

11 August 2025

Secretary
Department of Planning, Housing and Infrastructure

Dear Madam

Planning Submission

SSD-71558711 – 82 Hughes Avenue, Ermington NSW 2115

State Significant Development – Mixed Use Precinct with in-fill affordable housing

Introduction

This submission has been prepared by Knight Frank Town Planning on behalf of *Hales and Associates Staff Pension Fund* and the *Sante Group* in relation to 2 (B and C) Hope Street and 65 Atkins Road Ermington in response to the State Significant Development Application (SSDA) currently on exhibition that seeks approval for construction of mixed-use buildings containing approximately 1,375 units with supporting landscaping works at Melrose Park West at 82 Hughes Avenue, Ermington NSW 2115.

Our clients' combined landholding is located within the Melrose Park South Precinct and comprises circa 4,500 m2 to the north of the SSDA site – refer to **figure 1**.

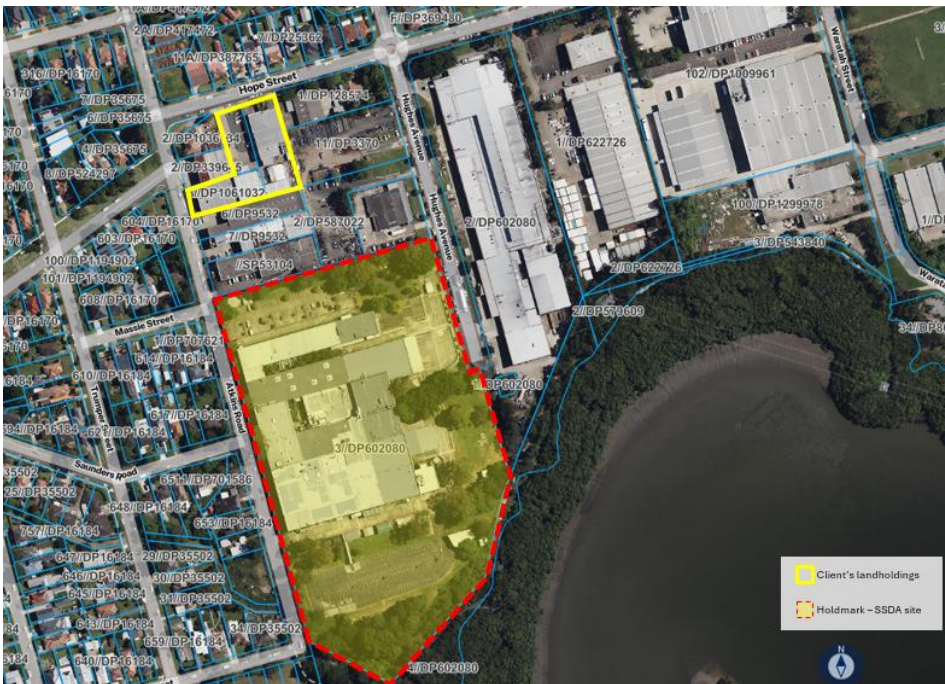


Figure 1 – location of SSDA site and clients land holdings

On behalf of our clients' and by reference to the SSDA, we make the following comments:

Melrose Park precinct planning

Noting the density of the proposed development in terms of the proposed additional dwelling numbers, it is important that consideration be given to the broader adopted strategic planning framework for the Melrose Park precinct as the basis for the redevelopment of the precinct over time.

This includes consideration to the overall number of dwellings adopted for the precinct and the impact that the proposed increase in the number of dwellings as part of the SSDA may have on the balance of land in the precinct yet to be rezoned and redeveloped. That is, the risk to the future development of the balance of the land particularly, our clients' holdings.

This is critical to the orderly and economic development of the precinct, and we would urge both State Government and Parramatta City Council to consider and review the dwelling yield for the precinct before determining the SSDA.

SSDA design and siting

As our clients' landholdings are to the immediate north of the SSDA site, we seek an assurance that the residential amenity of any future residential redevelopment of our clients' landholdings will not be adversely impacted on by the proposed SSDA development in terms bulk, height, scale or compliance with the Apartment Design Guidelines (ADG) of the Housing SEPP in particular, solar access and overshadowing.

The extent of the future development potential of our clients' holdings are also not to be prejudiced by the scale of development contemplated by the SSDA and its required compliance with the ADG in ways such as solar access performance.

Traffic impacts

We note that the additional dwelling numbers are likely to result in an increase in traffic movements on the local street network beyond that anticipated by the planning proposal for the Holdmark site. Accordingly, on behalf of our clients we seek an assurance that there will be no adverse impact on the existing or future use of their landholdings. We wish to also confirm that as per the SSDA construction management plan, there will be no construction vehicle movements along Hope Street (west of Hughes Avenue) or Atkins Road.

We thank the Department for the opportunity to comment and note that further submissions maybe lodged in support of the concerns of our clients.

Yours sincerely



Mark Grayson
Director
Knight Frank Town Planning (Sydney)