

State Significant Development Declaration Order (No 13) 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 8th day of September 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 (No 3) 2025*, *State Significant Development Declaration Order (No 5) 2025*, *State Significant Development Declaration Order (No 10) 2025* and *State Significant Development Declaration Order (No 12) 2025*.

State Significant Development Declaration Order (No 13) 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 13) 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 13) 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 246061 dated 12 March 2025 including development for the purpose of build to rent shop top housing with provision of affordable housing, place of public worship, community facilities centre-based child care facility at 134A, 134B, 134C Burwood Road and 29A, 29B, 31A, 31B, 33A, 33 George Street, Burwood being Lot 1/DP795259, Lot M/DP409157, Lot N/DP409157, Lot A/DP306236, Lot 10/DP669145, Lot 1/DP102050, Lot 2/DP102050, Lot 1/DP511068, Lot 2/DP511068
- b) development specified in EOI application 270786 dated 16 June 2025 including development for the purpose of shop top housing with provision of affordable housing at 8 George Street, 10 George Street, 12 George Street, Burwood being Lot X/DP412158, Lot Y/DP412158, Lot 1/DP325701
- c) development specified in EOI application 268844 dated 6 June 2025 including development for the purpose of residential flat building with provision of affordable housing at 17-19 Conder Street, 21 Conder Street, Burwood being Lot 10/DP1179606, Lot 11/DP1179606
- d) development specified in EOI application 270862 dated 16 June 2025 including development for the purpose of shop top housing with provision of affordable housing at 272 Victoria Ave, Chatswood being Lot 1/DP606300
- e) development specified in EOI application 270863 dated 16 June 2025 including development for the purpose of shop top housing with provision of affordable housing at 282 Victoria Ave, Chatswood being Lot 3/DP1295867
- f) development specified in EOI application 251699 dated 1 April 2025 including development for the purpose of shop top housing and residential flat building including community facilities with provision of affordable housing at 70 Throsby Drive and 41-43 Foley Street, Gwynneville being Lot 502/DP739427, Lot C/DP160926, Lot A/DP160926
- g) development specified in EOI application 266635 dated 28 May 2025 including development for the purpose of residential flat building with provision of affordable housing at Rylstone Street, Tallawong being Lot 2/DP1284442
- h) development specified in EOI application 266911 dated 29 May 2025 including development for the purpose of shop top housing

- provision of affordable housing at 52-54 Pyrmont Bridge Road, Annandale being Lot 1/DP654175, Lot 1/DP667231, Lot 2/DP723236, Lot 1/DP1080473, Lot 2/DP1080473, Lot 2/DP231, Lot 3/DP231, Lot 7/DP231, Lot 8/DP231, Lot 9/231, Lot 10/DP231, Lot 13/DP231, Lot 14/DP231, Lot 1/DP175371, Lot 6/DP850
- i) development specified in EOI application 267322 dated 30 May 2025 including development for the purpose of build to rent shop top housing including provision of affordable housing at 87 Church Street and 6 Great Western Highway, Parramatta being Lot 1/DP1009227, Lot 100/DP632636
 - j) development specified in EOI application 267346 dated 30 May 2025 including development for the purpose of subdivision, multi dwelling housing, semi-detached and detached dwellings, including centre-based child care facility with provision of affordable housing at 2 Bullecourt Avenue and 2A Bullecourt Avenue, Milperra being Lot 2/DP1291984, Lot 1/DP101147
 - k) development specified in EOI application 267387 dated 30 May 2025 including development for the purpose of residential flat building, multi dwelling housing and semi-detached dwellings with provision of affordable housing and retention of heritage items at 100 South Creek Road, Cromer being Lot 2/DP1282038
 - l) development specified in EOI application 267721 dated 2 June 2025 including development for the purpose of shop top housing with provision of affordable housing at 822-826 Old Princes Highway, 575 President Avenue, 573 President Avenue, 571 President Avenue, 569 President Avenue, Sutherland being Lot 1/DP1156899, Lot 17/Section 2/DP1688, Lot 18/Section 2/DP1688, Lot 19/Section 2/DP1688, Lot 20/Section 2/DP1688, Lot 21/Section 2/DP1688, Lot 22/Section 2/DP1688, Lot 23/Section 2/DP1688, Lot 24/Section 2/DP1688
 - m) development specified in EOI application 267934 dated 2 June 2025 including development for the purpose of seniors housing with provision of affordable housing at 669-683 Old South Head Road, Vaucluse being Lot A/DP324744, Lot B/DP324744, Lot 2/DP10314, Lot 1/DP169310, Lot 4/DP192614, Lot 1/DP168877, Lot 1/DP167942, Lot 1/DP666626, Lot 2/DP316716
 - n) development specified in EOI application 268380 dated 4 June 2025 including development for the purpose of shop top housing with provision of affordable housing and publicly accessible open space at 4-16 Montgomery Street, Kogarah being Lot 100/DP815025
 - o) development specified in EOI application 268633 dated 5 June 2025 as amended by additional information provided on 16 July 2025 including development for the purpose of shop top housing with provision of affordable housing at 15b Albert Street, North Parramatta being SP75354

