



EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT APPLICATION AND STATE ASSESSED REZONING PROPOSAL

WestConnex Dive Site Build-to-Rent (Annandale)

Application No	SSD-82714716
Location	160-186 Parramatta Road and 79-95 Pymont Bridge Road, Annandale
Applicant	Landcom
Council Area	Inner West Council
Consent Authority	Minister for Planning and Public Spaces

Description of development proposal

Whole-of-site works, comprising:

- staged remediation, site preparation works and bulk clearing
- lot consolidation and subdivision into 4 lots, including Bignell Lane lot

Stage 1 (proposed Lot 1) development works, comprising:

- construction and operation of a build-to-rent (BTR) shop-top housing development, consisting of:
 - one level of basement for car parking
 - ground floor commercial and retail premises
 - 220 BTR housing apartments with ancillary residential amenity spaces
 - construction of new public open spaces and public domain works, including a central open space and landscaping works along Bignell Lane and fronting parts of Parramatta Road
 - upgrade, realignment and extension of Bignell Lane to support site access and egress from Mallett Street and Pymont Bridge Road
 - infrastructure works.
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Description of concurrent rezoning proposal

Amendment to the *Inner West Local Environmental Plan 2022* including:

- rezone the subject site from E4 General Industrial to MU1 Mixed Use
- introduce a maximum Height of Buildings control of 59 m and 77 m (RL 92.4)
- increase maximum Floor Space Ratio control from 1:1 to 4.9:1.

Proposed development controls have been prepared which provide more detailed guidance for the future development on the site.

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 development which includes a concurrent rezoning proposal. Submissions from the public are now being sought on the matters.

The application and accompanying documents are on exhibition from **Tuesday 12 August 2025 until Monday 08 September 2025 (exhibition period)**.

You can view the **SSD documents** online at

<https://www.planningportal.nsw.gov.au/major-projects/projects/westconnex-dive-site-build-rent-annandale> and click on 'Make a submission'. You will need to log in or create a user account.

You can view the proposed **State assessed rezoning documents** online at

<https://www.planningportal.nsw.gov.au/ppr/under-assessment/westconnex-dive-site-annandale> and click 'Make a submission.'

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 the exhibition period.



To have your say on the **SSD application**, visit

<https://www.planningportal.nsw.gov.au/major-projects/projects/westconnex-dive-site-build-rent-annandale> and click on 'Make a submission'.

To have your say on the proposed **State assessed rezoning proposal**, visit

<https://www.planningportal.nsw.gov.au/ppr/under-assessment/westconnex-dive-site-annandale> and click '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. If you require further assistance making a submission through the portal, 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.

You cannot upload a submission on behalf of another person. Individuals needing assistance to make a submission can contact Service NSW.

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.

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](#), including confirmation that your submission does not contain offensive, threatening, defamatory or inappropriate content.

Your submission will be published on the NSW Planning Portal in accordance with the Department's 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.

The Department may choose to withhold from publication any submission considered offensive, threatening, defamatory or inappropriate.

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 SSD application: Contact (02) 9585 6027 or 1300 305 695

For more information on the proposed State assessed rezoning proposal: Contact 1300 305 695

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