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Development Consent – Key Sites

Section 4.38 of the Environmental Planning and Assessment Act 1979

As delegate of the Minister for Planning and Public Spaces, I approve the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

These conditions are required to:

- prevent, minimise, or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance.

Anthony Witherdin

Director

Key Sites and TOD Assessments

Sydney

31 March 2025

File: SSD 35538829

SCHEDULE 1

Application Number: SSD 35538829

Applicant: Sydney Metro

Consent Authority: Minister for Planning and Public Spaces

Site: 41-59, 45A, 61B & 71 George Street; 220, 222, 232, 236 & 238 Church Street; 48, 58-60, 62-64, 68, 70, 72 & 74 Macquarie Street (Lot 10 in DP 858392; Lot 2 in DP 701456; Lot 1 in DP 607181; Lot 100 in DP 607789; Lot 1 in DP 1041242; Lot 1 in DP 702291; Lot 1 in DP 651992; Lot 1 in DP 128437; Lot 2 in DP 591454; Lot B in DP 394050; Lot 1 in DP 399104; Lot AY in DP 400258; Lot 1 in DP 711982; Lot E DP 402952; Lot 3 in DP 218510; Lot H in DP 405846)

Development: Concept development application for the Parramatta Over Station Development, comprising:

- maximum building envelopes, including heights, setbacks, gross floor area and land uses for:
 - Building A – up to RL 172.7 (approx. 38 storeys) for commercial and retail uses
 - Building B – up to RL 130.0 (approx. 30 storeys) for commercial, retail and residential uses that incorporates a station infrastructure (which is subject to separate infrastructure application SSI 22765520)
 - Building C – up to RL 135.5 (approx. 26 storeys) for commercial and retail uses that incorporates station services infrastructure (which is subject to separate infrastructure application SSI 22765520)
 - Building D – up to RL 127.4 (approx. 24 storeys) for commercial and retail uses that incorporates station infrastructure (which is subject to separate infrastructure application SSI 22765520)
- use of basements approved under CSSI-22765520 for parking, loading spaces, end of trip facilities, services and utilities
- adaptive reuse of the existing Kia Ora and George Street Shops heritage items for commercial premises.

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Right of Appeal

Section 8.7 of the EP&A Act provides a right to appeal this decision to the Land and Environment Court within the timeframe set out in section 8.10 of that Act.

Summary of Modifications

SSD 9653	Approved by Director, Key Sites and TOD Assessments on 31.03.25
SSD 9653 MOD1	Approved by Team Leader, Key Sites Assessment on 04.07.25 <ul style="list-style-type: none">Modification to correct a minor error in the conditions relating to ESD targets.

DEFINITIONS

Applicant	Sydney Metro, or any person carrying out any development to which this consent applies
Concept	A staged development application in accordance with the EP&A Act
Conditions of this consent	Conditions contained in Schedule 2 of this consent
Construction	The demolition and removal of buildings or works, the carrying out of works for the purpose of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent.
Consultation	Means undertaking a consultation process with a party under which the Applicant: (a) consults with the relevant party prior to submitting the subject document to the Planning Secretary for information or approval; and (b) provides details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.
Council	City of Parramatta
CSSI	Critical State Significant Infrastructure
Department	NSW Department of Planning, Housing and Infrastructure
Development	The development described in the EIS and amended by the Response to Submissions and supplementary information, as modified by the conditions of this consent.
DIR	Design Integrity Report
DRP	Sydney Metro West Design Review Panel
EIS	The Environmental Impact Statement titled Parramatta Over and Adjacent Station Development, dated November 2022, submitted with the application for consent for the development, including any additional information provided by the Applicant in support of the application
Environment	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2021</i>
Future Development Application(s)	Subsequent development application(s) for detailed proposals for the site or separate parts of the site, pursuant to the concept proposal subject of this consent, as set out in section 4.22 of the EP&A Act
GANSW	Government Architect NSW
GFA	Gross floor area
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
LDMP	Loading Dock Management Plan
Minister	NSW Minister for Planning and Public Spaces (or delegate)
Planning Secretary	Planning Secretary under the EP&A Act, or nominee
RtS	The Applicant's response to submissions report received in relation to the application for consent for the development under the EP&A Act
TfNSW	Transport for NSW

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SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

DEVELOPMENT DESCRIPTION

- A1. Consent is granted to the development as described in Schedule 1 and the Environmental Impact Statement, as amended by the Response to Submissions and supplementary information, subject to the conditions of this development consent.

