) for the high-rise portion of the building envelope and 55 metres (or approximately 13 storeys) for the lower-rise eastern portion of the building envelope
- a maximum gross floor area of 60,000 square metres (12.46:1 floor space ratio)
- commercial use of the building, including offices and ground level retail next to the commercial lobby that will be accessed from Miller Street
- space shared with Victoria Cross Station including the loading dock.

The concept State Significant Development application is the first stage in the development assessment process and consent is not sought for any construction or other physical work. If the concept State Significant Development application is approved, a detailed State Significant Development application or applications will be submitted for the detailed design and construction of the over station development.

A program outlining the steps for approval, along with more information on the planning process, is provided on page 31.

The artist's impressions in this booklet are not the final design. Rather, they show an indicative commercial building that fits within the proposed building envelope and integrates with the station design. The indicative building design demonstrates how the structure, operations and architecture of a commercial tower can fully integrate with the proposed Victoria Cross Station design.

What is a concept approval?

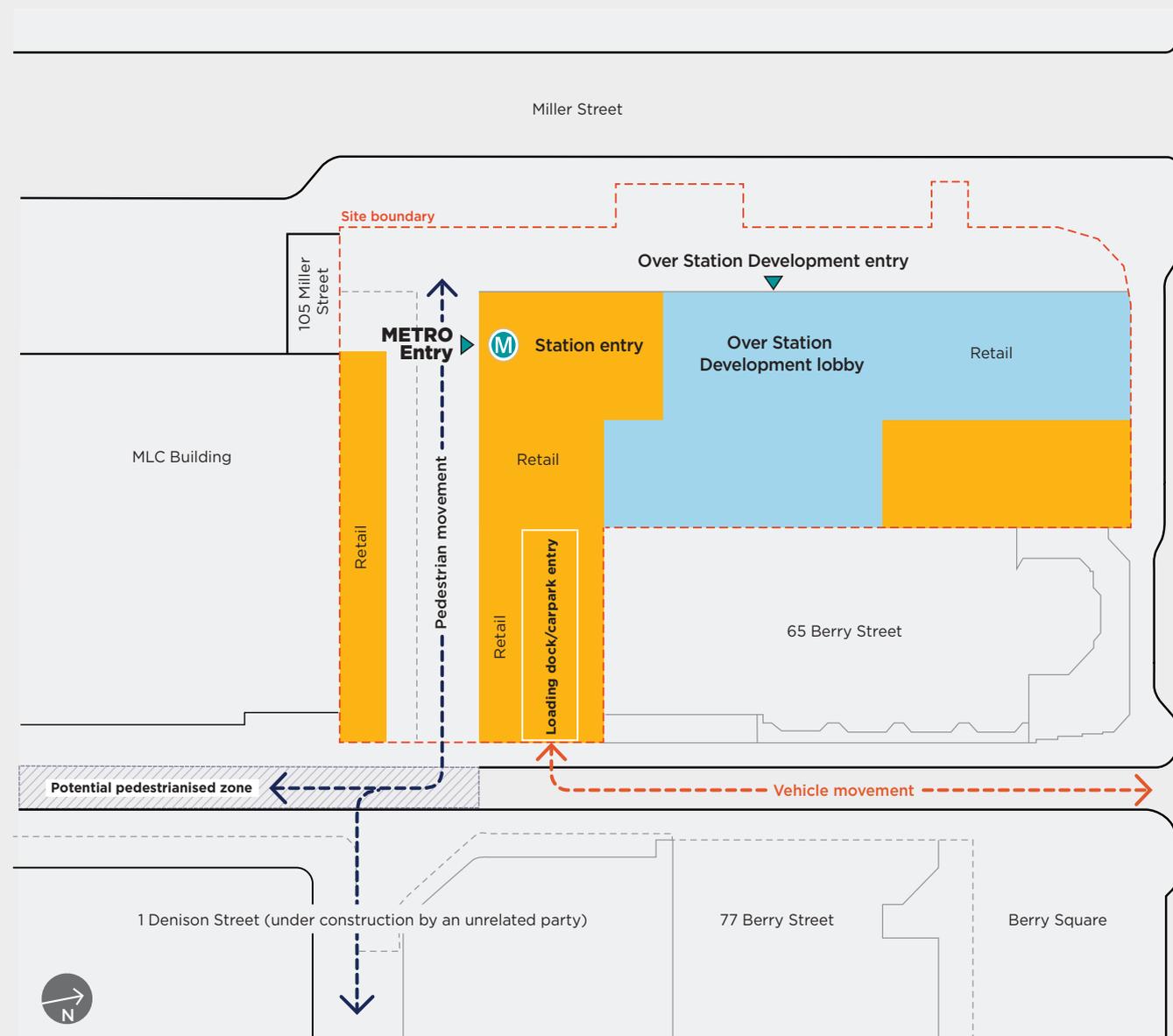
The concept State Significant Development application is the first stage in the planning process. This stage of the approval process includes an assessment of the building envelope and potential environmental impacts including to assess the height and possible impacts to neighbouring land.

