

# State Significant Development Declaration Order 2025 (No 2)

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 25<sup>th</sup> day of February 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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under the

Environmental Planning and Assessment Act 1979

## Part 1 Preliminary

### 1 Name of Order

This Order is the *State Significant Development Declaration Order 2025 (No 2)*.

### 2 Commencement

This Order has effect from and including the day on which it published on the NSW planning portal.

### 3 Interpretation

(1) Unless otherwise defined in this clause, words and expressions used in this Order have the same meaning as in the Act or instruments made under the Act.

(2) In this Order –

*Act* means the *Environmental Planning and Assessment Act 1979*.

*EOI application* means a request that specified development on specified land be declared State significant development.

*Order* means the *State Significant Development Declaration Order 2025*.

## Part 2 Declaration of State Significant Development

### 4 Specified development on specified land declared State significant development

(1) The following development is declared to be State significant development –

(a) development specified in EOI application 232597 dated 17 January 2025 including development for the purposes of mixed-use development comprising commercial premises and residential accommodation with provision for affordable housing at 601 Pacific Highway, St Leonards, as identified in Schedule 1,

(b) development specified in EOI application 229492 dated 8 January 2025 including development for the purposes of mixed-use development comprising commercial premises and residential accommodation with

provision for affordable housing at 105 Forest Rd and 1A Hill Street, Hurstville, as identified in Schedule 2,

- (c) development specified in EOI application 229520 dated 8 January 2025 including development for the purposes of mixed use development comprising commercial premises and residential accommodation with provision for affordable housing at 23-27 Macquarie Street, 29 Macquarie Street, O'Connell Street (right of way), 12-16 O'Connell Street & 16 Hunter Street, 18 Hunter Street, 20 Hunter Street, 22A Hunter Street, Parramatta as identified in Schedule 3,
- (d) development specified in EOI application 230256 dated 10 January 2025 including development for the purposes of mixed use development comprising function centre, commercial premises and residential accommodation with provision for affordable housing at Century Circuit, Norwest as identified in Schedule 4,
- (e) development specified in EOI application 230280 dated 10 January 2025 including development for the purposes of a mixed use development comprising commercial premises and residential accommodation with provision for affordable housing at 24 Parkes Street, Harris Park as identified in Schedule 5,
- (f) development specified in EOI application 230316 dated 10 January 2025 including development for the purposes of mixed use development comprising a registered club, commercial premises and residential accommodation with provision for affordable housing 25 Macquarie Place, 46-52 Pitt Street and 56 Pitt Street, Mortdale as identified in Schedule 6,
- (g) development specified in EOI application 230347 dated 10 January 2025 including development for the purposes of a residential flat building with provision for affordable housing at 47-97 Marlborough Street, Surry Hills as identified in Schedule 7,
- (h) development specified in EOI application 230904 dated 13 January 2025 including development for the purposes of mixed use development comprising commercial premises and residential accommodation with provision for affordable housing and build to rent at 1 North Terrace, Bankstown as identified in Schedule 8,
- (i) development specified in EOI application 231068 dated 13 January 2025 including development for the purposes of a residential flat building with provision for affordable housing at 15-21 Polo Street and 1-15 Swan Street, Revesby as identified in Schedule 9,
- (j) development specified in EOI application 231094 dated 13 January 2025 including development for the purposes of a residential flat building with

provision for affordable housing at 8-10 New McLean Street, Edgecliff as identified in Schedule 10,