TERMS OF CONSENT

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with the EIS, Response to Submissions and supplementary information;
 - (c) In accordance with the approved plans in the table below, as modified by the conditions of this consent:

Architectural Drawings prepared by Bates Smart			
Drawing Number	Rev	Name of Plan	Date
SMWSTEDS-SMD-PTA-BD600-AT-DRG-010101	G	Envelope Roof Plan	24.05.24
SMWSTEDS-SMD-PTA-BD600-AT-DRG-010102	G	Envelope Roof Plan - Future	24.05.24
SMWSTEDS-SMD-PTA-BD600-AT-DRG-010103	G	Envelope Ground Floor Plan	24.05.24
SMWSTEDS-SMD-PTA-BD600-AT-DRG-010104	G	Envelope Podium Plan	24.05.24
SMWSTEDS-SMD-PTA-BD600-AT-DRG-011001	G	Envelope Sections	24.05.24
SMWSTEDS-SMD-PTA-BD600-AT-DRG-011002	G	Envelope Sections	24.05.24
SMWSTEDS-SMD-PTA-BD600-AT-DRG-011003	G	Envelope Elevations	24.05.24
SMWSTEDS-SMD-PTA-BD600-AT-DRG-011004	G	Envelope Elevations	24.05.24
SMWSTEDS-SMD-PTA-BD600-AT-DRG-012001	G	Envelope – 3D SW View	24.05.24
SMWSTEDS-SMD-PTA-BD600-AT-DRG-012002	G	Envelope – 3D NW View	24.05.24
Demarcation Drawings prepared by Bates Smart			
SMWSTEDS-SMD-PTA-BD600-DRG-022001	E	Ground Level	24.05.24

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SMWSTEDS-SMD-PTA-BD600-DRG-022002	E	Level 01	24.05.24
SMWSTEDS-SMD-PTA-BD600-DRG-022003	E	Level 02	24.05.24
SMWSTEDS-SMD-PTA-BD600-DRG-022004	E	Level 03	24.05.24
SMWSTEDS-SMD-PTA-BD600-DRG-022005	E	Level 04	24.05.24
SMWSTEDS-SMD-PTA-BD600-DRG-022006	E	Level 05	24.05.24
SMWSTEDS-SMD-PTA-BD600-DRG-022016	E	Basement 01	24.05.24
SMWSTEDS-SMD-PTA-BD600-DRG-022017	E	Basement 02	24.05.24
SMWSTEDS-SMD-PTA-BD600-DRG-022018	E	Basement 03	24.05.24
SMWSTEDS-SMD-PTA-BD600-AT-DRG-022019	E	Sections AA and BB	24.05.24
SMWSTEDS-SMD-PTA-BD600-AT-DRG-022020	E	Section DD	24.05.24

Note: Development which is 'Exempt and Complying Development' as identified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or another environmental planning instrument may be carried out without development consent.

- A3. To the extent of any inconsistency:
- (a) the more recent document in Condition A2(b) prevails over an earlier document in that section; and
 - (b) the conditions of consent prevail over any document and/ or plan listed in Condition A2.

DETERMINATION OF FUTURE DEVELOPMENT APPLICATIONS

- A4. This consent does not allow any components of the development to be carried out without further consent being granted.
- A5. In accordance with section 4.22 of the EP&A Act, subsequent stages are to be subject of Future Development Applications.
- A6. The determination of Future Development Applications cannot be inconsistent with the terms of this consent.

END OF PART A

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PART B CONDITIONS TO BE SATISFIED IN FUTURE DEVELOPMENT APPLICATION(S)

MAXIMUM BUILDING ENVELOPES

- B1. Future Development Applications must demonstrate that the buildings are wholly contained within the building envelope, consistent with the plans listed in Condition A2, as modified by the conditions of this consent, with the exception of minor projections of up to 500mm for sun shading and articulation consistent with the approved Parramatta Over & Adjacent Station Development Design Guidelines, dated February 2025.
- B2. The maximum achievable gross floor area (GFA), comprising:
- (a) 151,777 m² of GFA for commercial premises
 - (b) 11,613 m² of GFA for residential accommodation within the tower of Building B
 - (c) the use of 12,970 m² of GFA for commercial premises and ancillary spaces serving the residential accommodation within the CSSI approved podiums.
- B3. The above maximum GFA will only be achieved subject to the future developments:
- (a) being wholly contained within the approved building envelope, as per Condition B1
 - (b) being compliant with the conditions of this consent
 - (c) addressing articulation of the towers in general to break up bulk and scale via building recesses, changes in height and changes in materials.