The next stage is to refine and develop the design, including the final architecture for the building. This is called a detailed State Significant Development application.

Following a competitive tender process, Sydney Metro will select a contractor to build the development. This contractor will prepare and submit the detailed State Significant Development application.

Victoria Cross integrated station development

Indicative ground floor layout



KEY	
	Approximate Sydney Metro Station Development
	Approximate Over Station Development (OSD)
	Site boundary

What is the Environmental Impact Statement about?

The Victoria Cross over station development Environmental Impact Statement contains information about the proposed building above the new Sydney Metro station in North Sydney, as well as an assessment of possible environmental impacts.

This document outlines the key aspects of the Environmental Impact Statement.

The building

The proposed building fits within the context of the local area now and into the future and will allow for a future building which is compatible with the scale of surrounding development. The concept includes a 40-storey commercial building above Victoria Cross Station that would integrate with the metro station below.

The proposed building has been designed to minimise overshadowing of parks, public spaces and residential areas outside the North Sydney CBD. It will be set back 18 metres from the neighbouring heritage-listed MLC Building.

Views

The proposed development at Victoria Cross Station is for a landmark building that has been designed to minimise loss of views for neighbouring buildings. The design elements of the building work to preserve partial views to Sydney Harbour that might otherwise be lost with an alternative design.

When looking at the building from Sydney Harbour it will blend with the North Sydney CBD, fitting into the skyline of existing buildings and new developments currently under construction including the new Channel Nine building on Denison Street.

The proposed building will have an impact on views to the west and southwest for residents of the nearby Beau Monde apartment building. The extent of view loss to Levels 15, 20 and 27 has been assessed as partial. The partial views to Sydney Harbour are maintained and there is no loss of any iconic views.

Overshadowing

Overshadowing is where a building casts a shadow onto a public or private space or dwelling. Overshadowing can vary significantly by the time of year and time of day.

The building concept has been designed to minimise overshadowing and improve access to sunlight to the public space in Miller Street during winter.

There will be minor overshadowing to the public space referred to as the Miller Street Special Area in the North Sydney Local Environmental Plan. This overshadowing will be less than that caused by the buildings that were previously on the site, prior to the start of Sydney Metro construction.

Minor overshadowing is also expected to some dwellings outside of the North Sydney CBD area.



WHAT IS THE ENVIRONMENTAL IMPACT STATEMENT ABOUT?

Heritage

The proposed building has no significant impacts to any surrounding heritage items, including the adjoining MLC Building and the nearby Rag & Famish Hotel.

Traffic

It is predicted that the Victoria Cross integrated station development would result in a net increase of 33 car and service vehicle trips per hour during the morning peak (the busiest period). The new development is planned to have 47 less parking spaces than the previous building on the site.

Ecologically sustainable development

The concept proposed includes a strategy to deliver an ecologically sustainable development. It would include energy efficient lighting and devices, energy and water monitoring systems, the use of recycled building materials, and would be built using responsible construction practices.

Economic

The proposal would boost North Sydney's economic potential by providing 60,000 square metres of commercial space for office and retail uses.

The proposed commercial floor space has the potential to accommodate approximately 4,200 jobs.