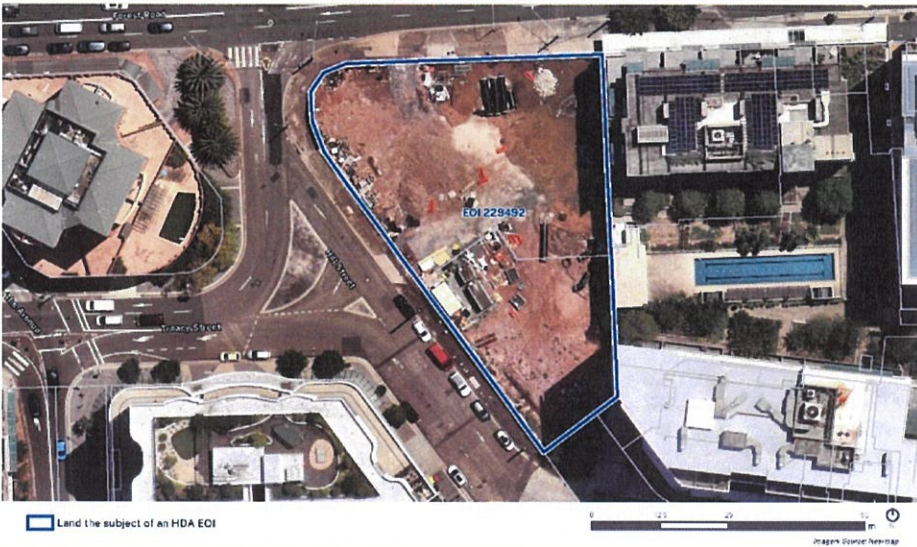
- (k) development specified in EOI application 231145 dated 14 January 2025 including development for the purposes of residential flat buildings with provision of affordable housing at 3 Halifax Street, Macquarie Park as identified in Schedule 11,
- (l) development specified in EOI application 231448 dated 14 January 2025 including development for the purposes mixed use development comprising commercial premises and residential accommodation with provision of affordable housing at 65 Albert Ave, Chatswood as identified in Schedule 12,
- (m) development specified in EOI application 231670 dated 14 January 2025 including development for the purposes of residential accommodation with provision of affordable housing at 40-76 William Street, Leichhardt as identified in Schedule 13,
- (n) development specified in EOI application 231902 dated 15 January 2025 including development for the purposes of mixed use development comprising commercial premises and residential accommodation with provision for affordable housing at 153-157 Walker Street, North Sydney as identified in Schedule 14,
- (o) development specified in EOI application 231917 dated 15 January 2025 including development for the purposes of residential flat buildings and car park at Sanderling Avenue, Hawks Nest as identified in Schedule 15,
- (p) development specified in EOI application 232536 dated 17 January 2025 including development for the purposes of mixed use development comprising commercial premises and residential accommodation with provision for affordable housing at 363 Victoria Road, 365-369 Victoria Road, 373 Victoria Road, 371 Victoria Road, 44-48 Eltham Street, Gladesville as identified in Schedule 16,
- (q) development specified in EOI application 232547 dated 17 January 2025 including development for the purposes of a mixed use development comprising a centre-based child care facility, community facility and residential accommodation with provision for affordable housing at 12-22 Barry Road and 11-196 Holdsworth Ave, St Leonards as identified in Schedule 17,
- (r) development specified in EOI application 232525 dated 17 January 2025 including development for the purposes of mixed use development comprising commercial premises and residential accommodation with provision for affordable housing and build to rent at 960A Bourke Street, 6 Geddes Ave and 411 Botany Road, Zetland as identified in Schedule 18

- (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.

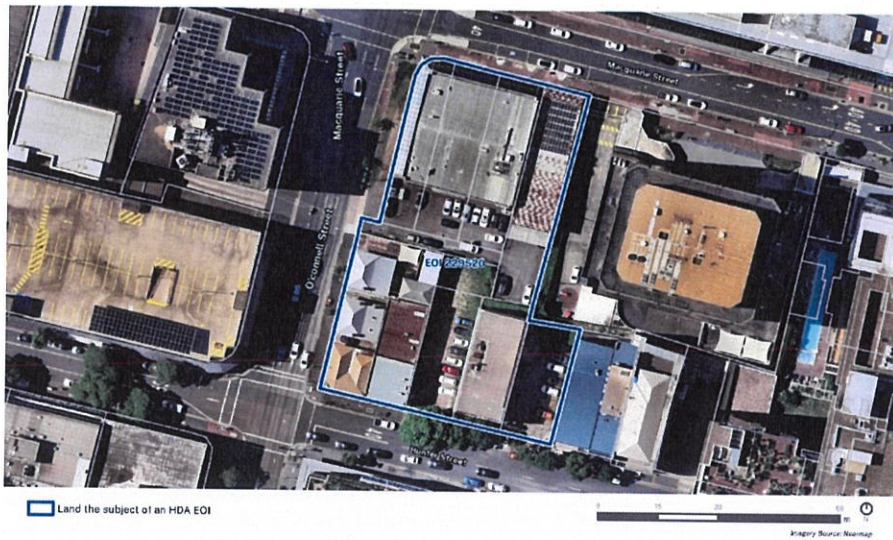
### Schedule 1 Land at 601 Pacific Highway, St Leonards



### Schedule 2 Land at 105 Forest Road and 1A Hill Street, Hurstville



**Schedule 3 Land at 1 23-27 Macquarie Street, 29 Macquarie Street, O'Connell Street (right of way), 12-16 O'Connell Street & 16 Hunter Street, 18 Hunter Street, 20 Hunter Street, 22A Hunter Street**



