

State Significant Development Declaration Order (No 11) 2026

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 28th day of September 2026.



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*. This Order also makes miscellaneous amendments to, *State Significant Development Declaration Order (No 10) 2025*, *State Significant Development Declaration Order (No 16) 2025*, *State Significant Development Declaration Order (No 6) 2026* and *State Significant Development Declaration Order (No 8) 2026*

State Significant Development Declaration Order (No 11) 2026

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 11) 2026*.

2 Commencement

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

3 Interpretation

(1) 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.

(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.

Minister means the Minister for Planning and Public Spaces.

Order means the *State Significant Development Declaration Order (No 11) 2026*.

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 305763 dated 27 October 2025 including development for the purpose of shop top housing with provision of affordable housing at 28-32 Bourke Road, Alexandria being Lot 1/DP324707, Lot 2/DP324707, Lot 3/DP324707
- b) development specified in EOI application 318762 dated 18 December 2025 as amended by additional information on 12 February 2026 including development for the purpose of shop top housing with provision of affordable housing at 2-14 Bourke Road, 1-7 O’Riordan Street, Alexandria being Lot 101/DP1152506, Lot 102/DP1152506, Lot 103/DP1152506, Lot 3A/DP39201
- c) development specified in EOI application 383571 dated 31 July 2026 including development for the purpose of residential flat building, shop top housing with provision of affordable housing at 152 Bunnerong Road, Eastgardens being Lot 1/DP1058663
- d) development specified in EOI application 335597 dated 26 February 2026 as amended by additional information on 2 September 2026 including development for the purpose of residential flat building with provision of affordable housing at 101 Queen Street, Campbelltown being Lot 7/DP587749, Lot 8/DP587749, Lot 6/DP632342, Lot 1/DP78370
- e) development specified in EOI application 378919 dated 28 July 2026 including development for the purpose of shop top housing with provision of affordable housing at 171, 175 & 177-179, 181, 183 Great North Road, 1A & 1B Henry Street, Five Dock being Lot 1/DP1258912, Lot 4/DP17324, Lot 5/DP17324, Lot 6/DP17324, Lot 7/DP17324, Lot 8/DP17324, Lot 9/DP17324, Lot 2/DP17324, Lot 3/DP17324
- f) development specified in EOI application 387696 dated 12 August 2026 including development for the purpose of residential flat building with provision of affordable housing at 46-52 Macarthur Street, Parramatta being Lot 1/DP1127346
- g) development specified in EOI application 382366 dated 28 July 2026 including development for the purpose of shop top housing with provision of affordable housing at 23-29 Mentmore Avenue, Rosebery being Lot 402/DP7534
- h) development specified in EOI application 385768 dated 6 August 2026 including development for the purpose of residential flat building with provision of affordable housing at 7, 7A, 7B, 9, 9A, 11 & 13 Orinoco Street, Pymble being Lot 1/DP556966, Lot 2/DP556966, Lot

3/DP556966, Lot 1/DP1178081, Lot 2/DP1178081, Lot 1/DP249151, Lot 2/DP249151

- i) development specified in EOI application 384042 dated 31 July 2026 as amended by additional information on 11 August 2026 including development for the purpose of residential flat building with provision of affordable housing at 1 Countess Street, 13, 15, 17 & 19 Earl Street, 2, 4, 6, 6A, Unit 1 & Unit 2, 8 Rosebery Street, Mosman being Lot 20/1/DP1343, Lot A/DP106204, Lot B/DP106204, Lot 1/DP555727, Lot 2/DP555727, Lot B/DP436785, Lot A/DP436785, SP80255, SP47167
- j) development specified in EOI application 382971 dated 29 July 2026 including development for the purpose of residential flat building with provision of affordable housing at 6, 8, 8A, 10, 10A, 12, 12A & 14 Mona Vale Road and 8 & 10 Vineyard Street, Mona Vale being Lot 1/DP20127, Lot 21/DP840282, Lot 22/DP840282, Lot 31/DP840117, Lot 32/DP840117, Lot 41/DP872598, Lot 42/DP872598, Lot 12/DP20127, Lot 11/DP20127, Lot 5/DP1149774
- k) development specified in EOI application 380590 dated 21 July 2026 including development for the purpose of shop top housing with provision of affordable housing at 122A & 124 Avoca Street and 206T Alison Road, Randwick being Lot 201/DP1171099, Lot 1/DP788986, Lot 202/DP1171099
- l) development specified in EOI application 381262 dated 23 July 2026 including development for the purpose of residential flat building with provision of affordable housing at 844-846 & 848-850 Old Princes Highway, Sutherland being Lot 3/4/DP1688, Lot 4/4/DP1688
- m) development specified in EOI application 380170 dated 20 July 2026 as amended by additional information on 5 August 2026 including development for the purpose of shop top housing with provision of affordable housing at 465 Victoria Avenue, Chatswood being Lot 1/DP853618
- n) development specified in EOI application 381572 dated 24 July 2026 as amended by additional information on 13 August 2026 including development for the purpose of shop top housing with provision of affordable housing at 691-693, 695 & 699 Pacific Highway, Chatswood being Lot 1/DP187216, Lot 2/DP952311, Lot 1/DP952311
- o) development specified in EOI application 328587 dated 30 January 2026 as amended by additional information on 13 May 2026 including development for the purpose of shop top housing with provision of affordable housing at 2, 4 Auburn Street, Wollongong being Lot B/DP160637, Lot 1/DP1256197

