

State Significant Development Declaration Order (No 10) 2025

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning and Public Spaces, in pursuance of section 4.36(3) of the *Environmental Planning and Assessment Act 1979*, make the following Order.

Dated this 30th day of June 2025.



The Hon PAUL SCULLY MP
Minister for Planning and Public Spaces

Explanatory Note

The object of this Order is to declare specified development on specified land to be State significant development for the purposes of the *Environmental Planning and Assessment Act 1979*.

State Significant Development Declaration Order (No 10) 2025

under the

Environmental Planning and Assessment Act 1979

Part 1 Preliminary

1 Name of Order

This Order is the *State Significant Development Declaration Order (No 10) 2025*.

2 Commencement

This Order has effect from and including the day on which it is published on the NSW planning portal.

3 Interpretation

Unless otherwise defined in this Order, words and expressions used in this Order have the same meaning as in the Act or instruments made under the Act.

Act means the *Environmental Planning and Assessment Act 1979*.

Minister means the Minister for Planning and Public Spaces.

Order means the *State Significant Development Declaration Order (No 10) 2025*.

Part 2 Declaration of State Significant Development

4 Specified development on specified land

(1) The following development is declared to be State significant development:

- (a) development specified in EOI application 240837 dated 21 February 2025 as amended by additional information provided on 19 May 2025 and 13 June 2025 including development for the purpose of mixed use development comprising tourist and visitor accommodation and shop top housing with provision of affordable housing at 10 Dangar Street, Wickham, Newcastle being Lot 1/DP1197377,
- (b) development specified in EOI application 247626 dated 19 March 2025 as amended by additional information provided on 28 May 2025 and 6 June 2025 including development for the purpose of residential flat buildings with provision of affordable housing at 30-36 Toowoona Bay Road, Long Jetty being Lot 1/DP1078040,
- (c) development specified in EOI application 248275 dated 21 March 2025 as amended by additional information provided on 27 May 2025 and 11 June 2025 including development for the purpose of shop top housing and pub with provision of affordable housing at 102 Caddies Boulevard, Rouse Hill being Lot 12/DP280013,
- (d) development specified in EOI application 249804 dated 27 March 2025 as amended by additional information provided on 3 June 2025 and 11 June 2025 including development for the purpose of shop top housing with provision of affordable housing at 63-69 Victoria Road and 45 Day Street, Drummoyne being Lot 10/DP625084, Lot 1/DP862, Lot 2/DP862,
- (e) development specified in EOI application 250003 dated 28 March 2025 including development for the purpose of residential flat building with provision of affordable housing at 10-16 Seven Hills Road, Baulkham Hills being Lot 1/DP366137, Lot 2/DP366137, Lot D/DP357085, Lot F/DP363039,
- (f) development specified in EOI application 250094 dated 28 March 2025 including development for the purpose of mixed use development comprising residential flat building, health services facilities, tourist and visitor accommodation and commercial premises at 138 Fox Valley Way, 158 Fox Valley Way, 160 Fox Valley Way, 162 Fox Valley Way, 164 Fox Valley Way, 166 Fox Valley Way, 185A Fox Valley Way, 213 Comenarra Parkway, Wahroonga being part Lot 103/DP1293107, Lot 4/DP834965, Lot 5/DP834965, Lot 6/DP834965, Lot 702/DP1193414, Lot 3/DP834964, Lot 4/DP834964, Lot 5/DP834964, Lot 6/DP834964, Lot 7/DP834966,
- (g) development specified in EOI application 250170 dated 28 March 2025 including development for the purpose of residential flat

buildings at 76, 76A, 76B Princes Highway, Ulladulla being Lot 4/DP23187, Lot 5/DP231871, Lot 6/DP231871, Lot 7/DP193564

