

REQUEST FOR SEARS

163-165 GEORGE STREET, PARRAMATTA, EOI: 268837

The purpose of this letter is to support a request for the issuing of the SEARS in relation to the above site and EOI.

EOI BACKGROUND

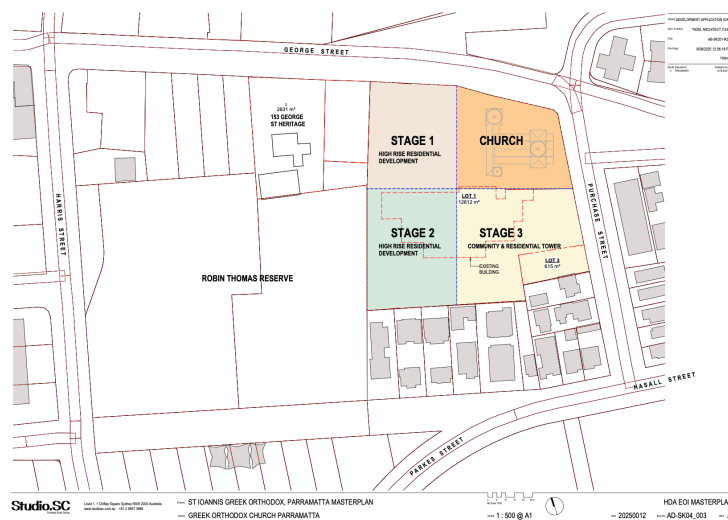
In mid 2025 an Expression of Interest was submitted to the Housing Delivery Authority of NSW to seek a concurrent rezoning and State Significant Development (SSD) application.

The original EOI was submitted on the 6 June 2025 for a concurrent rezoning and SSD seeking an FSR of 10:1 and two tower residential towers up to circa 50 storey with an indicative number of dwellings of circa 700.

Clarification was sort by DPHI which amended the EOI submission. The details were as follows:

Overview:

The entire campus site will comprise 3x mixed use towers and the Greek Orthodox Church. This will be delivered into 4 stages as per the below site precinct plan.



The EOI seeks to rezone the site to affect the mixed use development of the Campus over 4 stages. 3 of the stages comprise housing supply with the fourth being the Greek Orthodox Church.

Planning Proposal:

The concurrent rezoning proposes the following amendment to the LEP.

- Potential Additional Permitted use or rezoning the site to MU1 (dealing with permissibility for mixed use development, final pathway to be resolved in consultation with DPHI)
- Amend maximum building height to 175m
- Amend maximum FSR to 6.6:1

The planning proposal will enable the delivery of a mixed use activated ground plane comprising church, commercial uses, associated activities and housing in series of towers above. With the following indicative stages -

- Stage 1 – 50 storey tower
- Stage 2 – 40 storey tower
- Stage 3 – 20 storey tower

SSD Application


While the rezoning relates to the entire site, the detailed and concurrent SSD application for Stage 1 proposes -

- 50 storey tower
- Maximum height of Building 175m
- 400 apartments and ancillary commercial and community uses
- Minimum 10% Affordable Housing managed by CHP for 15 years

The HDA at its meeting on 29 August 2025 resolved that the site be endorsed and declared a State Significant Development project. The publication of the decision notes:

<p>29. 268837 - 163-165 George Street, Parramatta - Think Planners</p> <p>LGA: City of Parramatta</p> <p>Summary of proposal: 400 dwellings with negotiated affordable housing in two buildings to 50 storeys</p> <p>No of dwellings (indicative): 400</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister <ul style="list-style-type: none"> ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA
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OFFICIAL

<p>Housing Delivery Authority</p> <p>OFFICIAL</p> 		
No.	Description	Record of Briefing
		<p>consideration of State significance under s4.36 of the EP&A Act."</p> <ul style="list-style-type: none"> • Recommended that the applicant be advised that a merit assessment will result in development standards and dwelling yield lower than proposed in the EOI application. • Noted there are no member conflict of interests.

A State Significant Declaration Order No.13 was made on 21 August 2025 and listed the site within the Order as follows –

- q) **development specified in EOI application 268837 dated 6 June 2025 including development for the purpose of shop top housing and residential flat building with provision of affordable housing and place of public worship at 163-165 George Street, Parramatta being Lot 40/DP1285980, Lot 1/DP650704, Lot 52/DP1285982, Lot 53/DP1285982**

It is noted that the Ministers declaration refers to the EOI as originally submitted, notwithstanding the refinement of the EOI in subsequent correspondence with the Department.