- (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 Planning Secretary determines is not sufficiently related to the State significant development.

**Schedule 1 Amendment of State Significant Development Declaration Order
(No 8) 2026**

[1] Part 2, Clause 4(1)(o)

Omit “176-184 George Street, Concord West being Lot 16/DP15973, Lot 15/DP15973, Lot 2/DP226350, Lot 1/DP226350, Lot 12/DP15973, Lot 11/DP15973, Lot 10/DP15973, Lot 9/DP15973, Lot 8/DP15973, Lot 7/DP15973, Lot 6/DP15973, Lot 5/DP15973 and Lot 3/DP218758”. Instead insert “176-184 & 176Z George Street, Concord West being Lot 16/DP15973, Lot 15/DP15973, Lot 2/DP226350, Lot 1/DP226350, Lot 12/DP15973, Lot 11/DP15973, Lot 10/DP15973, Lot 9/DP15973, Lot 8/DP15973, Lot 7/DP15973, Lot 6/DP15973, Lot 5/DP15973, Lot 4/DP15973, Lot 3/DP218758 as legally described as at the date of this Order.”

**Schedule 2 Amendment of State Significant Development Declaration Order
(No 10) 2025****[1] Part 2, Clause 4(1)(u)**

Omit Clause 4 (1)(u) “development specified in EOI application 247363 dated 18 March 2025 including development for the purpose of mixed use development comprising place of public worship and shop top housing with provision of affordable housing at 171 Great North Road, 175 Great North Road, 177-179 Great North Road, 1A Henry Street, 1B Henry Street, Five Dock being Lot 1/DP1258912, Lot 8/DP17324, Lot 7/DP17324, Lot 6/DP17324, Lot 9/DP17324, Lot 4/DP17324, Lot 5/DP17324.”

**Schedule 3 Amendment of State Significant Development Declaration Order
(No 16) 2025**

[1] Part 2, Clause 4(1)(g)

Omit Clause 4 (1)(g) “development specified in EOI 283741 application 4 August 2025 as amended by additional information provided on 20 August 2025 including development for the purpose of shop top housing including co-living housing with provision of affordable housing at 122A Avoca Street, Randwick being Lot 201/DP1171099.”

**Schedule 4 Amendment of State Significant Development Declaration Order
(No 6) 2026**

[1] Part 2, Clause 4(1)(v)

Omit Clause 4 (1)(v) “development specified in EOI application 306001 dated 28 October 2025 including development for the purpose of shop top housing with provision of affordable housing at 689 – 699 Pacific Highway, Chatswood being Lot 2/DP187216, Lot 1/DP187216, Lot 2/DP952311, Lot 1/DP952311.”

**Schedule 5 Amendment of State Significant Development Declaration Order
(No 8) 2026****[1] Part 2, Clause 4(1)(uu)**

Omit Clause 4 (1)(uu) “development specified in EOI application 345314 dated 30 March 2026 including development for the purpose of residential flat building with provision of affordable housing at 6-14 Mona Vale Road, Mona Vale being Lot 1/DP20127, Lot 21/DP840282, Lot 22/DP840282, Lot 31/DP840117, Lot 32/DP840117, Lot 41/DP872598, Lot 42/DP872598, Lot 5/DP1149774.”