



# Have your say on plans for over and adjacent station development at Parramatta metro station



# Sydney Metro is Australia's biggest public transport project, transforming Sydney with a world-class metro

## Sydney Metro West

Sydney Metro is revolutionising how Australia's biggest city travels, connecting Sydney's north west, west, south west, and greater west to fast, reliable turn-up-and-go metro services with fully accessible stations.

Sydney Metro West will double rail capacity between Greater Parramatta and the Sydney CBD, transforming Sydney for generations to come.

This once-in-a-century infrastructure investment will have a target travel time of about 20 minutes between Parramatta and the Sydney CBD, linking new communities to rail services and supporting employment growth and housing supply.

Stations will be at Westmead, Parramatta, Sydney Olympic Park, North Strathfield, Burwood North, Five Dock, The Bays, Pyrmont, and Hunter Street in the Sydney CBD.

## Why Sydney Metro West?

Public transport demand will **increase by 36%** in the AM peak

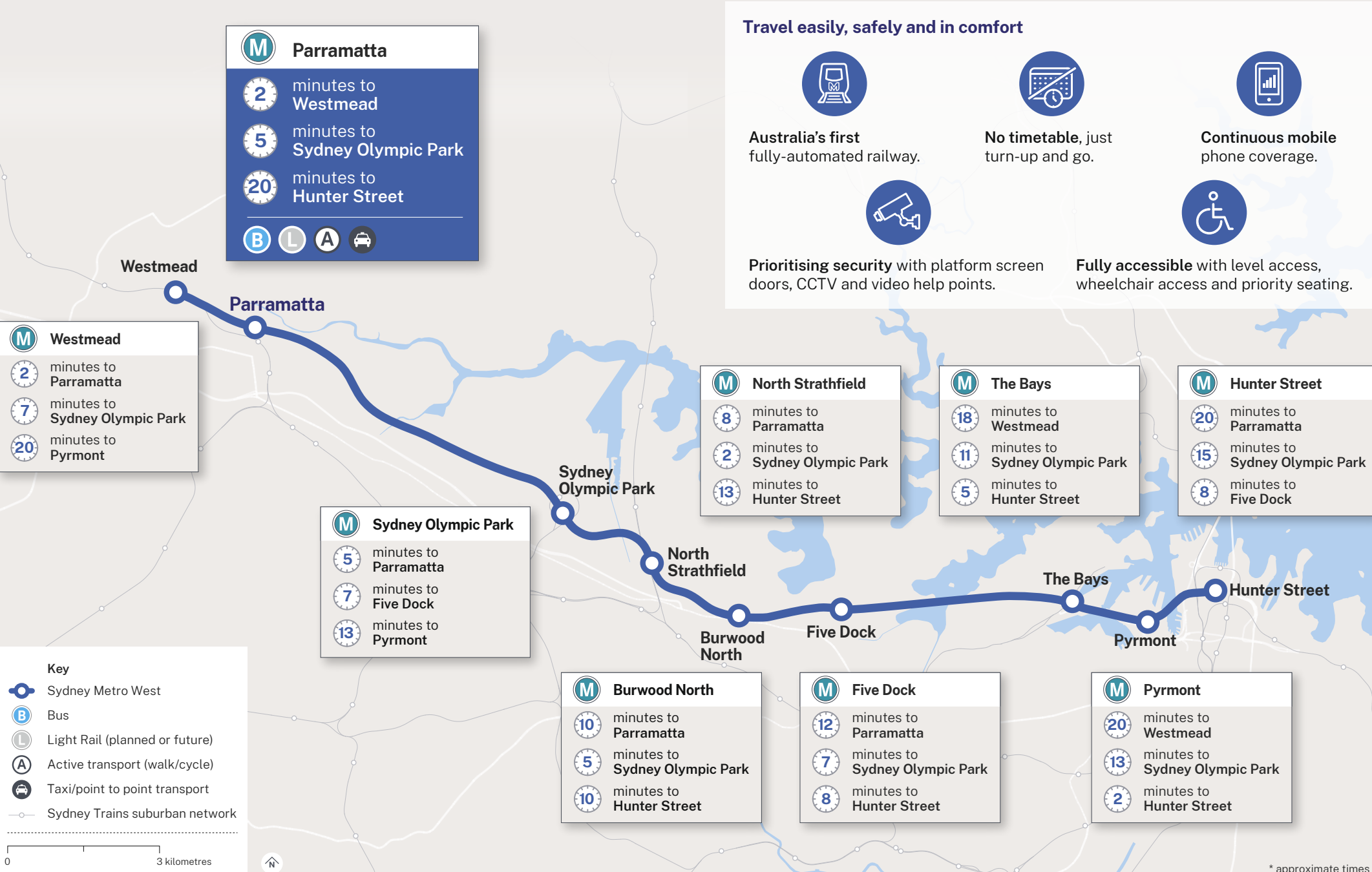
**3.2 million people** will live in Western Sydney – that's about 50% of Sydney's population