Irrespective, the decision of the HDA Panel is clear when stating that *“a merit assessment will result in development standards and dwelling yield lower than proposed in the EOI application.”*

In this regard the correspondence with the HDA in August 2025 sets out a lower yield and lower proposed standards. This is seen in the table below.

	EOI Submission (June 25)	EOI Update (Aug 25)
FSR	10:1	6.6:1
Height	Circa 50 storeys	175m (50, 40, and 20 Storeys)
Yield	700	880
Affordable Housing	Negotiated though the final figure.	10% of GFA, for 15 years managed by a CHP.

SITE

The subject site is legally described as Lot 1 DP78716, Lot 1 DP113513, Lot 1 DP 650704 and Lot 3 DP 10735 but is more commonly known as 163-165 George Street, Parramatta.

The development site is a significant land parcel approximately 13,425m² that was previously occupied by Parramatta Workers Club. As shown in the below image, the allotment is an irregular shaped allotment situated on the intersection of George Street, and Purchase Street and is located approximately 400m east of Parramatta City Centre.



The site benefits from an exceptional level of accessibility to a broad range of urban services, civic infrastructure, employment, retail, and recreational amenity, consistent



with the objectives of transit-oriented development encouraged by the Housing Delivery Authority.

In terms of public transport connectivity, the site is within convenient walking distance of the Parramatta Light Rail (Robin Thomas). Services run frequently, with vehicles every nine minutes during peak periods between 7am and 7pm, seven days a week. The light rail provides future residents with direct connectivity to Parramatta Station, a major metropolitan rail interchange served by multiple heavy rail lines with direct connections to Sydney CBD and the broader metropolitan network.

Additionally, the light rail station provides direct access to, Westmead Health Precinct, Parramatta Square, CommBank Stadium, the new Powerhouse Museum, and Western Sydney University campuses. This light rail connection is further supplemented by an extensive bus network operating throughout the broader Parramatta catchment, collectively ensuring that future residents of the development to have less reliance on private vehicle to access employment, education, and services across Greater Sydney.

The site's open space amenity is a particular strength of the locality, with two significant reserves located within comfortable walking distance. Robin Thomas Reserve on Harris Street which is immediately adjoining the subject site. The park provides a generous area of active open space used for various activities. To the north, the Parramatta River Foreshore Reserve is reachable within a short walk via George Street, offering a different and complementary open space experience. The reserve extends along the northern bank of the Parramatta River from the Parramatta Wharf to the Riverside Theatre and foreshore walking paths that connect residents to the broader Parramatta River corridor and cycleway network.

Together, these two reserves provide future residents with immediate access to both active and passive recreational opportunities without the need to travel beyond the immediate locality, representing a high quality open space outcome consistent with the City of Parramatta's liveability objectives.

DESIGN DEVELOPMENT

Since the State Declaration Order (SDO) the project team comprising the proponent, Studio SC Architects and Think Planners have been engaged in an early analysis of the site and concept design development of various options for the site.

The attached plans set out a scheme based on the revised EOI submission and that incorporates the approved Greek Orthodox Church and additional amenity / public spaces. The site is of such scale that it can deliver a number of public benefits such as open space, through site connections and activation.

In addition to above, the proposed development has been designed to provide a stepped building form which provides a benefits to the Parramatta CBD skyline and surrounding public realm. The stepping form serves to mediate the transition between the towers' significant heights and the human scale of the street below, while the deliberate opening of the podium massing around the existing heritage church ensures the landmark retains visual prominence and is not overwhelmed by the scale of new development. From an amenity perspective, the setbacks materially reduce overshadowing impacts on surrounding streets, public spaces, and lower-scale development.

The Concept Plans align with the ongoing dialogue with the HDA and the relevant Declaration. It is noted that as requested in the Declaration, the Concept has been reduced in density and scale.

The below table clearly sets out the metrics for the SEARS request. It is noted that the future submission will comprise the following elements –

- Rezoning of the entire site (discussion with Department to be held as to whether via APU or rezoning to MU1) and amendments to FSR and Height of Building maps.
- Concept Approval of site layout.
- Stage 1 Detailed SSDA for 50 storey tower comprising circa 400 apartments.

SEARS Request Metrics	
FSR	6.6:1 across the Campus
Height	To accommodate 50 storey tower (+ 40 and 20 storeys)
Yield	Circa 750
Affordable Housing	10% of Stage 1 SSDA as Affordable Housing managed by a CHP for 15 years.

CONCLUSION

I trust the above will allow the Department to provide the requested SEARS.

Should you require any further information, I can be contacted on 9687 8899.

Adam Byrnes
 Director
Think Planners Pty Ltd