

State Significant Development Declaration Order 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 17th 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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Part 1 Preliminary

1 Name of Order

This Order is the *State Significant Development Declaration Order 2025*.

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 229407 dated 8 January 2025 including development for the purposes of a residential flat building with provision for affordable housing at 85 – 91 Thomas Street, Parramatta, as identified in Schedule 1,

(b) development specified in EOI application 229412 dated 8 January 2025 including development for the purposes of a residential flat building at 1 King Street, Concord West as identified in Schedule 2,

- (c) development specified in EOI application 229420 dated 8 January 2025 including development for the purposes of mixed-use development (Build to Rent including affordable housing) with ground floor non-residential uses at 881-885 Bourke Street and 881-885 Bourke Street, Waterloo as identified in Schedule 3,
- (d) development specified in EOI application 229422 dated 8 January 2025 including development for the purposes of a mixed use development comprising a registered club and a residential flat building with provision for affordable housing and essential worker accommodation at 724 – 730 Victoria Road, Ryde as identified in Schedule 4,
- (e) development specified in EOI application 229573 dated 8 January 2025 including development for the purposes of an infill affordable housing residential flat building development at 93 Bridge Street, Westmead as identified in Schedule 5,
- (f) development specified in EOI application 229650 dated 8 January 2025 including development for the purposes of mixed-use development comprising a commercial premises and residential accommodation with provision for affordable housing at Averill Street and Leeds Street, Rhodes as identified in Schedule 6,
- (g) development specified in EOI application 229772 dated 9 January 2025 including development for the purposes of residential accommodation with the provision of affordable housing at 31 O’Connell Street and 9 Albert Street, North Parramatta as identified in Schedule 7,
- (h) development specified in EOI application 230106 dated 10 January 2025 including development for the purposes of a residential flat building with provision for affordable housing at 184 Fifth Avenue, Austral as identified in Schedule 8
- (i) development specified in EOI application 230110 dated 10 January 2025 including development for the purposes of a mixed use development comprising a commercial premises, a centre-based child care facility and residential accommodation with provision for affordable housing at 230 Rickard Road and 257 Bringelly Road, Leppington as identified in Schedule 9
- (j) development specified in EOI application 230218 dated 10 January 2025 including a mixed use development comprising a community facility and residential accommodation with provision for affordable housing at 23 Kiora Road and 2 – 6 Willock Avenue, Miranda as identified in Schedule 10,
- (k) development specified in EOI application 230241 dated 10 January 2025 including development for the purposes a residential flat building with

the provision of affordable housing at 213 Bringelly Road, Leppington as identified in Schedule 11

- (2) If a single proposed development the subject of one development application comprises development that is only partly State significant development declared under subsection (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 85 – 91 Thomas Street, Parramatta



 Land the subject of an HDA EOI


0 15 30 60 m 

Imagery Source: Nearmap

Schedule 2 Land at 1 King Street, Concord West

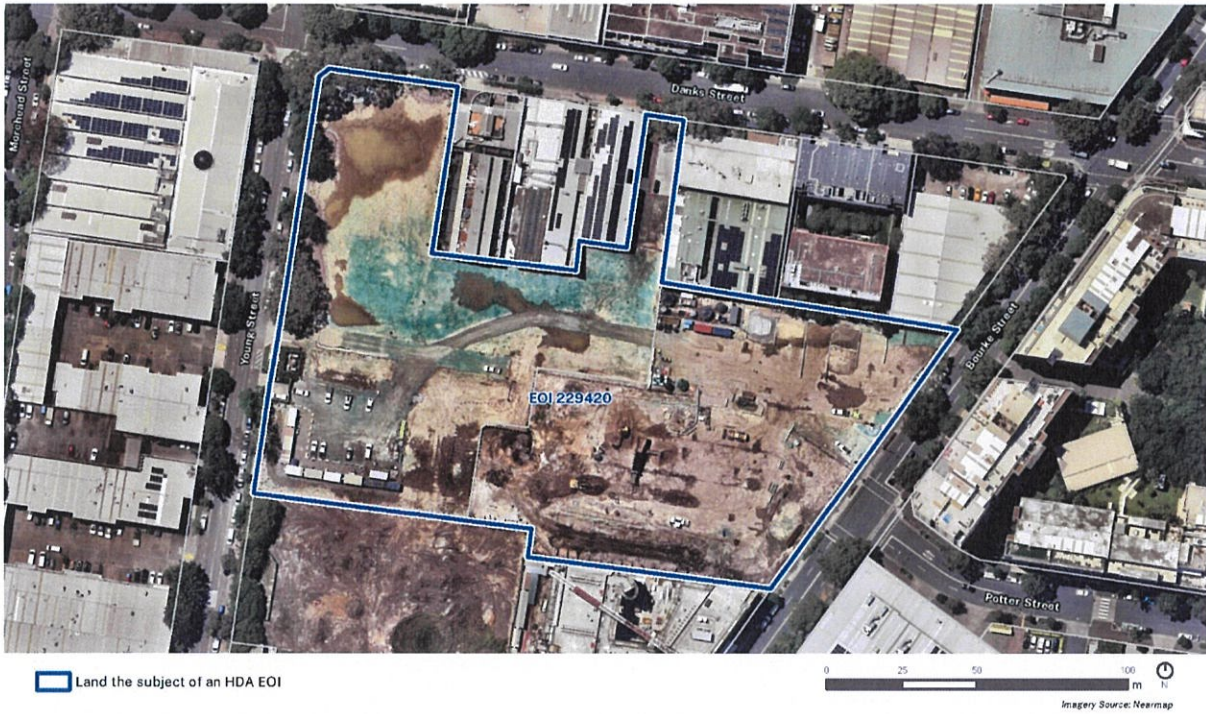


 Land the subject of an HDA EOI

0 40 80 160 m 

Imagery Source: Nearmap

Schedule 3 Land at 881-885 Bourke Street and 881-885 Bourke Street, Waterloo



Schedule 4 Land at 724 – 730 Victoria Road, Ryde



Schedule 5 Land at 93 Bridge Street, Westmead



Schedule 6 Land at Averill Street and Leeds Street, Rhodes



Schedule 7 Land at 31 O'Connell Street and 9 Albert Street, North Parramatta



Schedule 8 Land at 184 Fifth Avenue, Austral



Schedule 9 Land at 230 Rickard Road and 257 Bringelly Road, Leppington



Schedule 10 Land at 23 Kiora Road and 2 – 6 Willock Avenue, Miranda



Schedule 11 Land at 213 Bringelly Road, Leppington