**420,000 people** will move into the corridor between the two cities



Chatswood Station, Metro North West Line.

# Get to where you're going faster



# Creating vibrant connections in the heart of Parramatta

Sydney Metro West will make our city more connected than ever before. For people travelling from Parramatta, this means around two minutes to Westmead and around 20 minutes to Hunter Street in the Sydney CBD.

The new metro station will integrate with the new Civic Link, a green, pedestrianised public space and cultural spine through Parramatta, that will connect public life from the Parramatta CBD to the Parramatta River.

The station will enable the seamless transit of millions of people every year to existing transport, and connect to the new light rail and bicycle routes, helping to reduce reliance on vehicles.

The new metro station and proposed over and adjacent station development is a vital part of the revitalisation of the Parramatta CBD. The metro station will be at the centre of an accessible transport hub with activated precincts that will bring life into the heart of Parramatta.

Sydney Metro has lodged the Sydney Olympic Park over and adjacent station Concept State significant development application, and Environmental Impact Statement, with the NSW Department of Planning and Environment.

The public exhibition period between **16 November to 13 December 2022** is your chance to have a say on the proposed development. Your feedback and submissions will inform the detailed design process.



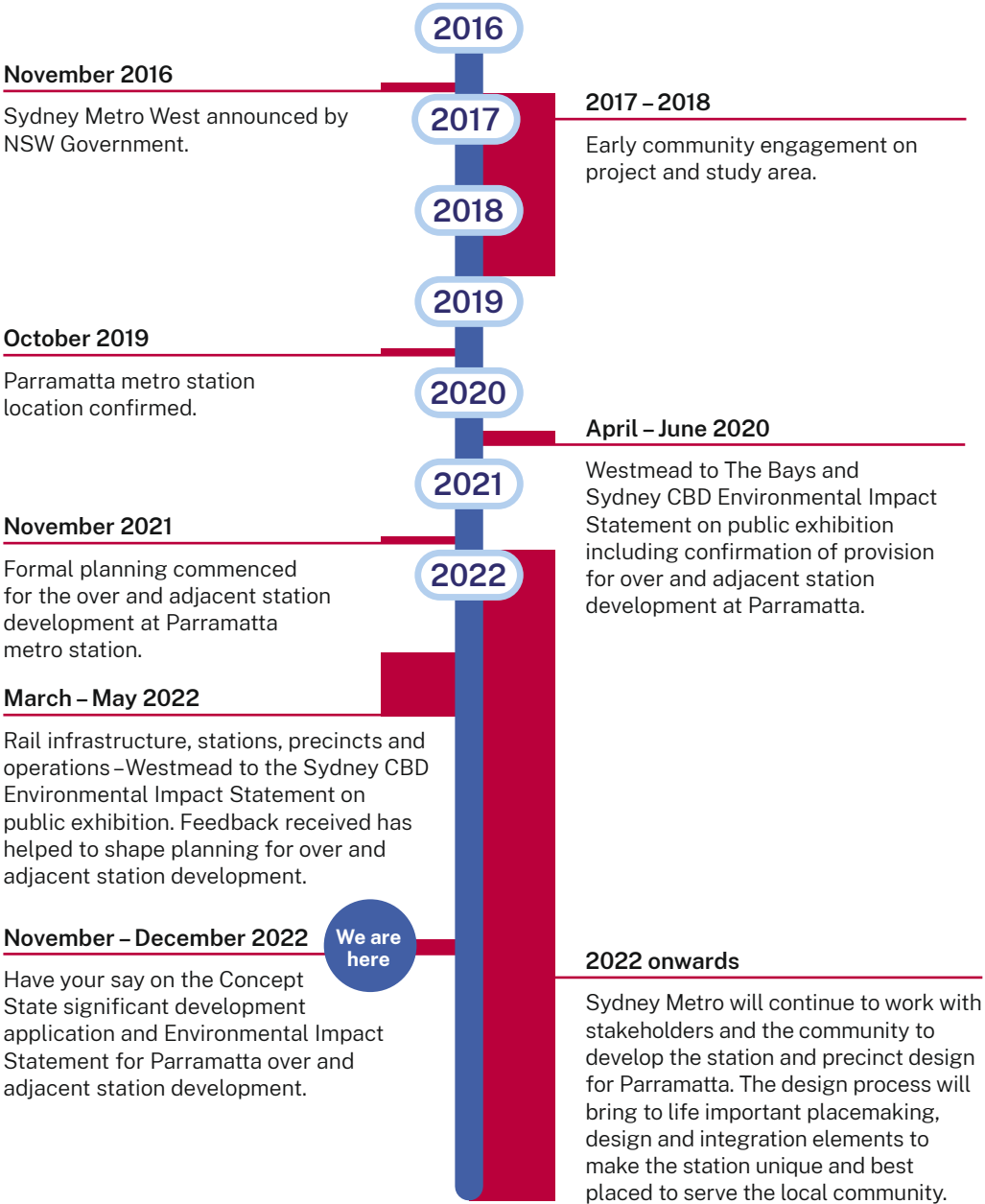
Visit the interactive portal to find out more.



Centenary Square, Parramatta.

# Community feedback has informed the planning for Sydney Metro West since 2017 and is shaping this once-in-a-generation project

## Planning for Sydney Metro West at Parramatta



## How to find out more

The Sydney Metro West team can provide you with information on this proposal and the planning process, or you can access information in the following ways:

Read the planning documents and explore the proposal on the interactive portal.

Scan to visit the interactive portal.



Come along to **community events** on the proposal in November and speak to key members of the project team.



Get in touch with one of our dedicated place managers:

by phone  
**1800 612 173**

or email  
**[sydneymetrowest@transport.nsw.gov.au](mailto:sydneymetrowest@transport.nsw.gov.au)**



Check out notifications and newsletters delivered to homes or businesses and on the website **[sydneymetro.info](http://sydneymetro.info)**



Visit the Sydney Metro website and sign up for area-specific project alerts **[sydneymetro.info](http://sydneymetro.info)**



Download the **Sydney Metro Connect App** for updates and news, available in over 100 languages.



# Parramatta metro station: Over and adjacent station development

The proposed development would integrate transport infrastructure, open space, retail, commercial and residential land uses.

Sydney Metro is more than just a transport project, it is also a defining city building opportunity that revitalises precincts and communities, creates a legacy, and shapes Sydney for generations to come.

The proposed precinct will include four new buildings and support the Parramatta CBD Planning Proposal, a 40 year vision for the CBD, which includes 11,000 new homes and 16,000 new jobs.

The proposal includes a mix of commercial, residential and retail uses, with buildings ranging in heights from approximately 24 to 38 storeys.

The new precinct will have direct access to the metro station and will be close to other transport options including Parramatta Station, a new bus interchange at Smith Street, and light rail stops at Macquarie and Church Streets.



