

# State Significant Development Declaration Order (No 11) 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 *Environment Planning and Assessment Act 1979*, make the following Order.

Dated this 23 day of July 2025.



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*. This order also makes miscellaneous amendments to the *State Significant Development Declaration Order 2025*, *State Significant Development Declaration Order (No 6) 2025* and *State Significant Development Declaration Order (No 7) 2025*.

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Environmental Planning and Assessment Act 1979

### Part 1 Preliminary

#### 1 Name of Order

This Order is the *State Significant Development Declaration Order (No 11) 2025*.

#### 2 Commencement

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

#### 3 Interpretation

(1) 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.

(2) In this Order -

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

*EOI application* means a request that specified development on specified land be declared State significant development

*Minister* means the Minister for Planning and Public Spaces.

*Order* means the *State Significant Development Declaration Order (No 11) 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 269946 dated 12 June 2025 including development for the purpose of shop top housing for build to rent housing with provision of affordable housing at 410-414, 416-418, 420, 422, 424, 426, 428-432, 147, 149, 153, 155, 157, 167, 169, 171, 175, 183 Oxford Street, Bondi Junction being Lot B/DP434650, Lot 1/DP211777, Lot 422/DP1031931, 423/DP1031931, Lot 1/DP1238821, Lot 2/DP591104, Lot 1/DP90427, Lot B/DP106202, Lot 10/DP594333, Lot 11/DP594333, Lot 2/DP915373, Lot 7/Sec M/DP145, Lot 8/Sec M/DP145, Lot 139/DP900317, Lot A/DP436427, Lot B/DP436427, Lot A/DP447033, Lot A/DP108442, Lot B/DP108442, Lot C/DP108442, Lot D/DP108442, Lot A/DP445735, Lot B/DP445735
- b) development specified in EOI application 235550 dated 31 January 2025 including development for the purpose of shop top housing including retail premises with provision of affordable housing at 73-75 Gipps Street, 77 Gipps Street, 60-72 Flinders Street, 74 Flinders Street, Wollongong being Lot 205/DP801956, Lot 4/DP17483, SP37337, Lot 1/DP504449 and Lot 2/DP504449
- c) development specified in EOI application 244110 dated 4 March 2025 including development for the purpose of residential flat building with provision of affordable housing at 51-55 Archer Street, Chatswood being Lot B/DP346744, Lot Y/DP410522, Lot X/DP410522, Lot 1/DP231028
- d) development specified in EOI application 247372 dated 18 March 2025 as amended by additional information provided on 26 June 2025 including development for the purpose of shop top housing including commercial premises and tourist and visitor accommodation with provision of affordable housing and at 36 & 38 Gladstone Street and 59 - 69 Princes Highway, Kogarah being Lot 7/DP5655, Lot 8/DP5655, Lot 11/DP5655, Lot 12/DP5655, Lot 14/DP5655, Lot 131/DP602573, Lot 132/DP602573, Lot 1/DP732187
- e) development specified in EOI application 253646 dated 4 April 2025 including development for the purpose of residential flat buildings and multi dwelling housing including provision of affordable housing at Farmland Drive, Schofields being Lot 4/DP1244925
- f) development specified in EOI application 255048 dated 9 April 2025 including development for the purpose of shop top housing with provision of affordable housing at 26 Josephine Street, Riverwood being Lot 1/DP733823

- g) development specified in EOI application 255247 dated 10 April 2025 development for the purpose of shop top housing with provision of affordable housing at 19A Evans Ave, Eastlakes being Lot 30/DP1246820
- h) development specified in EOI application 255283 dated 10 April 2025 as amended by additional information provided on 19 June 2025 including development for the purpose of shop top housing including build to rent housing with provision of affordable housing at 27 - 33 Everton Road, Strathfield being Lot 1/DP303721, Lot 2/DP303721, Lot 26/DP978482, Lot 27/DP978482, Lot 28/DP978482, Lot 29/DP978482, Lot 30/DP978482, Lot 32/DP920734
- i) development specified in EOI application 255354 dated 10 April 2025 as amended by additional information provided on 11 June 2025 including development for the purpose of retention and restoration of heritage items, shop top housing with provision of affordable housing at 440-458 Church Street, Parramatta being Lot 711/DP1085446, Lot 10/DP137219, Lot 1/DP204902, Lot 1/DP70506, Lot 4/DP572420, Lot 72/DP1085437, Lot 712/DP1085446
- j) development specified in EOI application 255387 dated 10 April 2025 including development for the purpose of retention of heritage items and seniors housing and provision of affordable housing at 40 Stewart Street, Ermington being Lot A/DP29480, Lot D/DP29480, Lot F/DP29480, Lot 2/DP574056
- k) development specified in EOI application 255405 dated 10 April 2025 including development for the purpose of shop top housing and registered club with provision of affordable housing at 16-20 Fisher Road and 5 Redman Road, Dee Why being Lot 10/DP1129650, Lot 36/DP7413, Lot 1/DP536918
- l) development specified in EOI application 256250 dated 14 April 2025 development for the purpose of shop top housing and co-living housing with provision of build to rent and affordable housing at 89 George Street and 91 George Street, Parramatta being Lot 251/DP1287232, Lot 261/DP1287233
- m) development specified in EOI application 256278 dated 14 April 2025 including development for the purpose of residential flat buildings and shop top housing with provision of affordable housing at 70 Pemberton Street, 260 Victoria Road, 260A Victoria Road, 178 James Ruse Drive, 180 James Ruse Drive, 182 James Ruse Drive, 184 James Ruse Drive, 186 James Ruse Drive, 186A James Ruse Drive, 188 James Ruse Drive, 190 James Ruse Drive, 192 James Ruse Drive, 194 James Ruse Drive, 196 James Ruse Drive, 198 James Ruse Drive, 200 James Ruse Drive, 19 Collett Parade, 17 Collett Parade, 15 Collett Parade, 137 Pennant Street, Parramatta being Lot 102/DP1150350, Lot 101/DP1150350, Lot 103/DP1150350, Lot 19/DP226903, Lot 18/DP226903, Lot 17/DP226903, Lot 16/DP226903, Lot 1/DP1162073, Lot 2/DP1162073, Lot 14/DP226903, Lot 1/DP202412, Lot 13/DP 226903, Lot 2/DP128030, Lot 1/DP128030,

