

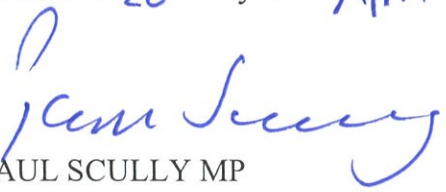
State Significant Development Declaration Order (No 6) 2025

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 28th day of April 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*.

State Significant Development Declaration Order (No 6) 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 6) 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 6) 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 239110 dated 14 February 2025 including development for the purpose of residential accommodation with provision of affordable housing at Terminus Street, 5,7,9-11 and 13 Crane Road, Castle Hill being Lot 4/DP1028642, Lot 1/DP533763, Lot 1/DP 25337, SP/64141 and Lot 4/DP25337,
- (b) development specified in EOI application 239152 dated 15 February 2025 inclusive of the delivery of dwellings including development for the purpose of shop top housing and provision of affordable housing at 744 and 748 Victoria Road/2A Eagle Street Ryde being Lot 4/DP815938 and Lot 5/DP815938,
- (c) development specified in EOI application 239456 dated 17 February 2025 including development for the purpose of shop top housing with provision of affordable housing at 6, 8, 10, 12, 14, 16, 18, 20 and 22 Burleigh Street, 5A, 5B, 7, 11A, 11B and 18B Elizabeth Street, Burwood being Lot 1/DP205162, Lot 2/DP205162, Lot 1/DP574391, Lot 1/DP202437, Lot 2/DP202437, Lot 3/DP202437, Lot 4/DP202437, Lot 5/DP202437, Lot 6/DP202437, Lot A/DP321515, B/DP321515, Lot 1/DP305065, Lot A/DP420885, Lot B/DP420885 and Lot 3 DP 511953,
- (d) development specified in EOI application 239896 dated 18 February 2025 including residential flat buildings with provision of affordable housing at 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,
- (e) development specified in EOI application 240612 dated 20 February 2025 including development for the purpose of shop top housing with provision of affordable housing at 325-329 Old Northern Road and 2 Brisbane Road, Castle Hill, being Lot 1/DP1017056 and Lot A/DP357092, Lot B/DP357092 and Lot C/DP357092,
- (f) development specified in EOI application 240654 dated 21 February 2025 including development for the purpose of shop top housing with provision of affordable housing at 8, 8A and 10-14 West Terrace,

Bankstown, being Lot 15/3/DP5626, Lot 1/DP1090544, Lot B/DP313854, Lot A/DP388993 and Lot B/DP388993,

- (g) development specified in EOI application 240708 dated 21 February 2025 including development for the purpose of shop top housing with provision of affordable housing at Smith Street, Wollongong being Lot 200/DP1313965,
 - (h) development specified in EOI application 233303 dated 21 January 2025 including development for the purpose of mixed use development with provision of affordable housing at 19 Hope Street, Melrose Park, 69, 71, 73, 75 and 77 Hughes Avenue, Ermington, being Lot G/DP369480, Lot A/DP356298, Lot B/DP356298, Lot D/DP369480, Lot E/DP369480 and Lot F/DP369480.
- (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(2)

Inset after clause (4)(1) –

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

[1] Clause 4(2)

Inset after clause (4)(1) –

- (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 3 Amendment of State Significant Development Declaration Order (No 5) 2025

[1] Clause 4(2)

Inset after clause (4)(1) –

- (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.