- p) development specified in EOI application 268642 dated 5 June 2025 including development for the purpose of shop top housing and tourist and visitor accommodation with provision of affordable housing at 35 - 37 and 39 – 41 Chandos Street, St Leonards being Lot 7/DP771311, Lot 8/DP771311
- q) development specified in EOI application 268837 dated 6 June 2025 including development for the purpose of shop top housing and residential flat building with provision of affordable housing and place of public worship at 163-165 George Street, Parramatta being Lot 40/DP1285980, Lot 1/DP650704, Lot 52/DP1285982, Lot 53/DP1285982
- r) development specified in EOI application 269719 dated 11 June 2025 including development for the purpose of residential flat building with provision of affordable housing at 122 Herring Road, Macquarie Park being Lot 1/DP131007
- s) development specified in EOI application 269808 dated 11 June 2025 including development for the purpose of shop top housing with provision of affordable housing at 61 Forest Road, 67 Forest Road, 71A Forest Road, 73 Forest Road, 75 Forest Road, 126 Durham Street, Hurstville being Lot 1/DP225302, Lot 101/DP776275, Lot 100/DP776275, Lot 10/DP621395, Lot 1/DP12517, Lot 2/DP12517, Lot 3/DP12517, Lot 4/DP12517
- t) development specified in EOI application 269911 dated 12 June 2025 including development for the purpose of residential flat building with provision of affordable housing at 12-16 Dixon Street, Parramatta being Lot A/DP372964, Lot B/DP372964, Lot 37/DP1620
- u) development specified in EOI application 269967 dated 12 June 2025 including development for the purpose of shop top housing with provision of affordable housing at 36 Carrington Road, 44 Ashford Avenue, Castle Hill being Lot 7/DP608175, Lot 2/DP259490
- v) development specified in EOI application 270290 dated 13 June 2025 including development for the purpose of shop top housing with provision of affordable housing at 31 Cowper Street, Parramatta being Lot 1/DP931387
- w) development specified in EOI application 270697 dated 16 June 2025 including development for the purpose of seniors housing with provision of affordable housing and retention of existing registered club at 2 Dee Why Parade, 6 Dee Why Parade, 8 Dee Why Parade, 2 Clarence Avenue, 10 Dee Why Parade, 16 Dee Why Parade, 932 Pittwater Road Dee Why being Lot A/DP307103, Lot B/DP307103, Lot 1/DP1136948, Lot 2/DP1136948, SP11488, SP5228, Lot 1/DP706230

- x) development specified in EOI application 270706 dated 16 June 2025 including development for the purpose of residential flat building with provision of affordable housing at 472-480 Pacific Highway, Lane Cove North being Lot 1/DP544354
 - y) development specified in EOI application 270809 dated 16 June 2025 as amended by additional information provided on 21 August 2025 including development for the purpose of residential flat building with provision of affordable housing at 7, 9, 11 and 13 Pearl Street, Tweed Heads being Lot 4/DP23888, Lot 5/DP23888, Lot 6/DP23888, Lot 7/DP23888
 - z) development specified in EOI application 270816 dated 16 June 2025 including development for the purpose of shop top housing with provision of affordable housing at 203-209 Victoria Road, Rydalmere being Lot 1/DP14244, Lot 2/DP14244, Lot 3/DP14244, Lot 4/DP14244, Lot 5/DP14244, Lot 6/DP14244, Lot 7/DP14244, Lot 8/DP14244, Lot 9/DP14244.
- (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 3) 2025**

[1] Clause 4(1)(j)

Omit “development specified in EOI application 234532 dated 28 January 2025 including development for the purposes of shop top housing with provision of affordable housing at 10 London St and 43 North Parade, Campsie, Lot 11/B/DP4190 and Lot 10/B/DP4190, Lot 1/DP798655”.

Schedule 2 Amendment of State Significant Development Declaration Order (No 12) 2025

[1] Clause 4(1)(c)

Omit “development for the purpose of shop top housing with provision of build to rent and affordable housing at 845 Pacific Highway, Chatswood being Lot A/DP440470”. Instead insert “development for the purpose of shop top housing with provision of affordable housing at 845 Pacific Highway, Chatswood being Lot A/DP440470 as legally described as at the date of this Order.”

**Schedule 3 Amendment of State Significant Development Declaration
Order (No 10) 2025**

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

Omit Schedule 1

**Schedule 4 Amendment of State Significant Development Declaration
Order (No 5) 2025**

[1] Clause 4(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.”