

# State Significant Development Declaration Order (No 7) 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 13<sup>th</sup> day of May 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*.

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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 7) 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 7) 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 239947 dated 18 February 2025 including development for the purpose of co-living housing at N13 UNSW, 39 Barker St, Kensington being Lot 3/DP1264172,
- (b) development specified in EOI application 240798 dated 21 February 2025 including development for the purpose of shop top housing with provision of affordable housing at 23 - 25 Ashton Avenue, The Entrance being Lot 24/2/DP14320, Lot 36/2/DP14320 and Lot 37/2/DP14320,
- (c) development specified in EOI application 240836 dated 21 February 2025 including development for the purpose of shop top housing with provision of affordable housing at 60 Union St Pyrmont being Lot 2004/DP1103434,
- (d) development specified in EOI application 240857 dated 23 February 2025 including development for the purpose of residential flat building with provision of affordable housing at 16-20 Old Castle Hill Road, Castle Hill being Lot 10/DP881332, Lot 11/DP881332, Lot 20/DP222257 and Lot 1/DP204335,
- (e) development specified in EOI application 242117 dated 27 February 2025 including a shop top housing with provision of affordable housing at 700 Hunter Street, Newcastle West being Lot 101/DP1024823,
- (f) development specified in EOI application 242722 dated 28 February 2025 including development for the purpose of residential flat building and serviced apartments with provision of affordable housing at 142-150 Narrow Neck Road Katoomba, being Lot 1/DP1026915,
- (g) development specified in EOI application 242684 dated 28 February 2025 including development for the purpose of shop top housing with provision of affordable housing at 148 and 158 Jonson Street, Byron Bay, being Lot 51/DP844054, Lot 9/DP818197, Lot 1/DP1289363 and Lot 1/DP1267388,
- (h) development specified in EOI application 242754 dated 28 February 2025 including development for the purpose of shop top housing and serviced apartments with provision of affordable housing at 99-101

Pymont Bridge Road and 190-196 Parramatta Road, Annandale, being Lot 10/DP114569, Lot 1/DP723878 and Lot 1/DP51258,

- (i) development specified in EOI application 242786 dated 28 February 2025 including development for the purpose of residential flat buildings and shop top housing with provision of affordable housing at 146-154 and 176 O'Riordan Street and 263 and 247 King Street, Mascot, being Lot 14/DP1232496, Lot 15/DP1232496, Lot 132/DP1271410, Lot A/DP402876, Lot 11/DP1232496, Lot A/DP396401 and Lot B/DP396401,
- (j) development specified in EOI application 242790 dated 28 February 2025 including development for the purpose of shop top housing with provision of affordable housing at 677 and 687 Canterbury Road, 35, 37, 39 Anderson Street and 44, 48 Drummond Street Belmore, being Lot 90/DP3862, Lot A/DP952115, Lot 1/DP 533919, Lot 2/DP 533919, Lot 91/DP3862, Lot B/DP952115, Lot 97/DP3862, Lot A/DP3228585 and Lot B/DP322858,
- (k) development specified in EOI application 242800 dated 28 February 2025 including development for the purpose of shop top housing with provision of affordable housing at 60 Phillip Street Parramatta, being Lot 11/DP705870,
- (l) development specified in EOI application 243395 dated 3 March 2025 including development for the purpose of shop top housing with provision of affordable housing at 54-68 Hampstead Road and 276 - 282 Parramatta Road Auburn, being Lot B/DP26290, Lot C/DP26290, Lot 11/DP2867, Lot 12/DP2867, Lot 13/DP2867, Lot 14/DP2867, Lot 15/DP2867, Lot 16/DP2867, Lot 17/DP2867, Lot D/DP26290 and Lot E/DP26290,
- (m) development specified in EOI application 243653 dated 4 March 2025 including development for the purpose of residential flat building with provision of affordable housing at 166, 168, 170, 174 Blaxland Road, Ryde, being Lot 24/DP6046, Lot 25/DP6046, Lot 27/DP6046, Lot 28/DP6046, Lot A/DP390365 and Lot B/DP390365,
- (n) development specified in EOI application 243894 dated 5 March 2025 including development for the purpose of shop top housing with provision of affordable housing at 71-85 Constitution Road West, West Ryde, being Lot 1/DP549941,
- (o) development specified in EOI application 240231 dated 28 February 2025 including development for the purpose of mixed use development including residential flat building, shop top housing, health care facilities, educational establishment, seniors housing and provision of affordable housing at 15 Lismore Street Blacktown, being Lot 10/DP1175299,

- (p) development specified in EOI application 235177 dated 30 January 2025 including development for the purpose of residential flat building with provision of affordable housing at 19-333 Taren Point Road and 6-20 Hinkler Avenue, Caringbah, being Lot 36/DP15573, Lot 37/DP15573, Lot 38/DP15573, Lot 39/DP15573, lot 40/DP15573, Lot 41 /DP15573, Lot A/DP35462 and Lot B/DP35462, Lot 10/DP15573, Lot 11/D/15573, Lot 12/DP15573, Lot 13/DP15573, Lot 14/DP15573, Lot 15/DP15573, Lot D/DP35462 and SP70334.
- (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.