

EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT APPLICATION

Shop Top Housing - Valentine Avenue, Parramatta

Application No	SSD-90243456
Location	10 Valentine Avenue, Parramatta
Applicant	Holdmark NSW Pty Ltd
Council Area	City of Parramatta
Consent Authority	Minister for Planning and Public Spaces

Description of proposal

The application seeks development consent for:

- Demolition of the existing multi-deck car park and the internal fit-out within the existing commercial building.
 - Construction of a 72-storey shop-top housing development comprising 479 apartments with 4% affordable housing and basement parking.
 - Alterations and additions to the existing commercial premises to accommodate co-living housing.
 - Building identification signage.
 - Stratum subdivision into four lots.
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Description of concurrent rezoning proposal

- Amendment to the *Parramatta Local Environmental Plan 2023*, as follows:
 - Rezone southern portion of the site to MU1 Mixed Use.
 - Amend the maximum height of building control for the southern portion of the site to RL243.85.
 - Amend the FSR control for the southern portion of the site to 31.9:1.
 - Amend Clause 7.40 to:
 - Remove sub-clause (2)
 - Insert a new sub-clause (3) to enable a building on the land used for the purposes of co-living housing may exceed the applicable FSR if the consent authority is satisfied that the gross floor area will not exceed 16,867sqm.
 - Insert a Schedule 1 additional permitted use to enable the permissibility of co-living housing on the northern portion of the site
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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 development which includes a concurrent rezoning proposal. Submissions from the public are now being sought on the matters. The application, environmental impact statement (EIS) and accompanying documents are on exhibition from **Wednesday 18 March 2026** until **Tuesday 14 April 2026**. 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.



Department of Planning, Housing and Infrastructure

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 Annabel Turner on (02) 9995 5224

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.
