

# State Significant Development Declaration Order (No 9) 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 12<sup>th</sup> 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*.

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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 9) 2025*.

### 2 Commencement

This Order has effect from and including the day on which it 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 9) 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 246574 dated 14 March 2025 including development for the purpose of residential flat buildings with provision of affordable housing at 4-5 Buchan Avenue, Edmondson Park being Lot 4/DP 1275478, Lot 5/DP 1275478,
- (b) development specified in EOI application 234658 dated 28 January 2025 including development for the purpose of residential flat buildings with provision of affordable housing at Anson Street, St Georges Basin being Lot 1/ DP1082382, Lot 6/ DP1082382,
- (c) development specified in EOI application 243947A dated 4 March 2025 including development for the purpose of residential flat building with provision of affordable housing at 2 Grassland Street, Rouse Hill being Lot 6/DP271065,
- (d) development specified in EOI application 243947B dated 4 March 2025 including development for the purpose of residential flat building with provision of affordable housing at Hasluck Street, Rouse Hill being Lot 8/DP271065,
- (e) development specified in EOI application 243947C dated 4 March 2025 including development for the purpose of residential flat building with provision of affordable housing at 5 Torrelli Street, Rouse Hill being Lot 7/DP271065,
- (f) development specified in EOI application 244975 dated 7 March 2025 including development for the purpose of shop top housing with provision of affordable housing at 26-30 Mann Street, Gosford being Lot 1/DP1296100, Lot 2/DP1296100, Lot 3/DP1296100, Lot 4/DP1296100,
- (g) development specified in EOI application 246524 dated 14 March 2025 including development for the purpose of mixed use development comprising shop top housing including provision of affordable housing, commercial premises and centre-based child care facility at 14-16 Brookhollow Avenue, Norwest being Lot 3/DP1010849,

- (h) development specified in EOI application 247238 dated 18 March 2025 including development for the purpose of shop top housing with the provision of affordable housing and public benefit offering including provision of a road and portion of public recreation area at 14 Giffnock Avenue and 95-99 Epping Road, Macquarie Park being Lot 1/DP1115173,
- (i) development specified in EOI application 247417 dated 18 March 2025 including development for the purpose of mixed use development comprising shop top housing with provision of affordable housing, commercial premises, tourist and visitor accommodation, centre-based child care facility and public benefit offering of public recreation area at 246 Woodville Road, 248 Woodville Road, 256 Woodville Road, 258-264 Woodville Road, 2 Lansdowne Street, 4 Lansdowne Street, 8 Lansdowne Street, 8A Lansdowne Street, 10 Lansdowne Street, 12 Lansdowne Street, 14 Lansdowne Street, 16 Lansdowne Street and 19 Highland Street, Merrylands being Lot B/DP379850, Lot C/DP379850, Lot 2/DP204284, Lot 4/DP128586, Lot 5/DP128586, Lot 6/DP128586, Lot 7/DP128586, Lot 1/DP433824, Lot 2581/DP803841, Lot 1/DP382912, Lot 1/DP204284, Lot A/DP418199, Lot A/DP409259, Lot F/DP364338, Lot 2/DP385967, Lot 1/DP385967, Lot D/DP364338, Lot C/DP364338, Lot A/344408, Lot 81/DP128805, Lot F/DP382911,
- (j) development specified in EOI application 247542 dated 19 March 2025 including development for the purpose of shop top housing with provision of affordable housing at 13A-29 Union Street, Ultimo being Lot 270/DP1291935,
- (k) development specified in EOI application 247705 dated 19 March 2025 including development for the purpose of shop top housing with a health services facility and provision of affordable housing at 170 Rocky Point Road, Kogarah being Lot 10/DP1289336,
- (l) development specified in EOI application 248061 dated 21 March 2025 including development for the purpose of shop top housing and residential flat buildings with provision of affordable housing and public benefit offering at 14 Childs - 24 Childs St, Lidcombe being Lot X/DP412752, Lot Y/DP420877, Lot 13/DP6416, Lot 14F/DP420877, Lot 15E/DP420877, Lot 16D/DP412752, Lot 17C/DP412752, Lot 18B in DP412752,
- (m) development specified in EOI application 248110 dated 21 March 2025 including development for the purpose of shop top housing with provision of affordable housing at 10 Valentine Avenue, Parramatta being Lot 2/DP1119257,

- (n) development specified in EOI application 248763 dated 24 March 2025 including development for the purpose of shop top housing at 494-500 & 516 Military Road, Mosman being Lot 1/Section D/DP4628, Lot 2/Section D/DP4628, Lot 3/Section D/DP4628, Lot 4/Section D/DP4628, Lot 19/DP3547, Lot 11/DP3308,
- (o) development specified in EOI application 249015 dated 25 March 2025 including development for the purpose of shop top housing with provision of affordable housing and centre-based child care facility, health services facility at 297 Bringelly Road, Leppington being Lot 105/DP1204146,
- (p) development specified in EOI application 249062 dated 25 March 2025 including development for the purpose of shop top housing with provision of affordable housing at 1-3 Rosebery Avenue, Rosebery being Lot C/DP401964, Lot D/DP401964, Lot 1/DP19528,
- (q) development specified in EOI application 264173 dated 16 May 2025 including development for the purpose of shop top housing with provision of affordable housing at 152-190 Rowe Street and 3-5 Rutledge Street, Eastwood being Lots 1, 2 and 3 in DP 1082714, Lot 1/DP15579, Lot 2/DP15579, Lot 1/DP315919, Lot 1/DP583398, Lot A/DP342118, Lot 2/DP583398, Lot 1/DP105344, Lot 1/DP211809, Lot 2/DP211809, Lot 7/DP656027, Lot 1/DP173607, Lot A/DP 317789, Lot 8/DP1098697, Lot 1/DP331280, Lot 201/DP1134152, Lot A/DP374497, Lot 25/DP4231,
- (r) development specified in EOI application 232588 dated 17 January 2025 including development for the purpose of shop top housing with provision of affordable housing including public domain improvements with through site links at 6-7 Buchan Avenue and 8 Buchan Avenue, Edmondson Park being Lot 6/DP1275478, Lot 7/DP1275478, Lot 8/DP1275478,
- (s) development specified in EOI application 234993 dated 29 January 2025 including development for the purpose of shop top housing with provisions for affordable housing and public domain improvements including through site links at 275 Alfred Street, North Sydney being Lot 1/DP546856,
- (t) development specified in EOI application 231007 dated 13 January 2025 including development for the purpose of residential flat buildings, commercial premises and shop top housing including provision of affordable housing and public benefit offering including public recreation area 7-19 Coulson St, 5 Goddard St and 23 Eve St Erskineville

being Lot C/DP22910, Lot D/DP22910, Lot E/DP22910, Lot 1/DP533468 and Lot 1/DP533467.

- (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.