DESIGN INTEGRITY REPORT

- B4. Future Development Applications must be accompanied by a Design Integrity Report (DIR) that demonstrates how design excellence and design integrity will be achieved in accordance with:
- (a) the Sydney Metro West Design Excellence Strategy, September 2022
 - (b) the Parramatta Over & Adjacent Station Development Updated Design Guidelines, February 2025
 - (c) the advice of the Sydney Metro West Design Review Panel (DRP)
 - (d) the conditions of this consent.
- B5. The DIR must include a summary of feedback provided by the Sydney Metro West DRP and responses by the Applicant to this advice. The DIR must also include how the process will be implemented through to completion of the development.

CAR PARKING

- B6. The maximum number of car parking spaces for the development is 451 spaces, which must be contained within the basements.
- B7. Future Development Applications must include a Car Parking Strategy and Management Plan prepared in consultation with Council.

TRAFFIC, ACCESS AND PARKING ASSESSMENT

- B8. Future development applications shall be accompanied by a Traffic and Transport Impact Assessment where relevant. The assessment shall include evidence of consultation with Council regarding vehicular access to the site in relation to required swept paths, vehicle frequency and vehicle crossover design.
- B9. Where relevant, Future Development Applications shall include a Construction Traffic and Pedestrian Management Plan (CTPMP), prepared in consultation with the TfNSW and Council. The CTPMP shall include, but not be limited to:
- (a) location of proposed work zone(s);
 - (b) construction vehicle access arrangements and haulage routes;
 - (c) predicted number and timing of construction vehicle movements and vehicle types;
 - (d) identification of potential conflicts between vehicle movements required for construction and general traffic, cyclists, pedestrians, bus services within the vicinity of the site from construction vehicles;

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- (e) the management of traffic flows in the local area should there be a major problem/emergency occur to the tunnel works;
 - (f) vehicle access and servicing arrangements for adjoining sites.
- B10. Independent road safety audits (which recognise all road users) are to be undertaken for all stages of future development involving road operations and traffic impacts. Any issues identified by the audits will need to be closed out in consultation with TfNSW and/ or Council.

TRAVEL DEMAND MANAGEMENT

- B11. Where relevant, Future Development Applications shall be accompanied by a Green Travel Plan to encourage and support active and public transport usage by future users of the development.

LOADING DOCK MANAGEMENT PLAN

- B12. Where relevant, Future Development Applications shall be accompanied by a Loading Dock Management Plan (LDMP), which may be incorporated into the Traffic and Transport Impact Assessment. The LDMP must be prepared in consultation with TfNSW and Council and set out management measures relating to freight and servicing associated with the development including consideration of:
- (a) allocation of loading spaces
 - (b) booking system for loading spaces
 - (c) restrictions on delivery times to ensure vehicle movements are eliminated or minimised during times of peak pedestrian movements
 - (d) controls on duration of stays
 - (e) extended operating hours
 - (f) appointment of a delivery manager to manage loading and unloading activities
 - (g) supply chain consolidation and off-site consolidation
 - (h) procedures for tradespeople access and parking.

HERITAGE IMPACT ASSESSMENT

- B13. Where relevant, Future Development Applications shall include a detailed Heritage Impact Assessment and Aboriginal Cultural and Heritage Assessment. These Assessments must consider and address the recommendations and guidance in the following:
- (a) Aboriginal Cultural and Heritage Assessment Report, dated October 2022
 - (b) Historic Heritage Impact Assessment, October 2022 and Addendum Historic Heritage Impact Assessment, dated May 2024
 - (c) Section 3 - Heritage of the Parramatta Over & Adjacent Station Development Updated Design Guidelines, February 2025
 - (d) Any relevant Conservation Management Plans
- B14. Future Development Applications shall include a Connecting with Country Framework aligned with the Connecting with Country Framework from GANSW and demonstrate how the proposal incorporates the recommendations of that Framework.

