

Our ref: SSI-7400-PA-538

[REDACTED]
Sydney Metro
PO Box K659
Haymarket, NSW, 1240

Attention: [REDACTED] –Senior Environment Manager

16/08/2024

**Subject: Sydney Metro City and Southwest – Chatswood to Sydenham
Arrangements for Outstanding Items at Commencement of Passenger Services**

Dear [REDACTED]

Thank you for submitting your letter *Sydney Metro SSI 7400 – Discretion to Alter Requirements of Condition E101 in accordance with Condition A7*, dated 13 June 2024, in accordance with condition A7. I understand that you are seeking the agreement of the Planning Secretary to alternative arrangements to deliver elements of the Station Design and Precinct Plans (SDPP) as required by Condition E101 of SSI-7400. This relates to items that will not be delivered prior to first passenger services (FPS).

I have considered each SDPP element and, as nominee of the Planning Secretary, determine each item as outlined below in **Table 1** below:

Table 1 – Determination

Station/Site	DPHI Reference	Element	Determination
Crows Nest	CN1	Staged installation of seats in the public domain – to be delivered under a separate planning pathway.	An alternative arrangement is agreed as outlined in the attached direction.
Crows Nest	CN2	Staged installation of trees in the public domain – to be delivered under a separate planning pathway.	An alternative arrangement is agreed as outlined in the attached direction.

Station/Site	DPHI Reference	Element	Determination
Crows Nest	CN3	Site C OSD- being delivered under SSD-13852803.	Agreed that this item is not required to be delivered prior to FPS.
Crows Nest	CN4	Site A + B Over Station Development (OSD) and associated retail. Sydney Metro have built the cold shell for some retail associated with site A+B developments – to be delivered under separate planning approvals.	Agreed that this item is not required to be delivered prior to FPS. Please make all reasonable efforts to ensure that retail spaces are occupied as soon as possible after first passenger service.
Crows Nest	CN5	Site C entrance Café is not yet tenanted. Cold shell will be complete. Separate planning approval for fitout / use of the retail space will be obtained.	Agreed that this item is not required to be delivered prior to FPS. Please make all reasonable efforts to ensure that retail spaces are occupied as soon as possible after first passenger service.
Victoria Cross	VC1	Staged completion of landscaping and public domain elements on Miller Street.	An alternative arrangement is agreed as outlined in the attached direction.
Victoria Cross	VC2	The heritage interpretation for Victoria Cross consists of information panels integrated into the public domain. The north will be installed for FPS, but the south will come later with the completion of the Miller St public domain, following completion of construction of the OSD.	An alternative arrangement is agreed as outlined in the attached direction.
Victoria Cross	VC3	40 class C bike hoops are located in the public domain. 36 will be delivered for FPS and 4 will come later with the completion of the Miller Street public domain, following completion of construction of the OSD.	An alternative arrangement is agreed as outlined in the attached direction.
Victoria Cross	VC4	The commercial OSD and associated retail activation on Miller St is in progress but will not be complete for FPS. It is being delivered under SSD-10294.	An alternative arrangement is agreed as outlined in the attached direction.

Station/Site	DPHI Reference	Element	Determination
Victoria Cross	VC5	Change in design of Miller Street Public Domain – Trees pulled back from footpath into landscape zone, reconfiguration of trees in response to this, breaking up of landscape zone with through footpaths to increase permeability.	An alternative arrangement is agreed as outlined in the attached direction.
Victoria Cross	VC6	Change in tree species outside Northern Entry – Western boundary London Plane Tree that was scheduled to be removed to be replaced with feature Jacaranda tree has now been retained. The new proposed Jacaranda tree has been changed to Zelkova serrata 'Green Vase Japanese Elm, the feature trees already proposed for Miller St South.	Tree species substitution is agreed. See attached direction.
Victoria Cross	VC7	Northern entrance public art deleted.	Deletion of artwork at Northern Entrance is agreed.
Victoria Cross	VC8	Changes to Miller St Retail Dining interface edge. Design has developed and the seat edge defining the private dining zone from footpath has been replaced with a garden bed and metal balustrade.	An alternative arrangement is agreed as outlined in the attached direction. The proposed design change is agreed.
Barangaroo	B1	Elements of the public domain, on the eastern edge of Hickson Road will not be completed for FPS.	Extension granted for the delivery of the element to 1 April 2025.
Barangaroo	B2	Pedestrian Crossing - Provide a new marked raised pedestrian crossing on Hickson Road adjacent to the station plaza, north of the station entry.	Extension granted for the delivery of the element to 1 April 2025.
Barangaroo	B3	Hickson Rd eastern footpath - Provide a pedestrian footpath on the eastern kerb of Hickson Road from the High Street Stairs to the project boundary under Windmill Street.	Extension granted for the delivery of the element to 1 April 2025.

