

State Significant Development Declaration Order (No 3) 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 17th day of March 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 3) 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 3) 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 3) 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 232941 dated 20 January 2025 including development for the purposes of shop top housing with provision for affordable housing at 72-88 Water Street, Strathfield South, being Lot Z/DP402256, Lot A/DP319354, Lot S/DP394194, Lot C/DP319354, Lot 6/DP253882, Lot 5/DP253882, Lot 4/DP253882, Lot 3/DP253882, Lot 2/DP253882,

(b) development specified in EOI application 233012 dated 20 January 2025 including development for the purposes of mixed use development comprising commercial premises and residential accommodation with the provision of affordable housing at 255, 259 & 271 Parramatta Road Five Dock & 2,4,6,8,10,12,14,16 & 18 Taylor Street Five Dock & 131, 133 & 135 Queen Street Five Dock & 1,3,5,7,9 & 11 Walker Street Five

Dock, Lot 64/DP1281397, Lot 62/DP1281397, Lot 61/DP1281397, Lot 63/DP1281397, Lot 44/DP1281396, Lot 45/DP1281396, Lot 60/DP1281397, Lot 29/DP12158, Lot 28/DP12158, Lot 27/DP12158, Lot 26/DP12158, Lot 25/DP12158, Lot 24/DP12158, Lot 23/DP12158, Lot 22/DP12158, Lot 21/DP12158, 19/DP12158, 20/DP12158, Lot 18/DP12158, Lot 65/DP1281397, 13/DP12158, Lot 14/DP12158, Lot 15/DP12158, Lot 16/DP12158 and Lot 17/DP12158,

- (c) development specified in EOI application 233296 dated 21 January 2025 including development for the purposes of mixed use development comprising commercial premises and residential accommodation with provision of affordable housing at 203-233 New South Head Road, Edgecliff, Lot 203/DP1113922 and Lot 5/DP243380,
- (d) development specified in EOI application 233488 dated 22 January 2025 including development for the purposes of mixed use development comprising commercial premises and residential accommodation with provision of affordable housing at 17-24 Loftus Crescent, Homebush, Lot A/DP405742, Lot 14/DP9154, Lot 15/DP9154, Lot 16/DP9154, Lot 17/DP9154, Lot 18/DP9154, Lot 19/DP9154 and Lot 20/DP9154,
- (e) development specified in EOI application 233529 dated 22 January 2025 including development for the purposes of mixed use development comprising commercial premises, residential accommodation and passenger transport facilities at 145 Old Pittwater Road, and 123 Old Pittwater Road, Brookvale, Lot 103/DP1247294 and Lot 1/DP529544,
- (f) development specified in EOI application 233825 dated 22 January 2025 including development for the purposes of residential flat building with provision of affordable housing at 3A Burgoyne Street, 3B Burgoyne Street, 5A Burgoyne Street, 7 Burgoyne Street, 1 Pearson Avenue, 3 Pearson Avenue, and 4 Burgoyne Lane, Gordon, Lot 2/DP344901, Lot 3 DP344901, Lot 1/DP528615, Lot 1/DP81938, Lot 12/DP865615, Lot 11/DP865615, and Lot 2/DP528615,
- (g) development specified in EOI application 233998 dated 24 January 2025 including development for the purposes of multi dwelling houses at 286-310 Gregory Street, South West Rocks, Lot 3/DP801467,
- (h) development specified in EOI application 234000 dated 24 January 2025 including development for the purposes of mixed use development comprising commercial premises and residential accommodation with provision of affordable housing at 173-183 Rickard Road, Leppington, Lot 1/DP812366 and Lot 2/DP812366,
- (i) development specified in EOI application 234524 dated 24 January 2025 including development for the purposes of shop top housing with provision of affordable housing at 124-128 Beamish Street, 132 Beamish

Street, 134-138 Beamish Street, 140-142 Beamish Street, 16 Ninth Avenue, 18 Ninth Avenue, Campsie, Lot 101/DP739066, Lot 1/DP575837, Lot 2/A/DP4190, Lot 1/A/DP4190, Lot 2/DP176308, Lot 1/DP176308,