Public art

Public art would add a sense of significance to the precinct and is proposed to be included in the design of the over station development. Further information about public art will be included in the detailed State Significant Development application.

The Environmental Impact Statement also considers a number of other environmental aspects of the proposal including:

- *airspace for Sydney Airport*
- *utilities, infrastructure and services*
- *stormwater and flooding*
- *accessibility*
- *construction management*
- *crime prevention through environmental design*
- *waste management*
- *noise and vibration*
- *wind.*

Mitigation measures

Mitigation measures have been proposed for managing the impacts for each stage of future design development and construction.

These mitigation measures include:

- adhering to the principles outlined in the design excellence strategy, including a design that demonstrates quality and best practice against international standards
- seeking ways to modify the building shape to minimise view impacts to nearby residential properties
- minimising overshadowing to nearby residential properties
- measures to ensure the building does not detract from views to heritage buildings
- measures to minimise noise and vibration once the building is in operation including reducing noise at the loading dock and any acoustic treatment required for plant and equipment.

Mitigation measures to manage construction and cumulative impacts like noise and vibration and traffic, parking and access will be addressed by developing Construction Environmental Management Plans.



Working with the community

Community consultation

The community has been invited to participate in early engagement for the Victoria Cross over station development via the following communication methods:

- 5,000 newsletters were letterbox-dropped to properties within 500 metres of the Victoria Cross site, inviting people to a community information session in November 2017
- Advertisements were also placed in five newspapers - Australian Chinese Daily, Sydney Morning Herald, Mosman Daily, North Shore Times, Central Courier
- A media release, website forums and Facebook were also used to communicate the concept proposal and invite the community to give its feedback.

Transport for NSW will continue to work with stakeholders and the community to ensure they are informed about the project and have opportunities to provide feedback to the project team.

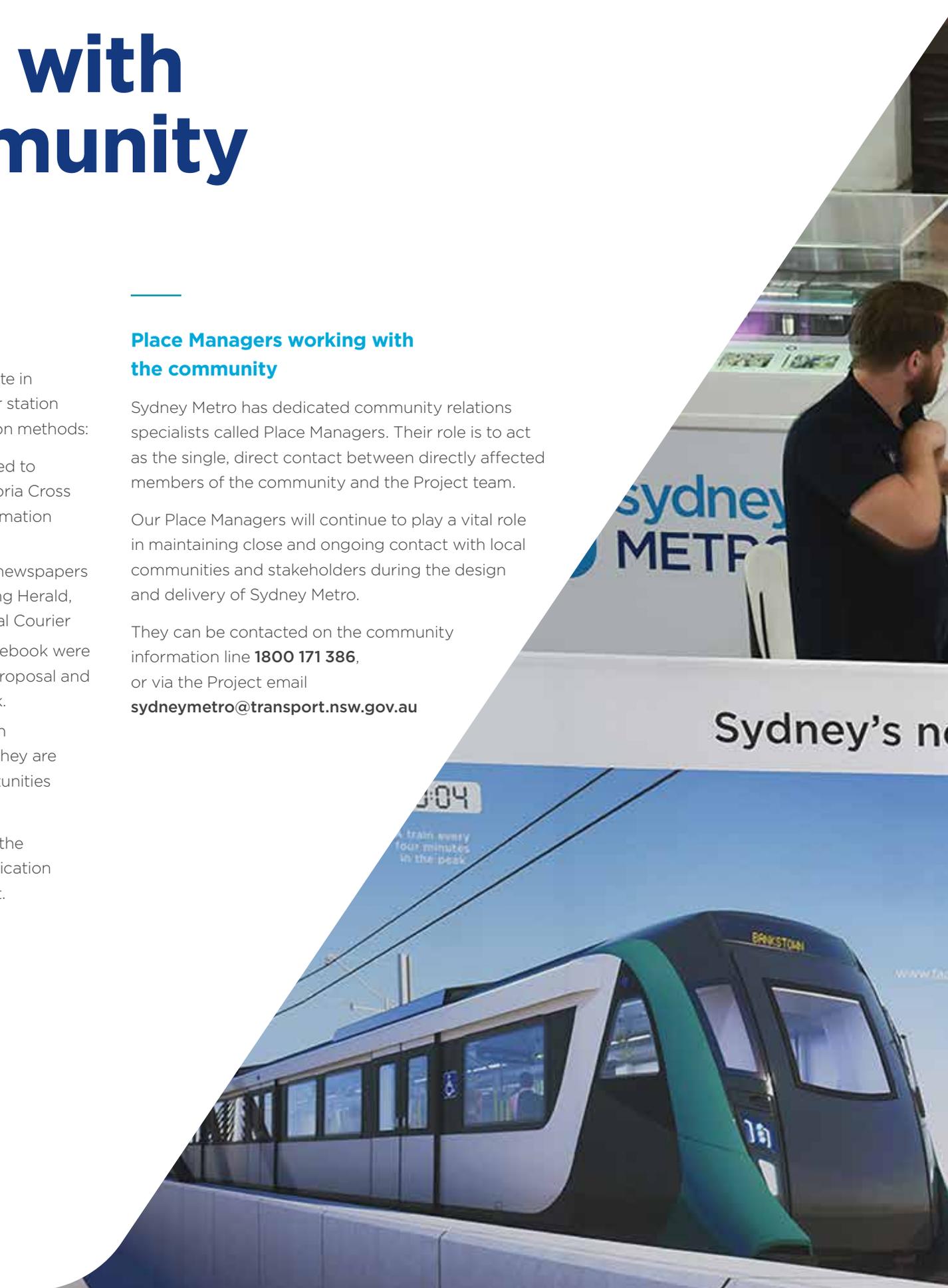
Information on how to provide feedback on the concept State Significant Development application is provided on pages 32 to 33 of this booklet.

