



Your Reference SSD-131269990
Lachlan Hutton
Department of Planning, Industry and Environment
Via Major Projects Planning Portal

29 July 2026
Updated

**Submission to SSDA
166-204 Parramatta Road and 1–1A Cheltenham Road, Croydon
Mixed Use Development**

Thank you for your correspondence inviting Burwood Council to comment on the request for SEARs and submitted documentation relating to the Mixed-Use Development at 166-204 Parramatta Road and 1–1A Cheltenham Road, Croydon.

The SSDA seeks approval for the comprehensive redevelopment of land at 166-204 Parramatta Road and 1–1A Cheltenham Road, Croydon through the construction of two main residential towers above podium and basement levels. The proposal incorporates approximately 375 residential apartments, including affordable housing, together with retail, commercial uses, as well as landscaping and associated infrastructure works.

The proposal also includes a basement parking, however there is limited detail on the depth and number of parking spaces. A publicly accessible through-site link is proposed between Parramatta Road, Lucas Road and Cheltenham Road, together with new public domain improvements intended to enhance pedestrian connectivity and activation along the Parramatta Road Corridor.

In conjunction with the SSDA, the applicant also seeks a concurrent rezoning of the site to facilitate the proposed development, including amendments to the applicable maximum building height, floor space ratio and maximum residential floor space controls under the Burwood Local Environmental Plan 2012.

Council supports the provision of well-designed, high-density development within the Burwood Town Centre and acknowledges the important role that strategically located housing, including affordable housing, plays in meeting the needs of Sydney's growing population. Council also recognises the opportunity for significant investment to contribute to the ongoing renewal of the Parramatta Road Corridor.

The applicant had previously engaged in a planning proposal with Council on this site in 2023, which was then considered for advice by the Burwood Local Planning Panel in February of 2024.

Notwithstanding this, the applicant then proceeded to withdraw the proposal. Prior to withdrawal, Council raised the following concerns:

1. Significant Scale and Height Over-Development
 - Proposed vs. Strategic Controls: The proponent seeks a maximum building height of up to 72.5 meters (22 storeys) and an FSR of 3.4:1.
 - Deviation from PRCUTS: Under the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS), the site was designated for a height of 21m (~6 storeys) and an FSR of 1.8:1. The proposed scale significantly exceeds the adopted strategic guidelines for the Kings Bay Precinct.
2. Interface Impacts on Adjoining Low/Medium Density Housing
 - Southern Boundary Transition: The site immediately adjoins low-to-medium density (R3) residential properties along its southern boundary (Lucas Road and Cheltenham

Road). A more gradual transition is required (mirroring the Croydon Masterplan's 10-to-6-to-4-storey step-down approach) while factoring in the future impacts of NSW Mid-Rise housing reforms on the adjacent R3 zone.

- Heritage Impacts: Reducing the height and density will help mitigate adverse visual and contextual impacts on the nearby Rostherene Avenue Heritage Conservation Area (HCA).
 - DRP and Council Concerns: The Design Review Panel (DRP) and Council officers raised concerns regarding solar access, overshadowing, privacy visual impacts, and bulk/scale transitions down to the neighboring lower-density residential homes.
3. Amenity and Environmental Impacts
- Excessive Overshadowing: The development generates excessive overshadowing on adjacent low-density residential properties, requiring further analysis to verify adequate solar access.
 - Visual Impact: The scale and bulk viewed from low-density residential streets (specifically Lucas Road and Cheltenham Roads) create significant visual impacts, aligning with major concerns raised in community submissions.
 - Noise Mitigation: The proposal must demonstrate that the proposed uses will not generate additional noise issues for the surrounding area.
4. Traffic, Access, and Infrastructure
- Local Road Impacts: Potential traffic impacts on local streets—specifically Lucas Road and Cheltenham Road—need thorough evaluation.
 - Vehicle Access Reconfiguration: Vehicle egress and entrance arrangements from/to Cheltenham and Lucas Roads must be redesigned and reconfigured to minimize local disruptions and impacts.

