

EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT APPLICATION

29 Florida Street, Sylvania, Affordable Housing

Application No	SSD-83258708
Location	29 Florida Street, Sylvania
Applicant	Homes NSW
Council Area	Sutherland Shire
Consent Authority	Minister for Planning and Public Spaces

Description of proposal

Construction of 8 residential flat buildings containing a total of 484 dwellings across two stages:

Stage 1:

- two residential flat buildings ranging in height from 8 to 9 storeys with 159 residential apartments for the purpose of affordable housing
- ground level and two basement levels with 92 car parking spaces, bicycle spaces and services
- landscaping, communal open space and public domain works
- demolition, remediation, tree removal, excavation, site preparation works and infrastructure servicing

Stage 2:

- six residential flat buildings (ranging from 7 to 9 storeys) with a total of 325 residential market dwellings
 - up to four basement levels with a total of 641 car parking spaces, bicycle spaces and services
 - construction of a new one-way access street from Florida Street
 - associated landscaping, communal open space and public domain works
 - demolition, remediation, tree removal, excavation, site preparation works and infrastructure servicing
 - lot consolidation, Torrens title subdivision into two lots
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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 **Thursday 18 December 2025** (exhibition period) until **Thursday 22 January 2026**. You can view these documents online at <https://www.planningportal.nsw.gov.au/major-projects/projects/florida-street-sylvania-affordable-housing>

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 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 assistance, please contact the Department's customer support team on 1300 305 695.

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

You cannot upload a submission on behalf of another person.

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 project: Contact (02) 9585 6027 or 1300 305 695

If you require assistance to use the NSW Planning Portal or you are having difficulty making a submission online, please call the Department's customer support team on 1300 305 695.
