

8 September 2025

Amy Watson
Director Affordable Housing Assessments
Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta, NSW 2124

Attention: Lucinda Craig – Senior Planning Officer, Department of Planning, Housing and Infrastructure

Dear Ms Watson

SUBMISSION OF SUPPORT TO STATE SIGNIFICANT DEVELOPMENT APPLICATION NO. SSD-82714716 PROPOSING CONSTRUCTION OF A 21 STOREY SHOP-TOP HOUSING DEVELOPMENT COMPRISING GROUND FLOOR COMMERCIAL USES, 220 BUILD-TO-RENT UNITS FOR ESSENTIAL WORKERS AND ONE LEVEL OF BASEMENT CAR PARKING

NOS. 160-186 PARRAMATTA ROAD AND NOS. 79-95 PYRMONT BRIDGE ROAD, ANNANDALE (LOT 2 DP72951, LOT 1 DP82718, LOT 1 DP776389, LOT 1 DP175656, LOT 1 DP80066, LOT 1 DP510297, LOT 101 DP701466, LOT 1 & 2 DP1108210, LOT 250 DP701465 AND LOT 1 DP567291)

We refer to the above State Significant Development Application (SSDA) No. SSD-82714716 lodged by Landcom described by the Department of Planning, Housing and Infrastructure (the Department) as:

"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 Pyrmont Bridge Road.*
- Infrastructure works".*

Milestone understands that a concurrent Planning Proposal to rezone the land is also being considered by the Department for the subject site which is described by the Department as:

"Amend the planning controls in the Inner West Local Environmental Plan 2022 to rezone the site from General Industrial (E4) to Mixed Use (MU1) and increase height and floor space to facilitate the development of a mixed use precinct and a central plaza".

Milestone (AUST) Pty Limited (Milestone) acts for Supabarn Supermarkets (Supabarn) that operate a supermarket in the existing Annandale Local Centre located at the property known as No. 8 & 6-8A Booth Street, Annandale. Due to the immediate proximity of the Supabarn site to the development site, Supabarn is consider a key stakeholder in relation to this application.

Summary of Support

Milestone wishes to raise the following matters in this submission of support for consideration by the Department during the assessment of this SSDA:

1. Proximity to Existing Commercial Centres.
2. Consistent with the Established Retail Hierarchy.
3. Delivery of Well Located Housing.

On the basis of the positive planning and urban design contribution and the significant public benefit that this project will have on the locality, Milestone strongly supports the proposal and recommends that the Department support this SSDA as proposed.

1. BACKGROUND

This submission has been prepared on behalf of Supabarn that operate a supermarket located at the property known as No. 8 & 6-8A Booth Street, Annandale (Lot 1 DP 1822 & Lot 10 DP 825885). Supabarn has operated at this Annandale address for well over ten years in the established Annandale Local Centre and offers conveniently located grocery retail shopping to the Annandale residents and surrounding workforce (refer to **Figure 1**).



Figure 1: Site Location Map
Source: MetroMap, 2025

The Supabarn site is located in close proximity to the development site, approximately 350m to the north and is the closest supermarket to the subject land, offering convenience grocery retailing to the surrounding community. There is also a long-standing IGA supermarket operating in the Local Centre situated at No. 47 Booth Street, Annandale. The context of the development site and Supabarn is detailed at **Figure 2**.

