

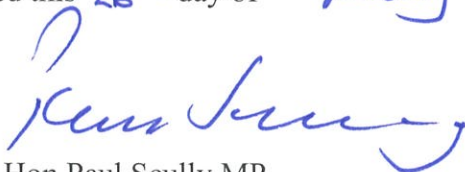
State Significant Development Declaration Order (No 8) 2025

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 25th day of May 2025.

A handwritten signature in blue ink, appearing to read 'Paul Scully', is written over the printed name.

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*.

State Significant Development Declaration Order (No 8) 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 8) 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 8) 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 235561 dated 4 March 2025 including development for the purpose of shop top housing with provision of affordable housing at 51-55 Parramatta Road, 61 Parramatta Road, 33 Queens Road, 35-41 Queens Road & 43 Queens Road, Five Dock being Lot 17/DP718237, Lot A/DP360990, Lot 1/DP90833, Lot B/DP366113, Lot 13/DP 718237, Lot 14/DP718237, Lot 15/DP718237, Lot 16/DP718237, Lot 4/DP421391, Lot 1/DP788226, Lot B/DP360990,
- (b) development specified in EOI application 244035 dated 5 March 2025 including development for the purpose of residential flat buildings with provision of affordable housing at 89-91 Karalta Road, Erina being Lot 1/DP259824, Lot 2/DP259824,
- (c) development specified in EOI application 244331 dated 5 March 2025 including development for the purpose of mixed use development including shop top housing and retail premises with provision of affordable housing at 43- 53 Cudgegong Road, Tallawong being Lot 72/DP1262649 and Lot 73/DP1262649,
- (d) development specified in EOI application 244349 dated 5 March 2025 including development for the purpose of residential flat building with provision of affordable housing and through site links at 64 & 66 Lavender Street and 3, 5 & 7 Middlemiss Street, Lavender Bay being Lot 4/DP19368, SP70601, SP52428, SP52429, SP538,
- (e) development specified in EOI application 244373 dated 5 March 2025 including development for the purpose of residential flat buildings with provision of affordable housing at 12 Walker Street, Werrington being Lot 1/DP1299774,
- (f) development specified in EOI application 244679 dated 6 March 2025 including development for the purpose of shop top housing with provision of affordable housing at 63- 77 Pymont Bridge Road, Pymont being Lot 1/DP126586, Lot 1/DP719887, Lot 1/DP135205, Lot 7/DP211235, Lot 1/DP961083, Lot 6/DP 211235, Lot 5/DP 211235, Lot 4/DP 211235, Lot 3/DP 211235, Lot 2/DP 211235, Lot 1/DP 211235,

- (g) development specified in EOI application 244687 dated 6 March 2025 including development for the purpose of shop top housing with provision of affordable housing at 209 Railway Terrace, Schofields being Lot 14/DP1203330,
- (h) development specified in EOI application 244746 dated 6 March 2025 including development for the purpose of residential flat building with provision of affordable housing at 97 & 99 Willarong Road, Caringbah being Lot 2/DP 31460 & SP/44155,
- (i) development specified in EOI application 244783 dated 7 March 2025 including development for the purpose of residential flat building with provision of affordable housing at 244 - 248 Old Northern Rd, Castle Hill being Lot 81/DP 1017047, Lot 91/DP 1017070, Lot 101/DP 1017057,
- (j) development specified in EOI application 244944 dated 7 March 2025 including development for the purpose of shop top housing with provision of affordable housing 189 Union Street, 195-197 Union Street, 11 Kendrick Street, 15 Kendrick Street, The Junction being SP32625, Lot 26/DP1057934, Lot 11/DP737299, Lot 1023/DP 802877,
- (k) development specified in EOI application 245844 dated 11 March 2025 including development for the purpose of shop top housing with provision of affordable housing at 251 Princes Highway, 253 Princes Highway, 6-10 Hattersley Street, Arncliffe being Lot 6/DP1081710, Lot 7/DP654636, Lot 42/Sec 4/DP 1123, Lot 43/Sec 4/DP 1123, Lot 44/Sec 4/DP 1123, Lot 45/Sec 4/DP 1123,
- (l) development specified in EOI application 246341 dated 11 March 2025 including development for the purpose of residential flat building with provision of affordable housing at 300 Burns Bay Road, Lane Cove being Lot 15/DP1230609,
- (m) development specified in EOI application 246592 dated 13 March 2025 including development for the purpose of mixed use development including shop top housing and tourist and visitor accommodation with provision of affordable housing at 4-4a Flinders Street, North Wollongong being Lot 432/DP1006372,
- (n) development specified in EOI application 244925 dated 18 March 2025 including development for the purpose of shop top housing with provision of affordable housing, community facility and through site links at 73-109 Belmore Road, Randwick being Lot 105/DP811813,

- (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.