



EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT APPLICATION MIXED-USE PRECINCT WITH IN-FILL AFFORDABLE HOUSING – HUGHES AVENUE, MELROSE PARK SOUTH-WEST

Application No	SSD-71558711
Location	82 Hughes Avenue, Ermington
Applicant	Wharf and Hughes Developments Pty Ltd
Council Area	City of Parramatta
Consent Authority	Minister for Planning and Public Spaces

Description of proposal

Construction of a mixed-use precinct, including in-fill affordable housing, comprising:

- three blocks (B1, B2 and B3) containing buildings ranging from 7 to 26 storeys
- a total of 1,375 residential apartments, including 209 affordable apartments
- 500 m² of retail/commercial floorspace
- a total of 1,486 basement car parking spaces
- landscaping and place making works, including a new waterfront public park and amenities block.

Note: Separate development consent is sought from City of Parramatta Council under DA/75/2024 for demolition works, tree removal, earthworks, and construction of roads, footpaths and trunk utility infrastructure.

About the exhibition

An exhibition process allows any individual or organisation to have their say about a proposed development.

The Department of Planning, Housing and Infrastructure (the department) has received a State significant development (SSD) application for the abovementioned proposal. The application, environmental impact statement (EIS) and accompanying documents are on exhibition from **Tuesday 15 July 2025** until **Monday 11 August 2025**. You can view these documents online at www.planningportal.nsw.gov.au/major-projects.

At the time of publishing this advertisement, the Minister for Planning and Public Spaces has not directed that a public hearing should be held.

Have your say

To have your say on this project, you must lodge a submission online through the NSW Planning Portal before the close of exhibition.

To do this, search for this project at www.planningportal.nsw.gov.au/major-projects and click on 'Make a submission'. You will need to log in or create a user account.

Resources to help you use the NSW Planning Portal are available at www.planningportal.nsw.gov.au/major-projects/help including a step-by-step [guide](#) on how to make a submission. If you require further assistance, please contact Service NSW on 1300 305 695.

If you think you'll need help making a submission using the portal, it's a good idea to contact Service NSW sooner rather than later. Ensure you give yourself plenty of time to make a submission before the project's exhibition end date.



Department of Planning, Housing and Infrastructure

Before making your submission: You should read the department's:

- Disclaimer and declaration at www.planningportal.nsw.gov.au/major-projects/help/disclaimer-and-declaration, and
- Privacy statement at www.planning.nsw.gov.au/privacy.

Your submission will be published on the NSW Planning Portal in accordance with our privacy statement and disclaimer and declaration. You can elect to have your name withheld from the published list of submitters. If you choose this option, do not include personal information in the body of your submission or in any attachments as your submission will be published in full.

When making a submission you will be required to include:

- your name and address
- the name of the application and the application number
- a statement on whether you 'support' or 'object' to the proposal or if you are simply providing comment
- the reasons why you support or object to the proposal
- a declaration of any reportable political donations you have made in the last two years (visit www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/Donations-and-Gift-Disclosure or phone 1300 305 695 to find out more)
- an acknowledgement that you accept the department's [disclaimer and declaration](#).

For more information, including the department's submissions policy, please go to www.planningportal.nsw.gov.au/major-projects/have-your-say.

For more information about the project: Contact 9274 6379

If you require assistance to use the NSW Planning Portal or you are having difficulty making a submission online, please call Service NSW on 1300 305 695.