- Lot 38/DP35120, Lot 37/DP35120, Lot 36/DP35120, Lot 35/DP35120, Lot 34/DP35120, Lot 3/DP 226903
- n) development specified in EOI application 256326 dated 14 April 2025 including development for the purpose of shop top housing with provision of affordable housing at 444-450 Gardeners Road, Alexandria being Lot 1/DP774374, Lot 1/SP34780, Lot 2/SP34780, Lot 3/SP34780
  - o) development specified in EOI application 256336 dated 14 April 2025 including development for the purpose of shop top housing with provision of affordable housing at 68 Alfred Street South, Milsons Point being SP56293
  - p) development specified in EOI application 256634 dated 16 April 2025 including development for the purpose of residential flat buildings and shop top housing including centre-based child care facility and provision of affordable housing at 113 Willarong Road, Caringbah being Lot 102/DP868930
  - q) development specified in EOI application 256872 dated 17 April 2025 including development for the purpose of shop top housing and registered club with provision of affordable housing and at 123 Alison Road, 125 Alison Road, 127-129 Alison Road, 131 Alison Road, 135-139 Alison Road, 11 Elizabeth Lane, Randwick being SP180, Lot 1/DP783159, Lot 89/DP1109100, Lot 1/DP232239, Lot 2/DP232239 and Lot 3/DP549913
  - r) development specified in EOI application 256886 dated 17 April 2025 including development for the purpose of shop top housing with provision of affordable housing at 57 Macquarie Street, Parramatta being Lot 1/DP747730
  - s) development specified in EOI application 256907 dated 17 April 2025 including development for the purpose of shop top housing with provision of affordable housing at 10 London St and 43 North Parade, Campsie being Lot 10/Sec B/DP4190, Lot 11/Sec B/DP4190, Lot 1/DP798655
  - t) development specified in EOI application 256918 dated 17 April 2025 including development for the purpose of shop top housing with provision of affordable housing at 100 Edinburgh Road, Castlecrag being Lot 11/DP 611594
  - u) development specified in EOI application 256963 dated 17 April 2025 including development for the purpose of shop top housing with provision of affordable housing at 235 Parramatta Road, Five Dock being Lot 10/DP1278696
  - v) development specified in EOI application 256972 dated 17 April 2025 including development for the purpose of seniors housing and commercial premises with provision of affordable housing at 6-18 Church Road, 1 Breasley Pl, Yagoona being Lot 1/DP517664, Lot 2/DP621829, Lot 11/DP23853, Lot 12/DP23853, Lot B/DP335650, Lot 5/DP593941, Lot B/DP393477

