

State Significant Development Declaration Order (No 4) 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 2nd 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 4) 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 4) 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 4) 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 235005 dated 29 January 2025 including development for the purpose of shop top housing with provision of affordable housing at 307-315 Parramatta Road, Leichhardt, being Lot 2/DP303623, Lot A/DP158098 and B/DP158098 and Lot 1/DP1243481,
 - (b) development specified in EOI application 235079 dated 29 January 2025 including development for the purpose of shop top housing with provision of affordable housing at 47 Darby Street, Cooks Hill, being Lot 103/DP786055,
 - (c) development specified in EOI application 235172 dated 30 January 2025 including development for the purpose of shop top housing with provision of affordable housing at 12-14 Malvern Avenue, Chatswood, being Lot 100/DP776231,
 - (d) development specified in EOI application 235172 dated 30 January 2025 including development for the purpose of shop top housing with provision of affordable housing at 5-7 Havilah St, Chatswood, being Lot 2/DP785149,
 - (e) development specified in EOI application 235229 dated 30 January 2025 including development for the purpose of shop top housing with provision of affordable housing at 815 Pacific Highway, Chatswood, being Lot 1/DP547585,
 - (f) development specified in EOI application 235419 dated 31 January 2025 including development for the purpose of mixed use development comprising commercial premises, tourist and visitor accommodation and residential accommodation with provision of affordable housing at 203-225 Victoria Street, Potts Point, being Lot 301/DP838703, Lot 26/DP716147, Lot 30/DP716147, Lot 31/DP716147, Lot 29/DP716147, Lot 4/DP810342, Lot 28/DP716147, Lot 6/DP810342, Lot 7/DP262342,
 - (g) development specified in EOI application 235428 dated 31 January 2025 including development for the purpose of residential flat building with provision of affordable housing at 264A South Street Marsden Park, being Lot 2/DP1214817,
 - (h) development specified in EOI application 235453 dated 31 January 2025 including development for the purpose of shop top housing with provision of affordable housing at 14 & 16 Munday Street, Warwick Farm, being Lot 2/Sec 8/DP758620 & Lot 3/Sec 8/DP758620,

- (i) development specified in EOI application 235468 dated 31 January 2025 including development for the purpose of residential flat building with provision of affordable housing at 264A South Street Marsden Park, being Lot 12/DP1271530,
- (j) development specified in EOI application 235487 dated 31 January 2025 including development for the purpose of shop top housing with provision of affordable housing at 245 Marion Street, Leichhardt, being Lot 1/DP507525,
- (k) development specified in EOI application 235555 dated 31 January 2025 including development for the purpose of residential flat buildings with provision of affordable housing at 806 Windsor Road and 812 Windsor Road, Rouse Hill, being Lot 1/DP1033570 and Lot 5 /DP135883,
- (l) development specified in EOI application 235559 dated 31 January 2025 including development for the purpose of residential flat buildings with provision of affordable housing at 16 Carrington Road; 18 Carrington Road; 20 Carrington Road; 2 Middleton Avenue; 4 Middleton Avenue; 6 Middleton Avenue; 8 Middleton Avenue; 10 Middleton Avenue; 12 Middleton Avenue; 4 Fishburn Crescent; 6 Fishburn Crescent; 31 Sexton Avenue; 29 Sexton Avenue, 27 Sexton Avenue; 25 Sexton Avenue Castle Hill, being Lot 1/DP 253774, Lot 27/DP247890, Lot 26 DP 247890, Lot 2/DP 1257535, Lot 24/DP 247890, Lot 23/DP 247890, Lot 22/DP247890, Lot 21/DP 247890, Lot 20/DP 247890, Lot 32/DP 247890, Lot 31/DP 247890, Lot 30/DP 247890, Lot 29/DP 247890, Lot 28/DP247890 and Lot 2/DP253774,
- (m) development specified in EOI application 235921 dated 3 February 2025 including development for the purpose of shop top housing with provision of affordable housing at 19A-21 Gordon Street, Coffs Harbour, being Lot 21/ DP880214,
- (n) development specified in EOI application 235971 dated 3 February 2025 including development for the purpose of a residential flat building for affordable housing at 30-34 Sir Joseph Banks Street, Bankstown, being Lot 11/SP76964,
- (o) development specified in EOI application 235976 dated 3 February 2025 including development for the purpose of shop top housing with provision of affordable housing at 1 Paul Street, 366 Lane Cove Road, 368 Lane Cove Road, 370 Lane Cove Road, 372 Lane Cove Road, 124a Epping Road, 126 Epping Road North Ryde, being Lot 5/DP23568, Lot 1/DP1134154, Lot 1/DP1134153, Lot 1/DP1134150, Lot 1/DP1133943, Lot 11/DP1013188 and Lot 1/DP1087457

- (p) development specified in EOI application 236471 dated 4 February 2025 including development for the purpose of shop top housing with provision of affordable housing at 15 - 19 Burelli Street Wollongong, being Lot 1/DP37908, Lot 2/DP37908, Lot 4/DP37908, Lot 5/DP37908, Lot 7/DP37908 and Lot 11/DP1138090,
- (q) development specified in EOI application 233741 dated 22 January 2025 including development for the purpose of residential flat building with provision of affordable housing at 5 Blue Street, North Sydney being Lot 4/DP1134234
- (r) development specified in EOI application 233796 dated 23 January 2025 including development for the purpose of shop top housing with provision of affordable housing and passenger transport facilities at 15 Blue Street, North Sydney, being Lot 11/DP852152,
- (s) development specified in EOI application 232546 dated 17 January 2025 including development for the purposes of shop top housing with provision of affordable housing at 1-7 Rangers Road & 50 Yeo Street, Neutral Bay being Lots 1/DP1091373, 2/DP1091373 and 3/DP1091373,
- (t) development specified in EOI application 229495 dated 8 January 2025 including development for the purpose of shop top housing with provision of build to rent affordable housing at 67 Mary Street St Peters being Lots 100/DP1283113.