ENVIRONMENTAL PERFORMANCE

- B15. Future Development Applications must demonstrate consistency with the commitments outlined in the Ecologically Sustainable Development Report, dated 20 September 2022, **as amended by the Ecologically Sustainable Development Report Addendum, dated 17 June 2025.**
- B16. Future Development Applications must demonstrate how the principles of ecologically sustainable development have been incorporated into the design, construction and ongoing operation of the proposal. This shall include preparation and implementation of Environmental Sustainability Strategies that incorporate low-carbon construction, high efficiency systems aimed at reducing emissions, optimising use of water, reducing waste and optimising active transport provisions to maximise sustainable outcomes and minimise environmental impacts.
- B17. The Environmental Sustainability Strategies prepared for the future development applications are to identify which independent sustainability rating tool(s) for certification will apply to the

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development. ~~At a minimum a 5-Star Green Star certification for the tower of Building B and a minimum 6-Star Green Star certification for Building A, C and D is to be achieved.~~

REFLECTIVITY ASSESSMENT

- B18. Where relevant, Future Development Applications shall include a Reflectivity Assessment demonstrating that external treatments, materials and finishes of the development do not cause adverse or excessive glare.

WIND IMPACT ASSESSMENT

- B19. Where relevant, Future Development Applications shall be accompanied by a Wind Impact Assessment including computer modelling within a wind tunnel study of detailed building form. The Assessment must address the conclusions and recommendations of the Pedestrian Wind Assessment, dated 13 September 2022 and Addendum Pedestrian Wind Assessment, dated 20 May 2024.

FLOODING ASSESSMENT

- B20. Where relevant, Future Development Applications shall be accompanied by a Flood Impact Assessment. The Assessment must address the conclusions and recommendations of the Flooding Report, dated 12 September 2022 and Addendum Flooding Assessment, dated 22 May 2024.

STORMWATER ASSESSMENT

- B21. Where relevant, Future Development Applications shall be accompanied by a Stormwater Impact Assessment. The Assessment must address the conclusions and recommendations of the Integrated Water Management Plan, dated 12 September 2022 and Addendum Integrated Water Management Plan, dated 21 May 2024.

CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN

- B22. Future Development Applications shall provide analysis and assessment of the impacts of construction works and include:
- (a) Construction Traffic and Pedestrian Management Plan
 - (b) Community Consultation and Engagement Plan(s)
 - (c) Noise and Vibration Impact Assessment
 - (d) Construction Waste Management Plan
 - (e) Air Quality Management Plan.

CONTAMINATION ASSESSMENT

- B23. Where relevant, Future Development Applications shall include a Contamination Assessment, prepared by a suitably qualified professional, demonstrating that the site is suitable for the development in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021.

SECURITY AND CRIME ASSESSMENT

- B24. Where relevant, Future Development Applications shall be accompanied by a Security and Crime Risk Assessment prepared in consultation with NSW Police having regard to Crime Prevention Through Environmental Design (CPTED) Principles and National Security Authority publication *"Hostile Vehicle Guidelines for Crowded Places: A guide for owners, operators and designers"*.

NOISE AND VIBRATION ASSESSMENT

- B25. Where relevant, Future Development Applications shall be accompanied by Construction Noise and Vibration Impact Assessment for the Development, with measures to minimise environmental impacts and harm during construction of the Development arising from construction noise and vibration
- B26. The Noise and Vibration Assessment must address the conclusions and recommendations of the Noise and Vibration Assessment Report, dated 16 September 2022.

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SIGNAGE STRATEGY

- B27. Future Development Applications shall include a Signage Strategy to coordinate the location and design of future building and business identification signage, including coordination with Sydney Metro signage.

DEVELOPER CONTRIBUTIONS

- B28. Future Development Applications shall be subject to applicable local and State developer contributions, and any other contributions, levies or fees applicable.

END OF PART B

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ADVISORY NOTES

- AN1 Any advice or notice to the consent authority must be served on the Planning Secretary.
- AN2 The Applicant is responsible for ensuring that all agreements required to carry out the development are obtained from other authorities or other parties, as relevant.