**Schedule 4 Land at Century Circuit, Norwest**



### Schedule 5 Land at 24 Parkes Street, Harris Park



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





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



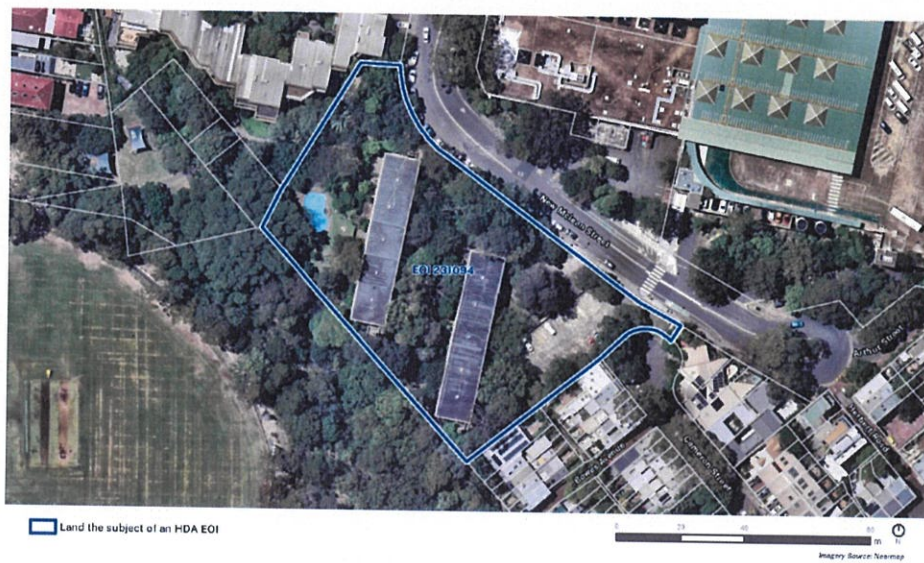
### Schedule 8 Land at 1 North Terrace, Bankstown



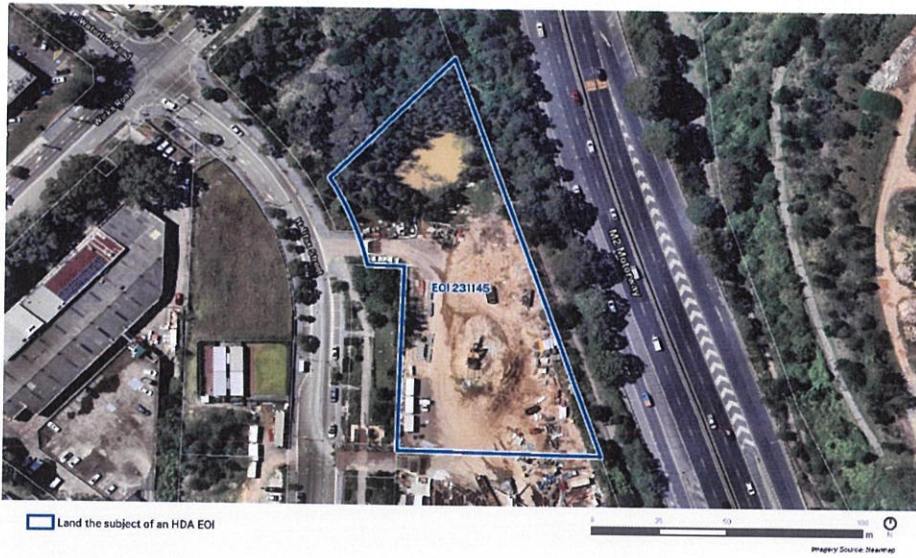
### Schedule 9 Land at 15-21 Polo Street and 1-15 Swan Street, Revesby



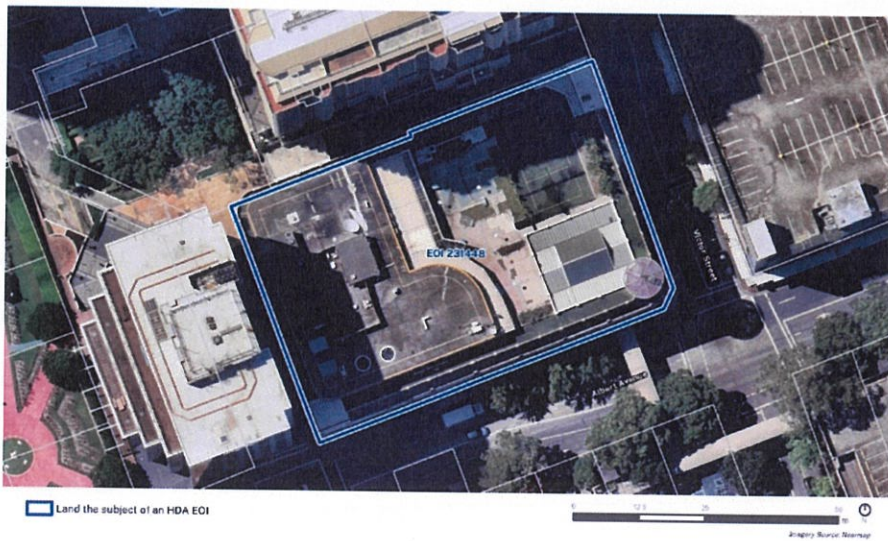
### Schedule 10 Land at 8-10 New McLean Street, Edgecliff