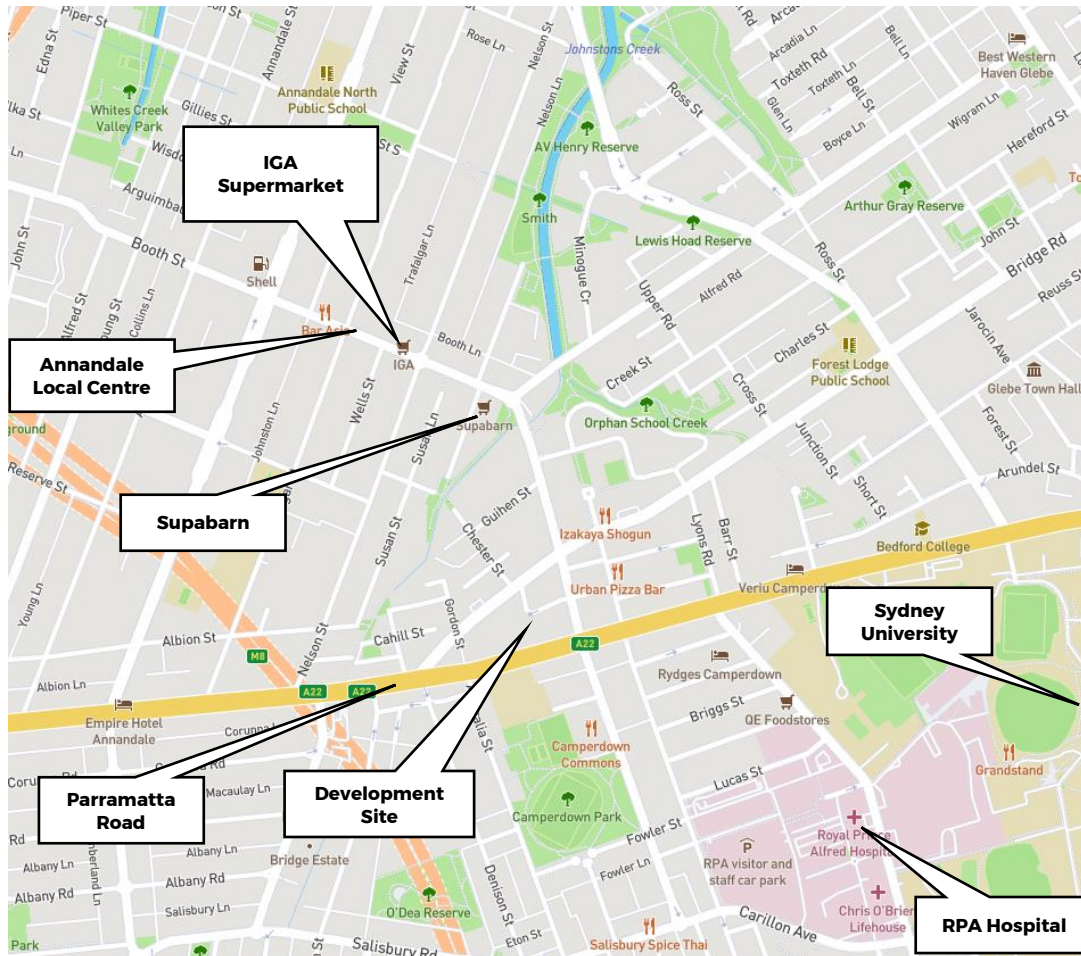


Figure 2: Site Context Map
Source: MetroMap, 2025

2. GROUNDS FOR SUPPORT

2.1. Proximity to Existing Commercial Centres

A key factor that makes the development site suitable for the proposed mixed use development comprising shop top housing is its proximity to existing local and commercial centres that are well established and capable of serving the needs of an increased residential population. In proximity to the development site, are the following commercial centres which are outlined in the *Inner West Local Strategic Planning Statement* (LSPS), the *City of Sydney LSPS*, the *Inner West Employment and Retail Lands Strategy 2020* and supporting strategic planning framework:

- Norton Street Town Centre (1.7km west);
- Broadway Shopping Town Centre (1.5km east);
- Newtown Town Centre (900m south);
- Tramsheds Forest Lodge (1.1km north);
- Annandale Local Centre (350m north);
- Glebe Local Centre (1.2km east);
- Camperdown Mixed Use Precinct (adjacent east); and
- Parramatta Road Corridor (adjacent east and west).

The context of the development site and Supabarn to existing surrounding centres is detailed at **Figure 3**.

The proximity to eight established centres highlights the suitability of the site for the proposed development, noting future residents will be able to utilise services and facilities in surrounding established centres. We concur that a mixed use development is an appropriate use of the site.