Station/Site	DPHI Reference	Element	Determination
Barangaroo	B4	Bike Hoops - Provide a minimum of 55 class C bike hoops (capacity for 110 bicycles) Works in progress to deliver 55 bicycle hoops. Target completion of 44 bicycle hoops from mid-June 2024. The remaining 11 bicycle hoops are targeted for completion by end of 2024.	Extension granted for the delivery of the element to 1 April 2025.
Barangaroo	B5	Bike Path - Provide a separated bi-directional on-road bicycle path on Hickson Road between the northern station entry and the foreshore route.	Extension granted for the delivery of the element to 1 April 2025.
Barangaroo	B6	Coach parking spot - Provide a new coach bay on Hickson Road northbound under Munn Street bridge.	Extension granted for the delivery of the element to 1 April 2025.
Barangaroo	B7	The Central Barangaroo development integrated station entrance.	Agreed that this item is not required to be delivered prior to FPS.
Barangaroo	B8	Removal of 2 trees located within grid of tree close to entry. Avenue of trees along Hickson Rd unaffected.	Tree removal agreed.
Barangaroo	B9	Removal of 2 trees close to northern end of southern cluster of services pods.	Tree removal agreed.
Martin Place	MP1	Changes to pedestrian link and Eastern Suburbs Line (ESL) paid link connection including the cladding materiality, size and colour.	The design change is agreed, however see attached direction requiring an update to the relevant SDPP to be submitted to DPHI.
Gadigal	G1	Park Street public domain - Public domain work will not be complete including, paving, kerb extension, trees, street furniture and lighting.	Extension granted to 1 April 2025.
Gadigal	G2	Bathurst Street public domain -Public domain work will not be complete including, paving, trees, street furniture and lighting.	Extension granted to 1 April 2025.

Station/Site	DPHI Reference	Element	Determination
Gadigal	G3	Park St kerb extension - Install a 2.5-metre kerb extension along northern kerb of Park Street, just east of the intersection with Pitt Street. This will be completed in stages pending hoarding removal in July/August.	Extension granted to 1 April 2025.
Gadigal	G4	Park St/ Pitt St intersection - Park Street and Pitt Street intersection: widen the width of the signalised pedestrian crossing across the Pitt Street (north) approach of the intersection with Park Street. this will be completed in stages pending hoarding removal in July/August.	Extension granted to 1 April 2025.
Gadigal	G5	Bike hoops - Provide 5 bike rails (Class C) for 10 bikes close to the northern station entrance on Park Street. This will be completed in stages pending hoarding removal in July/August.	Extension granted to 1 April 2025.
Gadigal	G6	Park St bus stop - Ensure the bus stop immediately outside Park Street frontage of Pitt Street Station includes design elements to support use by both mobility-impaired and visually impaired customers, all-weather protection and adequate seating to meet future customer demand. This will be completed in stages pending hoarding removal in July/August.	Extension granted to 1 April 2025.
Gadigal	G7	Bathurst Street Kerb Extension.	Extension granted to 1 April 2025.
Gadigal	G8	Bathurst/ Pitt Intersection.	Extension granted to 1 April 2025.
Gadigal	G9	OSD development, loading docks and associated retail activation - integrated with over station development, subject to SSD 10376 and SSD 10375.	Agreed that this item is not required to be delivered prior to FPS.