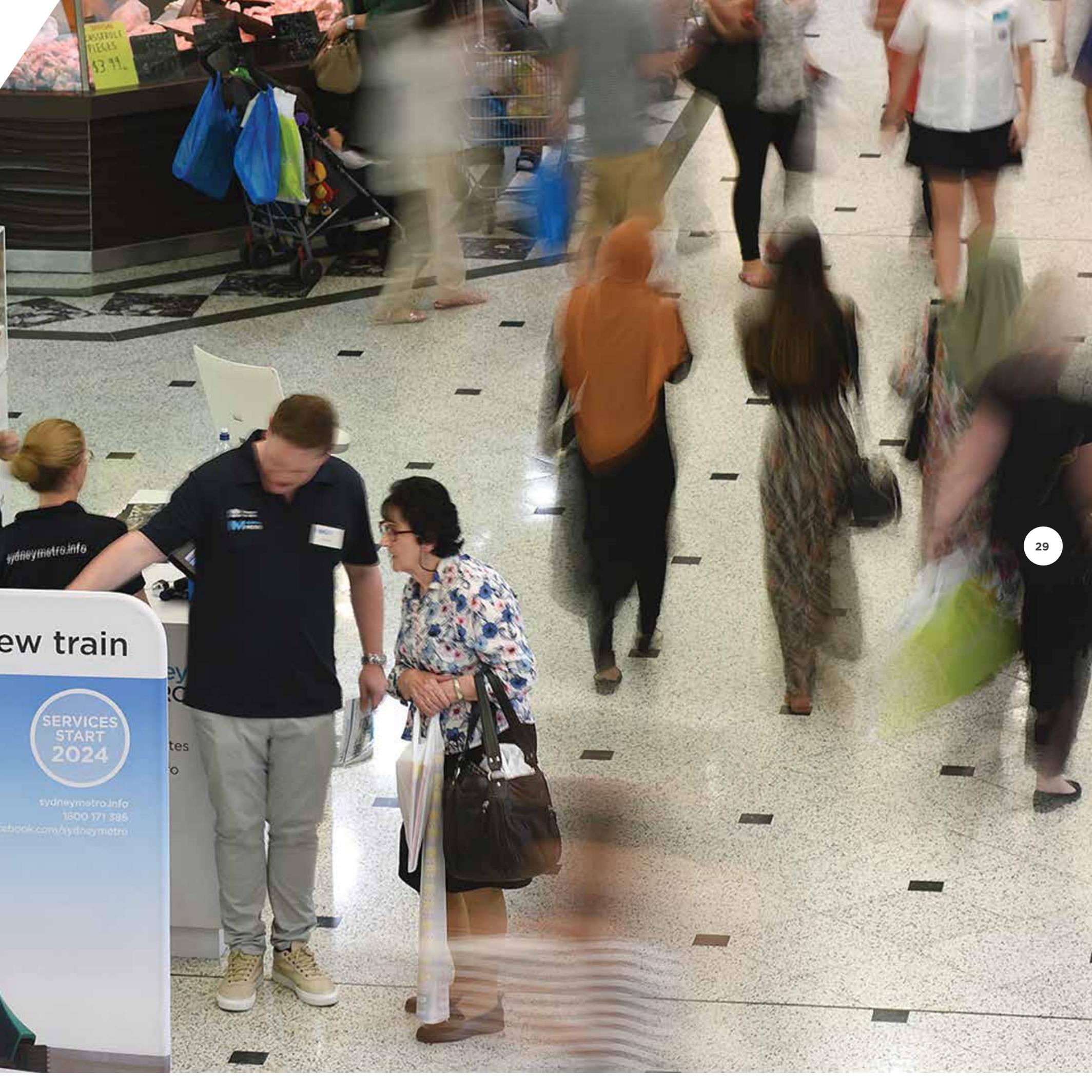
Place Managers working with the community

