



Project Name: Sydney Olympic Park Metro Station - Over & Adjacent Station Development
Case ID: SSD-35283699

Applicant Details

Project Owner Info

Title	Mr
First Name	Simon
Last name	Bennett
Role/Position	Senior Manager SSD Planning Approvals
Phone	0435652519
Email	simon.bennett@transport.nsw.gov.au
Address	Level 43, 680 George Street Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	Sydney Metro
ABN	12354063515

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mrs	Naomi	Ryan
Phone	Email	Role/Position
0415598373	nryan@urbis.com.au	Consultant

Address

Urbis Level 8 Angel Place
123 Pitt Street
Sydney,
New South Wales
2000
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Sydney Olympic Park Metro Station - Over & Adjacent Station Development
Industry	Residential & Commercial
Development Type	Residential & Commercial
Capital Investment Value (excl GST)	AUD584,990,745.00
Indicative Operation Jobs	2,247
Indicative Construction Jobs	372

Description of Development

Concept proposal for three mixed-use building envelopes above and adjacent to the Sydney Olympic Park metro station:

- Building 1 for a commercial building above the station services podium (separate CSSI application)
- Building 2 for retail and commercial uses in the podium and residential tower above
- Building 3 for retail and commercial uses in the podium and residential tower above
- Car parking in a basement below Buildings 2 and 3
- Loading, vehicular and pedestrian access arrangements.

Concept Development

Are you intending to submit a Concept Application?

Yes

Would this be for the initial Concept Application?

Yes

Would this application also include the first stage of the project?

No

Site Details

Site Information

Site Name	Sydney Olympic Park - Over station and Adjacent Station Development
Site Address (Street number and name)	5 Figtree Drive, Sydney Olympic Park and 7 Figtree Drive, Sydney Olympic Park
Site Co-ordinates - Latitude	-33.850602
Site Co-ordinates - Longitude	151.07

Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Parramatta	Central City District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot 58 DP786296 and Lot 59 DP786296

Landowners Consent

Is Landowner's consent required?

No

Reason Landowner's consent is not required

- The applicant owns all the land subject of the proposal
- The development is proposed to be undertaken by a public authority
- The development is set out in clause 5 (Mining) or 6 (Petroleum (oil and gas)) of Schedule 1 to *State Environmental Planning Policy (State and Regional Development) 2011* and is not in a state conservation reserved area under the *National Parks and Wildlife Act 1974*
- The development is on land with multiple owners as designated by the Secretary of the Department of Planning and Environment.

Statutory Context

Under [State Environmental Planning Policy\(Planning System\) 2021](#), which schedule does your State Significant Infrastructure application relate to?

Schedule 2: SSD – Identified Sites

Schedule 2: SSD – Identified Sites

Clause under selected Schedule

Clause 2 - On specified sites

Permissibility of Proposal

Permissible with consent

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

- No
- Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?
- No
- Is the development biodiversity compliant? (refer to [Schedule 1, Part 1, clause 1\(2\) of the Environmental Planning and Assessment Regulation](#))
- Yes

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report?*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates the matters referred to in Schedule 1, Clause 2(2) of the [Environmental Planning and Assessment Regulation](#)?*

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?*

No

Does the development involve any subdivision work?*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of the State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP) applies?*

No

Is the development referred to in [clause 50\(1\)](#) of the ARH SEPP?*

No

Is the development [BASIX optional development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under clause 2A for it to be so accompanied)?*

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the EP&A Act, require any of the following:

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the EP&A Act in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Coal Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

No

Attachments

Attachments

File Name	QS Statement
File Name	P0033142_AerialClose_0821
File Name	Appendix Y - Flooding Report
File Name	Appendix_GG - Site Survey Plan
File Name	Appendix R - Visual Impact Assessment
File Name	Appendix H - Indicative Reference Scheme
File Name	Appendix_EE - Utilities and Services Report
File Name	Appendix E - Built Form and Urban Design Report
File Name	Appendix K - Shadow Impact
File Name	Appendix F - Architectural Renders
File Name	Appendix I - SOP SSD EIS Demarcation Plans

File Name	Appendix J - SEPP 65 Assessment
File Name	Appendix G - Building Envelope Plan
File Name	Appendix T - Transport and Access Report
File Name	Appendix P - Reflectivity Report
File Name	Appendix O - Solar Impact Study
File Name	Appendix_BB - ACHAR
File Name	Appendix X - Integrated Water Management Report
File Name	Appendix Z - Contamination Report
File Name	Appendix Q - Wind Report
File Name	Appendix M - Design Guidelines
File Name	Appendix_CC - Heritage Impact Statement
File Name	Appendix S - ESD Report
File Name	Appendix_AA - Waste Management Plan
File Name	Appendix L - GANSW Endorsed Design Excellence Strategy
File Name	Appendix V - Noise and Vibration Report
File Name	Appendix_DD - Social Impact Assessment
File Name	Appendix W - Geotechnical Report
File Name	Appendix_FF - Construction Management Plan
File Name	Appendix B - Statutory Compliance Table
File Name	Appendix C - Stakeholder and Community Engagement Table
File Name	Appendix D - Mitigation Measures Table
File Name	Appendix U - BDAR Waiver
File Name	Appendix A - SEARs Compliance Table
File Name	_Environmental Impact Statement