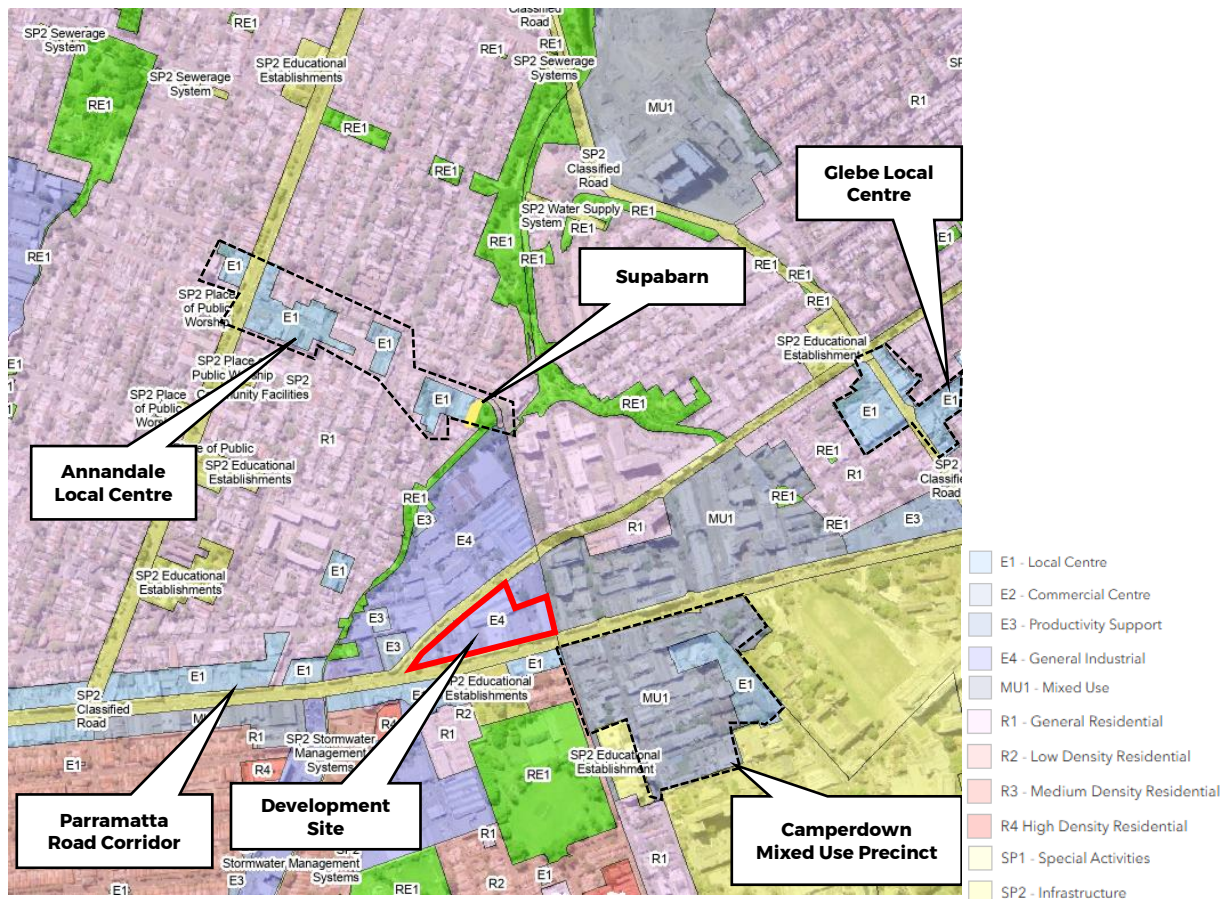


Figure 3: Commercial Centres Map
Source: NSW Planning Portal, 2025

2.2. Consistent With Existing Retail Hierarchy

The commercial floor space proposed under this SSDA is restricted to 12 small retail and commercial tenancies, ranging in size from 38.1m² to a maximum size of 92.3m² and a total overall non-residential floor space of 866m². This strategy of the proposal is fully supported.

Milestone supports the SSDA which seeks to utilise the subject land to enhance urban consolidation through the delivery of new housing supply and residential accommodation, with only small retail and commercial tenancies being proposed that will support the convenience needs of future residents. More substantial shopping and service demand facilities for future residents will continue to be provided within the surrounding established centres.

The *Inner West Employment and Retail Lands Strategy* dated September 2020 states at Action 1.1.3 that growth of retail and stand-alone shopping centres outside of established centres must be discouraged. On this basis, and in context that the proposed development only proposes 'population serving employment' commercial floorspace, we support the extent of proposed commercial and retail development on the site, which supports the existing retail hierarchy and will not detrimentally impact on the viability of existing nearby centres within both the Inner West and City of Sydney LGAs.

2.3. Delivery Of Well Located Housing

The subject site is highly suited for the delivery of new housing supply due to its proximity to a wide range of services and infrastructure, facilities and employment areas. In particular, the development site is located in close proximity to the following:

- Existing bus stops along Parramatta Road linking the Sydney CBD to Bondi Junction, Burwood, Abbotsford, Campsie, Kogarah, Earlwood, Strathfield, Rozelle and Tempe.
- 1.2km from the L1 Light Rail Line and the Jubilee Park Light Rail Station.
- 1.3km from Newtown Train Station.
- 700m from Sydney University.
- 450m from Royal Prince Alfred Hospital.
- 950m from Annandale North Public School.
- 383m from Annandale Public School.

- 620m from Forest Lodge Public School.
- 320m from Badu Park.
- 200m from Douglas Grant Park.
- 380m from Caldwell Park.
- 120m from Camperdown Park.

Overall, the development site is well located to centres with services, employment uses, education and public recreation areas and therefore makes it an ideal location for the provision of additional housing, which will provide a significant public benefit and where services and infrastructure are capable to support the future development. The delivery of additional housing on this site as proposed has strategic and planning merit and will directly respond to the housing priority issue for Sydney required by all levels of Government.

3. CONCLUSION

Thank you for the opportunity to comment on the proposed mixed use development comprising shop top housing at the WestConnex Dive Site at Annandale. Milestone has prepared this submission of support on behalf of Supabarn in relation to SSDA No. SSD-82714716 described by the Department as:

"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.*
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 - *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 Pyrmont Bridge Road.*
- *Infrastructure works".*

For the reasons outlined in this submission, we concur that the proposed mixed-use development is an appropriate use of the subject land where limited small scale shops/commercial facilities and significant additional housing supply can be delivered with acceptable environmental impacts to both the surrounding locality and existing centres. Further, the redevelopment of the currently underutilised vacant site which enhances urban consolidation is in the public interest. To this end, we have no hesitation in recommending that the Department of Planning, Housing and Infrastructure support SSDA No. SSD-82714716 and determine the application for approval with suitable conditions as soon as practicable.

If you have any queries in relation to this matter please do not hesitate to contact the undersigned.

Yours sincerely

Milestone (AUST) Pty Limited



Lisa Bella Esposito
Director