Sydney Metro has dedicated community relations specialists called Place Managers. Their role is to act as the single, direct contact between directly affected members of the community and the Project team.

Our Place Managers will continue to play a vital role in maintaining close and ongoing contact with local communities and stakeholders during the design and delivery of Sydney Metro.

They can be contacted on the community information line **1800 171 386**, or via the Project email **sydneymetro@transport.nsw.gov.au**





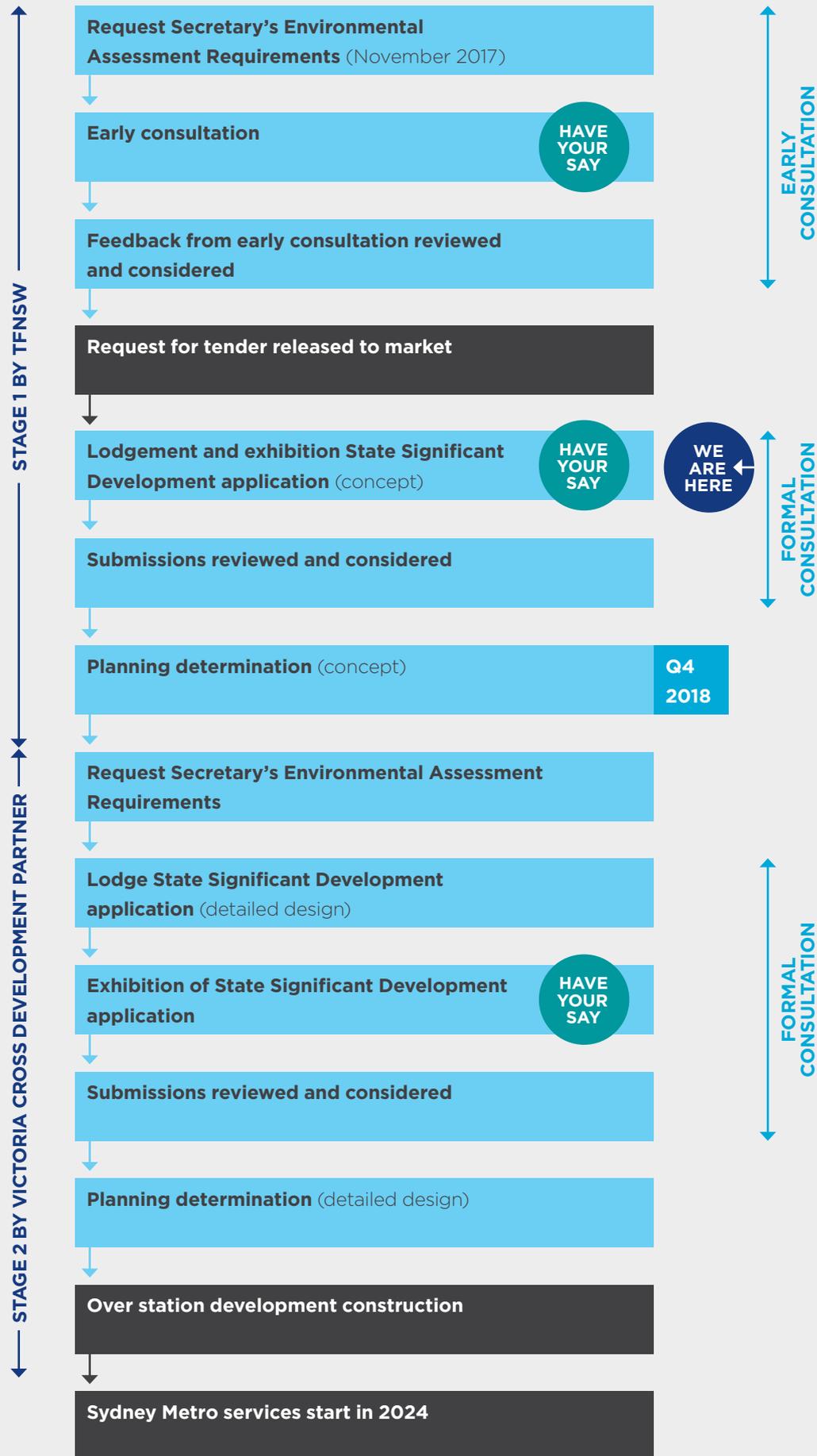
Planning process

The planning process

A concept State Significant Development application, including an Environmental Impact Statement, has been submitted to the NSW Department of Planning and Environment.

The concept State Significant Development application will be determined by the NSW Minister for Planning or his delegate.





Have your say

The concept State Significant Development application is on public exhibition until 22 June 2018.

The community, government agencies and Project stakeholders can make a submission on the concept State Significant Development application to the NSW Department of Planning and Environment. At the end of exhibition, the Department will collate submissions and publish them on its website.

It is the NSW Department of Planning and Environment's policy to also place a copy of your submission on their website. If you do not want your name made available to Transport for NSW, or on the Department's website, please clearly state this in your submission.

Your submission must reach the NSW Department of Planning and Environment by 22 June 2018 and must include:

1. Your name and address
2. The name of your application
3. The application number SSD_8874
4. A brief statement on whether you support or object to the proposal
5. The reasons why you support or object to the proposal.