It is recommended that these matters and the advice issued by the Burwood Local Planning Panel be addressed as part of any future development on the site.

Burwood Council has a robust pre-DA process to assess and provide feedback to SSDA's prior to lodgment. It is recommended the applicant formally apply for a pre-DA with Council as soon as possible to ensure meaningful engagement and to address any outstanding issues prior to any further design work on the project and preparation of the EIS.

It is Council's expectation that any uplift in building height, floor space ratio or development capacity beyond existing planning controls will be accompanied by an appropriate Voluntary Planning Agreement (VPA) that secures meaningful community benefits. The VPA should ensure that the broader community shares in the value created through the planning process by delivering infrastructure, public domain improvements, community facilities, public open space or other public benefits commensurate with the scale of the uplift sought. The applicant is yet to engage with Council in discussions relating to a VPA.

Conclusion

The above identified matters relate only to a preliminary review of the proposal within the limited timeframe provided. The comments provided do not represent a full review of all potential impacts of the proposal on the site and the surrounding community.

Regards



Jai Reid
Manager Planning and Development

If you require information in other languages contact the Telephone Interpreter Service directly on 131 450 (free service) and ask them to call Burwood Council on 9911 9911 on your behalf.

ARABIC

إذا كنت بحاجة إلى معلومات بلغات أخرى، اتصل بخدمة الترجمة الشفهية عبر الهاتف على الرقم 131 450 (خدمة مجانية) واطلب منهم الاتصال بالنيابة عنك بمجلس بيروود على الرقم 9911 9911.

CANTONESE

如果您需要以其他語言瞭解信息，請致電131 450聯繫電話傳譯服務中心（免費服務），並請他們代您致電9911 9911聯繫Burwood市議會。

GREEK

Εάν χρειάζεστε πληροφορίες σε άλλες γλώσσες επικοινωνήστε με την Υπηρεσία Μετάφρασης και Διερμηνείας στο 131 450 (δωρεάν υπηρεσία) και ζητήστε τους να καλέσουν εκ μέρους σας το Δήμο Burwood στο 9911 9911.

HINDI

यदि आपको अन्य भाषाओं में जानकारी की आवश्यकता है, तो सीधे 131 450 (निःशुल्क सेवा) पर टेलीफोन दुभाषिया सेवा से संपर्क करें और उनसे बरवुड काउंसिल को 9911 9911 पर आपकी ओर से कॉल करने के लिए निवेदन करें।

ITALIAN

Se avete bisogno di informazioni in altre lingue contattate il servizio di interpretariato telefonico direttamente al numero 131 450 (servizio gratuito) e chiedete loro di chiamare il Burwood Council al numero 9911 9911 per conto vostro.

KOREAN

다른 언어로 정보가 필요하시면 전화통역서비스(Telephone Interpreter Service)에 바로 연락하셔서(131 450번, 무료) 귀하를 대신해 버우드 카운슬(9911 9911번)로 전화를 걸어 달라고 요청하십시오.

MANDARIN

如果您需要以其他语言了解信息，请致电131 450联系电话传译服务中心（免费服务），并请他们代您致电9911 9911联系Burwood市议会。

NEPALI

अरू भाषामा यहाँलाई जानकारी आवश्यक भएमा 131 450 (निःशुल्क सेवा) मा सिधै टेलिफोन दोभाषे सेवामा सम्पर्क गर्नुहोस् र आफ्नो तर्फबाट 9911 9911 मा बर्नवुड काउन्सिलमा सम्पर्क गर्नका लागि उनीहरूलाई भन्नुहोस्।

VIETNAMESE

Nếu quý vị cần thông tin bằng các ngôn ngữ khác xin liên lạc trực tiếp với Dịch vụ Thông dịch qua Điện thoại qua số 131 450 (dịch vụ miễn phí) và nhờ họ thay quý vị gọi cho Hội đồng Thành phố Burwood qua số 9911 9911.