Station/Site	DPHI Reference	Element	Determination
Gadigal	G10	Heritage interpretation - The SDPP discussed many opportunities for heritage interpretation. The design has been developed since to combine information in a video presentation projected onto a sandstone wall at platform level.	Agreed that the Heritage Interpretation plan will prevail where inconsistent with the SDPP.
Waterloo	W1	Cope St/ Raglan pedestrian crossing - Provide a signalised pedestrian crossing at the Cope Street and Raglan Street intersection on all legs.	Extension granted to 1 October 2024.
Waterloo	W2	Cope Street Plaza.	An alternative arrangement is agreed as outlined in the attached direction.
Waterloo	W3	OSD and associated public domain/ retail - Raglan Walk, Grit Lane, Church Square, Church Yard, Church Walk Northern Precinct, Southern Precinct.	Agreed that this item is not required to be delivered prior to FPS.
Waterloo	W4	Station Retail - 3 spaces in north and 2 spaces in south, noting fit out and use of retail spaces is subject to separate planning process.	Agreed that this item is not required to be delivered prior to FPS.
Waterloo	W5	OSD associated public art - OSD associated public art focused on Cope Street Plaza, and being delivered under the relevant SSD consent.	Agreed that this item is not required to be delivered prior to FPS.
Waterloo	W6	Pedestrian crossing at Cope St/Wellington St intersection (E-W).	Extension granted to 1 October 2024.
Marrickville Dive Site and Trains Facility South	M1	Heritage interpretation public art on boundary fence at Edinburgh Road and Railway Parade.	Heritage interpretation public art is agreed. Extension granted to 1 April 2025.

As nominee of the Planning Secretary, I also issue the direction provided as **Attachment A** to this letter under condition A5 of SSI 7400.

Please ensure this letter and the attached direction are published on the project website as soon as possible.

If you wish to discuss the matter further, please contact [REDACTED] at [REDACTED]

Yours sincerely

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Director
Infrastructure Management

As nominee of the Planning Secretary

Attachment A
Planning Secretary's Direction

Condition A5 of SSI 7400

Date of Direction: 16 August 2024
Reference Number: SSI-7400-PA-538

As nominee of the Planning Secretary, I direct Sydney Metro as follows in Table 1:

Table 1 Directions

	Direction
1	Completely deliver items CN1 and CN2 within 12 months of first occupation of the OSDs under SSD-9579 or SSD-61400212, whichever comes first.
2	Completely deliver items VC1, VC2, VC3, VC4, VC5, VC6, and VC8 within 12 months of first occupation of the OSD under SSD-10294.
3	Submit to the Department by 1 October 2024 an updated SDPP that details the final design of the Pedestrian Link and the Eastern Suburbs Line paid link connections at Martin Place Station (item MP1).
4	Completely deliver item W2 within 12 months of first occupation of the OSD under SSD-10437.
5	Publish this direction on your website within 7 days.

In this direction, terms and expressions have the following meanings in Table 2:

Table 2: Definitions

Term or Expression	Meaning
The Department	The Department of Planning, Housing and Infrastructure.
The Project	All works and activities approved under SSI-7400.
Submit to the Department	The lodgment of a document to the Department using the NSW Major Projects Planning Portal.

The items referred to in directions 1-4 are the Station Design and Precinct Plan elements described in Table 3:

Table 3: Item Numbers

Station/ Site	Item Number	Description
Crows Nest	CN1	Staged installation of seats in the public domain.
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Victoria Cross	VC1	Staged completion of landscaping and public domain elements on Miller Street.
Victoria Cross	VC2	The heritage interpretation for Victoria Cross consists of information panels integrated into the public domain. The north will be installed for FPS, but the south will come later with the completion of the Miller St public domain, following completion of construction of the OSD.
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Victoria Cross	VC8	Changes to Miller St Retail Dining interface edge. Design has developed and the seat edge defining the private dining zone from footpath has been replaced with a garden bed and metal balustrade.
Martin Place	MP1	Changes to pedestrian link and Eastern Suburbs Line (ESL) paid link connection including the cladding materiality, size and colour.
Waterloo	W2	Cope Street Plaza.