Your submission should be marked Attention: Director, Key Sites Assessments and can be sent via:

- Website: **majorprojects.planning.nsw.gov.au** and follow the 'on exhibition' links
- Post to:
Key Sites Assessments
Department of Planning and Environment
GPO Box 39, SYDNEY, NSW 2001

Anyone lodging submissions must declare reportable political donations (including donations of \$1,000 or more) made in the previous two years.

For more details, and a disclosure form, go to **planning.nsw.gov.au/donations**

All submissions and information obtained during the public exhibition period will be used in accordance with the *Privacy Act 1988*. All submissions received are regarded as public documents and any information contained in them can be published in subsequent assessment documents. Copies of the submissions received may be issued to interested parties. If the author of a submission does not wish the information to be distributed, this needs to be clearly stated in the submission.

For enquiries, please contact the NSW Department of Planning and Environment:

- Phone: **1300 305 695**
- Email: **information@planning.nsw.gov.au**

Following exhibition, issues raised in these submissions will be summarised in a submissions report. Transport for NSW will consider the issues raised, and may make changes to the concept as a result of submissions. The Minister for Planning will then make a decision about whether to approve the concept State Significant Development application.

If the over station development proceeds, consultation with key stakeholders and the community will continue during the preparation and assessment of the detailed State Significant Development application and the construction and operation phases. This ongoing engagement process will play an important role in reducing the potential impacts and enhancing the benefits for all stakeholders.