**Four new buildings** in the heart of the Parramatta CBD



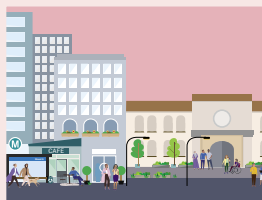
**Activated laneways** creating a thriving precinct



**Improved access and connections** across Sydney



**Easy connections** to green space, Parramatta River and cultural facilities



**Respecting and enhancing** local heritage



**Safety and accessibility** will make the precinct a vibrant and secure place



**B** Not visible  
in this image

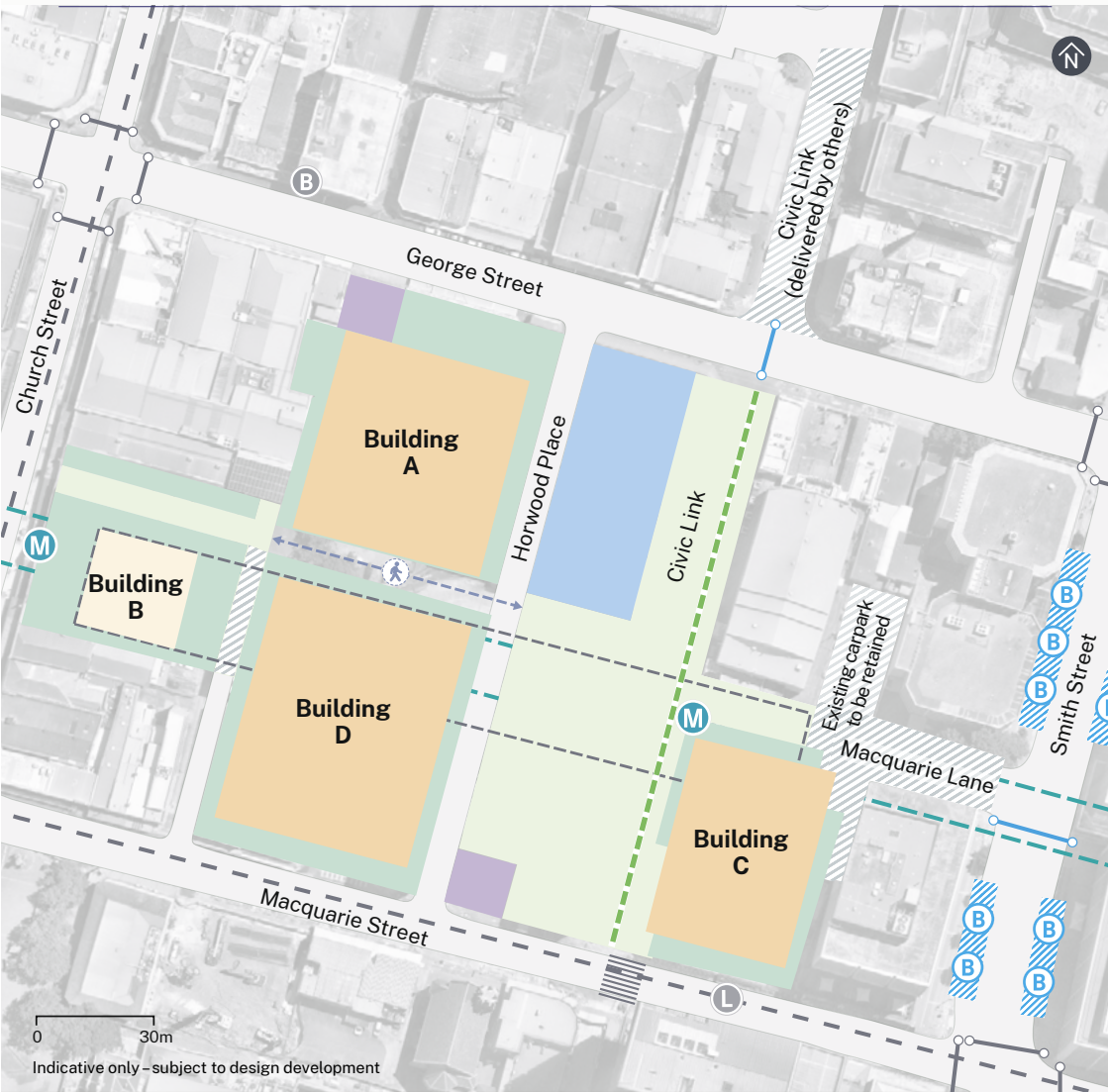
**A**

**D**

**C**

**Legend**  
A: 38 storey commercial and retail building  
B: 33 storey residential and retail building  
C: 26 storey commercial and retail building  
D: 24 storey commercial and retail building  
Indicative only – subject to design development

# Site Plan



Indicative only – subject to design development

- Commercial building envelope

Residential building envelope

Building podium – station services, retail and/or commercial

Public domain

Retained heritage items

Area for future use
- M

 Metro station entry

Existing signalised crossing

Proposed signalised crossing

Proposed pedestrian crossing

Through site link (delivered by others)

Proposed bus stop
- B

 Existing bus stop

L

 Future Light Rail

Proposed shared zone

Proposed bicycle route

Underground station

Metro tunnel and alignment

# What is this Environmental Impact Statement about?

The Concept State significant development application (SSDA) and Environmental Impact Statement is the first stage of the planning process.

This includes an assessment of the building envelopes, land use and potential environmental impacts. The Concept application does not seek consent for construction.

The next stage is to refine and develop the design. This will include a Detailed State significant development application.

Following a competitive tender process, Sydney Metro will select a development partner. This development partner will prepare and submit the Detailed application, which will again be exhibited for the community to provide feedback.

The Concept SSDA identified the following key factors:

## Transport and access

Located over and adjacent to the metro station, the proposed development embodies transit oriented development principals. Integrated transport will enable seamless transfers between the new metro station, and trains, buses, and the Parramatta Light Rail.

Around 450 car parking spaces will support the development.

## Proposed buildings

Proposed building envelopes are consistent with the strategic vision for Parramatta as defined by the Parramatta Local Environmental Plan (2011) and the Parramatta CBD Planning Proposal.

Buildings have been designed to integrate with the public domain spaces and the metro station below. Height, size and scale would maximise separation between building and enhance privacy.

## Overshadowing

Building envelopes have been configured to preserve solar access to the Lancer Barracks, Parramatta Square and public domain spaces.

The tops of proposed building envelopes are slanted (being highest in the north and lowest in the south) to maintain solar amenity and minimise overshadowing.

## Heritage

A heritage impact statement has assessed the impacts of the proposed development on listed heritage items in proximity to the site.

The proposed building setbacks have been designed to enhance nearby heritage items such as the Kia Ora building.

No adverse Aboriginal cultural heritage impacts have been identified.

## Design excellence

Sydney Metro is guided by a Design Excellence Strategy for the proposed development. The Strategy provides a framework for built form, heritage, integration, movement and connectivity to ensure the development delivers an enduring and sustainable legacy.

Relevant buildings would be subject to a competitive design process to ensure world class design is delivered.

## A sustainable community

There are specific sustainability targets and rating requirements for the site including Green Star, NABERS and BASIX for both the commercial and residential components of the proposal.

## Public art

Public art will be commissioned based on standards of excellence and relevance to the site context and planning policies. A public art strategy will be developed in the detailed design phase.

