

26 Kissing Point Road and 266 Victoria Road, Rydalmere

Project facts



Project area

19.4 ha



Location

26 Kissing Point Road and 266
Victoria Road, Rydalmere



Local government area

City of Parramatta Council



Development

Planning Proposal for rezoning of
government-owned land creating:

- approximately 2,550
residential apartments,
- 20,000m² commercial/mixed
use,
- 5,000m² retail.



Delivery timing

Targeted divestment in 2021

Zoning

R4 – high density residential,
B4 – mixed use,
RE1 – public open space



Benefits

- ~730 ongoing direct jobs.
- Delivery of parkland and open
public space with greater
public access.
- Increased local housing
supply.



Our role

The Property & Development
NSW (PDNSW) team is
responsible for the management
and delivery of large-scale, or
complex, real estate projects and
transactions.

What is proposed?

PDNSW has prepared a planning
proposal on behalf of the
Department of Communities and
Justice (DCJ, formerly FACS)
and the Department of Education
(DoE).

The proposal supports a change
to the land-use zoning, height and
floor space ratio controls in the
Parramatta Local Environmental
Plan (PLEP) 2011. The rezoning
would facilitate development
of approximately 2,500 new
residences and up to 10,000 m²
of mixed-use commercial floor
space.

Additionally, over 6,000 m² of
public open space and 35,000 m²
of native vegetation associated with
Vineyard Creek would be dedicated
to the local council as part of the
future development.

The site represents a substantial
urban infill opportunity, located
2 km from Parramatta's central
business district (CBD) and within
walking distance of the proposed
Rydalmere light rail stop, Western
Sydney University and community
sporting facilities.



Contact

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Project objectives

The key development objectives of the project are:

- accelerating urban renewal and the provision of housing diversity within the Greater Parramatta area
- providing residential dwellings closer to employment opportunities in the Parramatta CBD, Rydalmere and Western Sydney University
- locating mixed-use commercial uses in the southern part of the site to improve connectivity between the two university campuses
- preserving biodiversity values in the Vineyard Creek corridor
- providing significant opportunities for passive open space and recreation.

Current status

The planning proposal received gateway determination by the former Department of Planning and PDNSW have completed the additional expert reports supporting the rezoning.

The department is currently updating the precinct concept masterplan to include DoE requirement for a new school and supporting due diligence for public exhibition in 2021.

Contact

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