- w) development specified in EOI application 257527 dated 22 April 2025 as amended by additional information provided on 22 June 2025 and 24 June 2025 including development for the purpose of residential flat building with provision of affordable housing at 8-12 Manson Street, Telopea being Lot 158/DP36691, Lot 159/DP36691, Lot 160/DP36691
- x) development specified in EOI application 259201 dated 29 April 2025 including development for the purpose of shop top housing with provision of affordable housing at 76-90 Evaline Street & 21-23 Claremont St, Campsie being Lot 72/DP5930, Lot 1/DP900319, Lot 2/900319, Lot C/DP307454, Lot B/DP307454, Lot A/DP307454, Lot 1/DP963935, Lot 10/DP963936, Lot B/DP308730, Lot A/DP308730
- y) development specified in EOI application 259407 dated 29 April 2025 including development for the purpose of shop top housing with provision of affordable housing at 104 – 108 Victoria Road, Rozelle being Lot 4/Sec 1/DP387, Lot 12/DP1272224, Lot 10/DP1272224, Lot 11/DP1272224, Lot 38/DP1272271, Lot 34/DP1272271, Lot 35/DP1272271, Lot 36/DP1272271, Lot 37/DP1272271, Lot 3/Sec 1/DP387
- z) development specified in EOI application 261914 dated 9 May 2025 as amended by additional information provided on 30 June 2025 including development for the purpose of shop top housing with provision of affordable housing at 16-18 Belmore Road, 20 Belmore Road and 22-24 Belmore Road, Randwick being Lot 1/DP71301, Lot 1/DP945707, Lot 1/DP1043699
- aa) development specified in EOI application 239887 dated 18 February 2025 including development for the purpose of shop top housing with provision of affordable housing at 1,3,5,7,9,11,13,15,17 Grey Street, 32-34 Silverwater Road, 40,42,44,46, 48 Silverwater Road, Silverwater being Lot 18/DP77341, Lot 17/Sec 5/DP 979426, Lot 16/Sec 5/DP979426, Lot 15/Sec 5/DP979426, Lot 14/Sec 5/DP979426, Lot 13/Sec 5/DP979426, Lot 12/DP76894, Lot 11/Sec 5/DP979426, Lot 10/Sec 5/DP979426, Lot 2/DP1110059, Lot 1/DP1110059, Lot 1/DP90071, Lot 5/DP89550, Lot 6/DP89550, Lot 7/DP89550, Lot 8/Sec 5/DP979426, Lot 9/Sec 5/DP979426
- bb) development specified in EOI application 242779 dated 28 February 2025 including development for the purpose of retention of heritage item, a residential flat building, multi dwelling housing and dwelling house and a restaurant or cafe with provision of affordable housing at 120 Kingsland Road North, Bexley North being Lot 52/DP524952 and Lot B /DP347347
- cc) development specified in EOI application 253120 dated 3 April 2025 as amended by additional information provided on 9 July 2025 including development for the purpose of shop top housing and centre-based child care facility with provision of affordable housing, at 2 Wilson Street, 849 Pacific Highway, 853 Pacific Highway, 859 Pacific

Highway, O'Brien Street, Chatswood being SP52947, SP1496, SP60178, SP10110, Lot 5/DP1310282

- dd) development specified in EOI application 244722 dated 6 March 2025 including development for the purpose of residential flat building and commercial premises with provision of affordable housing at 34, 36, 38, 40 & 46 Brookhollow Avenue, Norwest being Lot 1/DP270106, Lot 2/DP270106, Lot 3/DP270106, Lot 92/ DP125587, CP/ SP54644, Lot 11/DP270106

- (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 (No 7) 2025**

**[1]              Clause 4(1)(o)**

Omit “15 Lismore Street Blacktown, being Lot 10/DP1175299”. Instead insert “15 Lismore Street and 29 Hereward Highway Blacktown, being Lot 10/DP1175299 and Lot 135/ DP15914 as legally described as at the date of this Order.”



## **Schedule 2      Amendment of State Significant Development Declaration Order (No 6) 2025**

### **[1]              Clause 4(1)(d)**

Omit “1-5 Burton Street, 3B-11 Loftus Street and 10-12 Gipps Street, Concord being Lot B/DP335952, Lot A/DP335952, Lot 1/DP167854, Lot C/DP335952, Lot 8/DP14112, Lot 7/DP14112, Lot 6/DP14112, Lot 5/DP14112, Lot 4/DP14112, Lot 3/DP14112, Lot 2/DP14112, Lot 1/DP14112, Lot 2/DP67122 and Lot 1/DP67122”. Instead insert “1-5 Burton Street, 3B-11 Loftus Street, 10-12 Gipps Street and 7 Burton Street, Concord being Lot B/DP335952, Lot A/DP335952, Lot 1/DP167854, Lot C/DP335952, Lot 8/DP14112, Lot 7/DP14112, Lot 6/DP14112, Lot 5/DP14112, Lot 4/DP14112, Lot 3/DP14112, Lot 2/DP14112, Lot 1/DP14112, Lot 2/DP67122, Lot 1/DP67122 and Lot 2/DP301407 as legally described as at the date of this Order.”

### **Schedule 3      Amendment of State Significant Development Declaration Order 2025**

**[1]            Clause 4(1)(f)**

Omit “Averill Street and Leeds Street, Rhodes as identified in Schedule 6”.  
Instead insert “7-9 Averill Street, 11 Averill Street, 8-10 Leeds Street, 14  
Leeds Street, 16 Leeds Street, 17 Leeds Street, 23 Leeds Street, 9-11 Leeds  
Street, 13 Leeds Street, 1 Averill Street, 7 Leeds Street, 2 Leeds Street, 2A  
Leeds Street, Rhodes being Lot 12/DP543915, Lot 1/DP236493, Lot  
51/DP544063, Lot 241/DP1194187, Lot 240/DP1194187, Lot 25/DP547306,  
Lot 10/DP239579, Lot 27/DP547201, Lot 1/DP717645, Lot 13/DP239579, Lot  
11/DP739491, Lot 28/DP547201, Lot 19/DP239579, Lot 18/DP239579 as  
legally described as at the date of this Order.”

**[2]            Schedule 6**

Omit Schedule 6