Where to view the concept State Significant Development application

The Environmental Impact Statement and its accompanying documents may be viewed on the NSW Department of Planning and Environment website: majorprojects.planning.nsw.gov.au and sydneymetro.info

You can also view the documents at:

**North Sydney Council,
200 Miller Street,
North Sydney**

**Stanton Library,
234 Miller Street,
North Sydney**

Community information sessions

The Project team has organised a series of community information sessions where displays and information about the Environmental Impact Statement will be available.

You are invited to attend these sessions and meet expert members of the Project team who will be there to answer any questions you may have.

There is no need to make a booking.

Date and time	Location
26 May 8:30am-3pm	Kirribilli Markets, Alfred Street South, Milsons Point
4 June 4-7pm	Fred Hutley Hall, North Sydney Council, 200 Miller Street, North Sydney
6 June 4-7pm	Fred Hutley Hall, North Sydney Council, 200 Miller Street, North Sydney

Contact us

Keeping in touch

For more information visit our website sydneymetro.info or contact us via:

Sydney Metro



1800 171 386 24-hour community information line



sydneymetro@transport.nsw.gov.au



Sydney Metro, PO Box K659,
Haymarket, NSW 1240



If you need an interpreter, call TIS National on **131 450** and ask them to call **1800 171 386**

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Translating and Interpreting Service

If you require the services of an interpreter, please contact the **Translating and Interpreting Service on 131 450** and ask them to call **Sydney Metro on 1800 171 386**. The interpreter will then assist you with translation.

আপনার, একজন দোভাষার (হস্তারপ্রচার) সেবা-সাহায্য আবশ্যিক হলে, অনুগ্রহ করে **১৩১ ৪৫০** নং এ **ট্রান্সলেটিং এন্ড ইন্টারপ্রেটিং সার্ভিস** এর সাথে যোগাযোগ করুন, এবং **১৮০০ ১৭১ ৩৮৬** নং এ **সিডনী মেট্রো** কে কল করতে তাদের বলুন। তখন অনুবাদ/ ভাষান্তরে, দোভাষী আপনাকে সাহায্য করবে।

131 450 1800 171 386



Εάν χρειάζεστε τις υπηρεσίες διερμηνείας, παρακαλείστε να επικοινωνήσετε με την **Υπηρεσία Μεταφραστών και Διερμηνέων** στο **131 450** και ζητήστε τους να καλέσουν το **Sydney Metro** στο **1800 171 386**. Ο διερμηνέας θα σας βοηθήσει στη μετάφραση.

통역서비스가 필요하시면, 번역 및 통역 서비스 (Translating and Interpreting Service) 전화 **Translating and Interpreting Service on 131 450** 에 연락하시어 **Sydney Metro 전화 1800 171 386** 에 연결해달라고 요청하십시오. 통역관이 통역을 도와 드릴 것입니다.

إذا كنتم بحاجة إلى خدمات مترجم، يرجى الاتصال بخدمة الترجمة الكتابية والشفهية على الرقم **131 450** واطلبوا منهم الاتصال بمترو سيدني على الرقم **1800 171 386**. وبعد ذلك سيقوم المترجم بمساعدتكم في الترجمة.

Nếu quý vị cần dịch vụ thông dịch viên, xin liên lạc **Dịch vụ Thông Phiên Dịch** (Translating and Interpreting) ở số **131 450** và yêu cầu gọi Sydney Metro ở số **1800 171 386**. Sẽ có thông dịch viên giúp cho quý vị việc thông dịch.

यदि आपको दुभाषिए की सेवाओं की ज़रूरत है, तो कृपया अनुवाद एवं दुभाषिया सेवा (**Translating and Interpreting Service**) से **131 450** पर संपर्क करें और उन्हें सिडनी मेट्रो **1800 171 386** पर को फोन करने का निवेदन करें। फिर दुभाषिया अनुवाद में आपकी मदद करेगा।



Artist's impression of Victoria Cross Station integrated station development





Artist's impression of Victoria Cross Station



Printed on environmentally responsible paper made Carbon Neutral. The greenhouse gas emission of the manufacturing process has been independently certified by the FSC® and is manufactured from Recycled paper in a process Chlorine free (PCF) environment under the ISO 14001 environmental management system.

Information in this document has been prepared in good faith and is correct at the time of printing, May 2018.

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