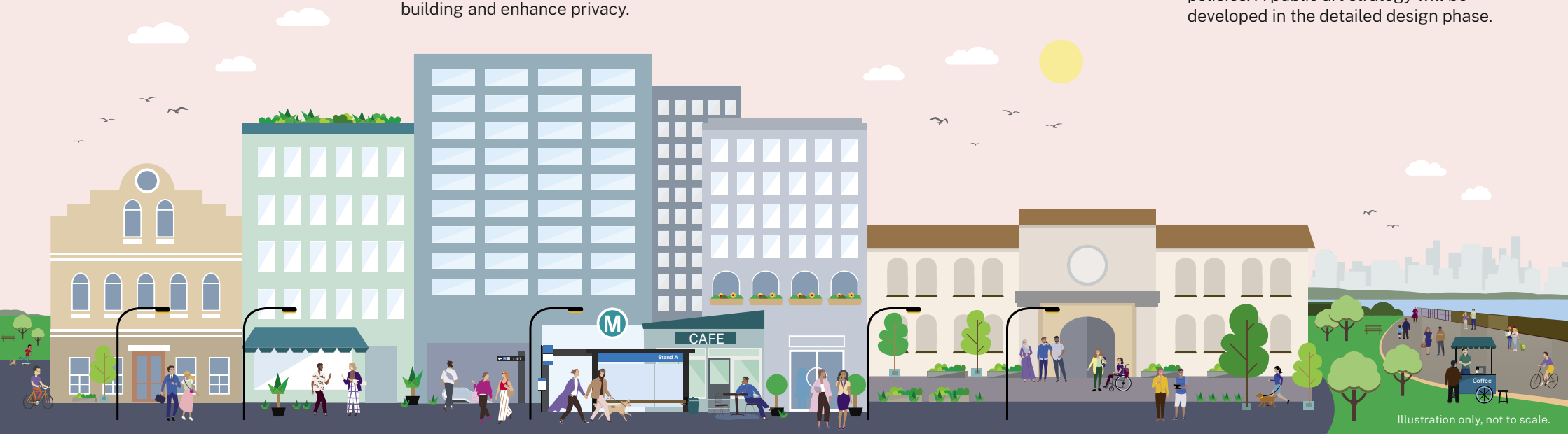


Illustration only, not to scale.

# Parramatta: Sydney's Central River City

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Strategic planning is shaping Parramatta as one of Australia's most important lifestyle, cultural and business hubs, connected to the river and its rich history.

## Civic Link Framework Plan 2017

The Parramatta Civic Link will extend across four city blocks in the heart of the Parramatta CBD, from Parramatta Square to Parramatta River and the broader foreshore precinct. The plan guides the development of a new arts and cultural precinct and encourages a public use of the Civic Link beyond business hours by delivering a vibrant and visually rich place.

Parramatta metro station will provide a direct entry to the Civic Link.

Sydney Metro is continuing to work with the City of Parramatta Council to deliver the Civic Link between George Street and Macquarie Street.

## Parramatta CBD Planning Proposal

Under the Planning Proposal, the boundaries of Parramatta CBD will expand and building heights increase to cater for the estimated 46,000 new jobs and 14,000 new dwellings anticipated over the next 40 years.

The proposal aims to:

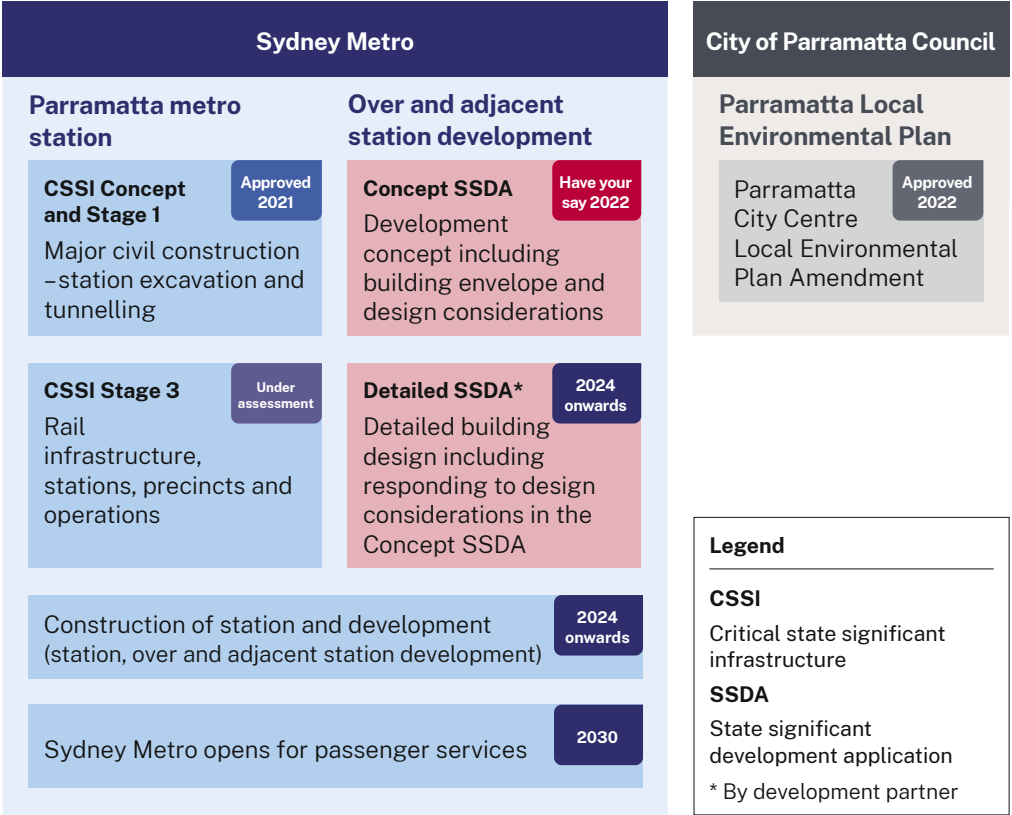
- Maximise opportunities for commercial and high-density residential development
- Protect key public spaces from overshadowing, including the river foreshore
- Introduce new controls so that future developments respect heritage buildings and sites.

For more information on the Parramatta CBD Planning Proposal, please visit **participate.cityofparramatta.nsw.gov.au/cbd-planning**



Aerial view of Parramatta.

# Planning process



An artist's impression of a laneway in the Parramatta metro precinct.

# Have your say

You are invited to attend information sessions and talk to our team about the proposal for over and adjacent station development at Parramatta metro station:

## Session One

**When:** Monday 21 November 2022

**Time:** 11am–2pm

## Session Two

**When:** Monday 21 November 2022

**Time:** 4pm–7pm

## Location

Club Parramatta, 2 Macquarie Street,  
Parramatta NSW 2150

## Or attend the Sydney Metro information booth at

Parramatta Farmers Markets,  
Centenary Square, Parramatta

**When:** Wednesday 23 November 2022

**Time:** 10am–2pm

## How to make a submission

Anyone may make a submission in any language about the Environmental Impact Statement to the NSW Department of Planning and Environment. The department will collate submissions and publish them on their website. The issues raised in the submissions will be considered before the project is assessed and a determination is made.

Online: [pp.planningportal.nsw.gov.au/major-projects/projects/parramatta-metro-over-station-development](https://pp.planningportal.nsw.gov.au/major-projects/projects/parramatta-metro-over-station-development)

Write a letter to:

**Planning and Assessment,  
NSW Department of Planning and Environment,  
Locked Bag 5022, Parramatta NSW 2124**

Your letter must include:

1. Your name and address, at the top of the letter only
2. The name of the application and the application number (SSD-35538829)
3. A statement on whether you support or object to the proposal
4. The reasons why you support or object to the proposal
5. A declaration of any reportable political donations made in the previous two years.

If you have any questions about this process you can contact the NSW Department of Planning and Environment.

**Call: 1300 305 695**

**Email: [information@planning.nsw.gov.au](mailto:information@planning.nsw.gov.au)**

The Department may publish any personal information you have included in your submission on a proposal. Do not include any personal information in your submission that you do not want published.

For more information, view the Department's Privacy Statement at:  
**[planning.nsw.gov.au/privacy](https://planning.nsw.gov.au/privacy)**



## Translating and interpreting service

If you need help understanding this information, please contact the Translating and Interpreting Service on 131 450 and ask them to call us on 1800 612 173.



Access information in over 100 languages.

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get it on Google Play.