### Schedule 11 Land at 3 Halifax Street, Macquarie Park



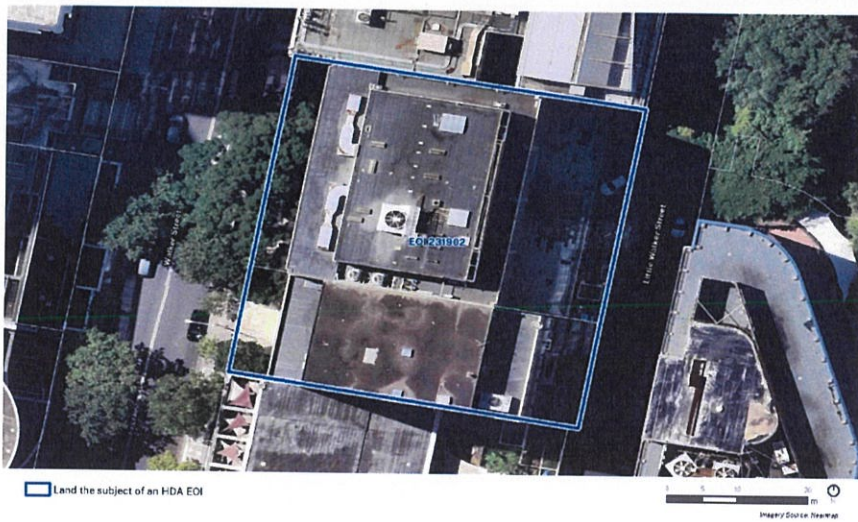
### Schedule 12 Land at 65 Albert Avenue, Chatswood



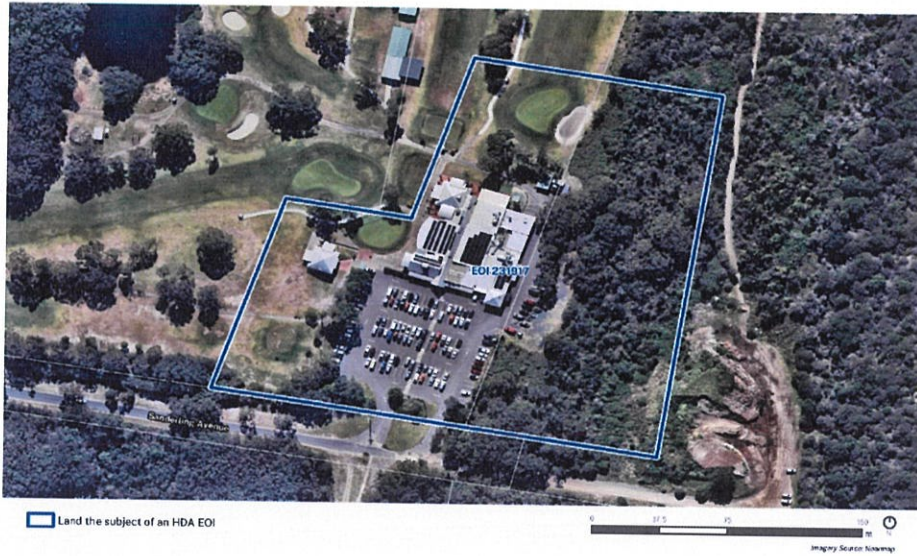
### Schedule 13 Land at 40-76 William Street, Leichhardt



### Schedule 14 Land at 153-157 Walker Street, North Sydney



### Schedule 15 Land at Sanderling Avenue, Hawks Nest



### Schedule 16 Land at 363 Victoria Road, 365-369 Victoria Road, 373 Victoria Road, 371 Victoria Road and 44-48 Eltham Street, Gladesville



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



**Schedule 18 Land at 960A Bourke Street, 6 Geddes Ave and 411 Botany Road, Zetland**