- (h) development specified in EOI application 250196 dated 28 March 2025 including development for the purpose of shop top housing with provision of affordable housing at 903-921 Bourke Street and 3 McEvoy Street, Waterloo being Lot 102/DP1203640, Lot 101/DP1203640,
- (i) development specified in EOI application 251164 dated 31 March 2025 including development for the purpose of shop top housing with provision of affordable housing at 448-460 Pacific Highway, St Leonards being Lot 1/Part 16/DP3175, Lot 2/Part 16/DP3175 Lot 3 Part 16/DP3175, Lot C/DP414984, SP73221
- (j) development specified in EOI application 251795 dated 1 April 2025 including development for the purpose of residential flat building with provision of affordable housing at 51-57 Castle Street, Castle Hill being Lot 7/DP216875, Lot 6/DP216875, Lot 5/DP216875, Lot 4/DP216875,
- (k) development specified in EOI application 252950 dated 3 April 2025 including development for the purpose of mixed use development comprising commercial premises and seniors housing with provision of affordable housing at 754 Pacific Highway, Chatswood being Lot 1/DP34965, Lot 2/DP34965, Lot 8/DP653704,
- (l) development specified in EOI application 253656 dated 4 April 2025 including development for the purpose of residential flat buildings with provision of affordable housing at 27 Middleton Avenue, 29 Middleton Avenue, 31 Middleton Avenue, 33 Middleton Avenue, Castle Hill being Lot 209/DP249973, Lot 210/DP249973, Lot 211/DP249973, Lot 212/DP249973,
- (m) development specified in EOI application 253726 dated 4 April 2025 including development for the purpose of shop top housing with provision of affordable housing at 28 Brookhollow Avenue, Norwest being Lot 2071/DP828992,
- (n) development specified in EOI application 254278 dated 7 April 2025 including development for the purpose of mixed use development comprising, serviced apartments and seniors housing with provision of affordable housing at 20-100 Mcfarlanes Road, Berry Park being Lot 100/DP1300944 Lot 1/DP619896, Lot 15/DP1122688, Lot 16/DP1122688 Lot 10/DP1155452,
- (o) development specified in EOI application 254472 dated 7 April 2025 including development for the purpose of shop top housing with provision of affordable housing at 251-257 Maroubra Road, 133 – 135 Garden Street, Maroubra being Lot A/DP14198, Lot B/DP14198, Lot C/DP14198, Lot D/DP14198, Lot E/DP14198, Lot D/DP320521,
- (p) development specified in EOI application 255017 dated 9 April 2025 including development for the purpose of shop top housing with

- provision of affordable housing at 116 Penshurst Road, Narwee being Lot 1/125330,
- (q) development specified in EOI application 255085 dated 9 April 2025 including development for the purpose of shop top housing with provision of affordable housing at 236-240 Georges River Road, Croydon Park being Lot 3/DP853, Lot 4/DP853, Lot 5/DP853,
 - (r) development specified in EOI application 263477 dated 13 May 2025 including development for the purpose of mixed use development comprising residential flat building and shop top housing with provision of affordable housing, commercial premises, passenger transport facility and through site links at 1-13 Mackenzie Street, 17 Mackenzie Street, 211 Blues Point Road, Lavender Bay being Lot 1/DP600567, Lot 20/DP61273, Lot 21/DP974999, Lot 22/DP97499, Lot 23/DP97499, Lot 24/DP97499, Lot 2/DP86304, SP51520,
 - (s) development specified in EOI application 246337 dated 13 March 2025 including development for the purpose of shop top housing with provision of affordable housing at 166 Epping Road, Lane Cove West being Lot 13/DP807958,
 - (t) development specified in EOI application 233967 dated 24 January 2025 including development for the purpose of shop top housing with provision of affordable housing and centre-based child care facility and public benefit offering at 301 & 301B Samantha Riley Drive, Kellyville being Lot 3/DP1253073, Lot 4/DP1253073,
 - (u) development specified in EOI application 247363 dated 18 March 2025 including development for the purpose of mixed use development comprising place of public worship and shop top housing with provision of affordable housing at 171 Great North Road, 175 Great North Road, 177-179 Great North Road, 1A Henry Street, 1B Henry Street, Five Dock being Lot 1/DP1258912, Lot 8/DP17324, Lot 7/DP17324, Lot 6/DP17324, Lot 9/DP17324, Lot 4/DP17324, Lot 5/DP17324.
- (2) If a single proposed development the subject of one development application comprises development that is only partly State significant development declared under subclause (1), the remainder of the development is also declared to be State significant development, except for so much of the remainder of the development as the Secretary determines is not sufficiently related to the State significant development.

**Schedule 1 Amendment of State Significant Development Declaration
Order 2025 (No 5)**

[1] Clause 5(1)(n)

Omit “27 Railway Street, Corrimal, being Lot 102/DP1301632”. Instead insert “at Railway Street, Corrimal being Lot 201/DP1308649, Lot 202/DP1308649, and Lot 103/DP1301632, as legally described as at the date of this Order.”

**Schedule 2 Amendment of State Significant Development Declaration
Order 2025 (No 4)**

[1] Clause 4(1)(r)

Omit “Lot 11/DP852152”. Instead insert “Lot 11/DP852152, Lot 101/DP1149461, and Lot 100/DP1149461 as legally described as at the date of this Order”.

**Schedule 3 Amendment of State Significant Development Declaration
Order 2025 (No 1)**

[1] Clause 4(1)(h)

Omit “184 Fifth Avenue, Austral as identified in Schedule 8”. Instead insert “184 Fifth Avenue, 402 Bringelly Road, and 180 Fifth Avenue, Austral being Lot 99/DP1284142, Lot 4/DP1203671, Lot 1135/DP2475 as legally described as at the date of this Order.”

[2] Schedule 8

Omit Schedule 8.