- (j) 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
- (k) development specified in EOI application 234767 dated 28 January 2025 including development for the purposes of shop top housing with provision of affordable housing at 122-142 Maitland Road, 2-2A May Street, Islington, Lot 1/DP1072983, Lot 1/DP794971, Lot 4/DP1073029, Lot 3/DP1073029, Lot 2/DP1073029, Lot 1/DP1073029, Lot 1/DP1072981, Lot 5/DP1073029, Lot 6/DP1073029,
- (l) development specified in EOI application 234790 dated 28 January 2025 including development for the purposes of mixed use development comprising commercial premises and residential accommodation with provision of affordable housing at 156-166 Rickard Road, Leppington, Lot 37/DP8979 and Lot 38A DP8979,
- (m) development specified in EOI application 234944 dated 29 January 2025 including development for the purposes of mixed use development comprising commercial premises and residential accommodation at 42 Donald Street, 5 Church Street, Nelson Bay, 7 Church Street, Nelson Bay, Lot B/DP417172, Lot 15/A/DP5616 and Lot A/DP417172,
- (n) development specified in EOI application 234970 dated 29 January 2025 including development for the purposes of shop top housing with provision of affordable housing at 33-43 Marion Street Parramatta, Lot 10/1/DP976, Lot 11/1/DP976, Lot 12/1/DP976, Lot 13/1/DP976, Lot 14/DP182289 and Lot A/DP349279, Lot 1/DP747666,
- (o) development specified in EOI application 232228 dated 16 January 2025 including development for the purposes of shop top housing with the provision of affordable housing at 96 Anzac Avenue, West Ryde, Lot 1/DP859629,

Schedule 1 Amendment of State Significant Development Declaration Order 2025

[1] Clause 4(1)(a)

Omit “as identified in Schedule 1”. Instead insert “being Lot 13 DP1239, Lot 15/DP1239, Lot 16/DP1239 and Lot 142/DP537053,”

[2] Clause 4(1)(d)

Omit “as identified in Schedule 4”. Instead insert “being Lot 1/DP955174, Lot H/DP380154, Lot A/DP376729, Lot 164/DP1167216, Lot E/DP380152, Lot B/DP376729, Lot 63/DP30343, Lot K/DP380153 and Lot 62/DP30343,”

Clause 4(2)

[3]

Omit “subsection”. Instead insert “subclause” in clause 4(2).

[4] Schedule 1 Land at 85 -91 Thomas Street, Parramatta

Omit schedule 1.

[5] Schedule 4 Land at 724 – 730 Victoria Road, Ryde

Omit schedule 4.

[9] Whole Order

Omit “mixed-use” wherever occurring. Instead insert “mixed use”.

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

[1] Clause 1 Name of Order

Omit “State Significant Development Declaration Order 2025 (No 2)”. Instead insert “State Significant Development Declaration Order (No 2) 2025” in clause 1.

[2] Clause 4(1)(f)

Omit “as identified in Schedule 6”. Instead insert “being Lot B/DP345208, Lot C/DP345208, Lot 20/D/DP2921, Lot 21/D/DP2921, Lot 22/D/DP2921, Lot 23/D/DP2921, Lot 26/D/DP2921, Lot 27/D/DP2921, Lot 28/D/DP2921, Lot 29/D/DP2921, and SP 6853319,”

[3] Clause 4(1)(g)

Omit “as identified in Schedule 7”. Instead insert “being Lot 1/DP225393 and Lot 1/DP251056,”

[4] Clause 4(1)(q)

Omit “12-22 Barry Road and 11-196 Holdsworth Ave,”. Instead insert “12-20 Berry Road and 11-19 Holdsworth Ave,”

[5] Clause 4(1)(q)

Omit “as identified in Schedule 17”. Instead insert “being Lot 33/2/DP7259, Lot 32/2/DP7259, Lot 31/2/DP7259, Lot A/DP110452, Lot B/DP110452 and Lot 10/2/DP7259, Lot 11/2/DP7259, Lot 12/2/DP7259, Lot 13/2/DP7259 and Lot 14/2/DP7259,”

[6] Schedule 6 Land at 25 Macquarie Place, 46-52 Pitt Street and 56 Pitt Street, Mortdale

Omit schedule 6.

[7] Schedule 7 Land at 47-97 Marlborough Street, Surry Hills

Omit schedule 7.

[8] Schedule 17 Land at 12-22 Berry Road and 11-19 Holdsworth Avenue, St Leonards

Omit schedule 17.

[9] Whole Order

Omit “State Significant Development Declaration Order 2025” wherever occurring. Instead insert “State Significant Declaration Order (No 2) 2025”.

[11] Whole Order

Omit “mixed-use” wherever occurring. Instead insert “mixed use”.