

State Significant Development Declaration Order (No 12) 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 22 day of October 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 15) 2025* and *State Significant Development Declaration Order (No 9) 2025*.

State Significant Development Declaration Order (No 12) 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 12) 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 12) 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 390514 dated 20 August 2026 as amended by additional information on 9 September 2026 including development for the purpose of shop top housing with provision of affordable housing at 3-5 Talavera Road, Macquarie Park being Lot 11/DP863244, Lot 11/DP1194057
- b) development specified in EOI application 393549 dated 28 August 2026 as amended by additional information on 2 September 2026 including development for the purpose of co-living (student housing) with provision of affordable housing at 130 Parramatta Road, Camperdown being Lot 1/DP175316, Lot B/DP332260
- c) development specified in EOI application 397211 dated 9 September 2026 including development for the purpose of residential flat building, shop top housing with provision of affordable housing at 188-196 Young Street, Waterloo being Lot 1/DP88075
- d) development specified in EOI application 393333 dated 28 August 2026 including development for the purpose of shop top housing with provision of affordable housing at 201-211 Botany Road & 3-11 Allen Street, Waterloo being Lot 71/DP786275, Lot 2/DP1086862, Lot 3/DP201225
- e) development specified in EOI application 395744 dated 4 September 2026 including development for the purpose of shop top housing with provision of affordable housing at 126-132 The Entrance Road & 3-7 Warringal Street, The Entrance being Lot A/DP332233, Lot B/DP332233, Lot C/DP332233, Lot D/DP332233
- f) development specified in EOI application 394413 dated 31 August 2026 as amended by additional information on 9 October 2026 and 16 October 2026 including development for the purpose of shop top housing with provision of affordable housing at 494-500 & 516 Military Road, Mosman being Lot 11/1/DP3308, Lot 19/DP3547, Lot 1/D/DP4628, Lot 2/D/DP4628, Lot 3/D/DP4628, Lot 4/D/DP4628
- g) development specified in EOI application 386317 dated 7 August 2026 as amended by additional information on 22 September 2026 including development for the purpose of shop top housing with provision of affordable housing at 263-269 Alfred Street North & 4 Little Alfred Street, North Sydney being CP/SP71563, CP/SP71454
- h) development specified in EOI application 390938 dated 21 August 2026 as amended by additional information on 31 August 2026 including development for the purpose of residential flat buildings, concept development with provision of affordable housing at 1406-

1408 Anzac Parade, Little Bay being Lot 2/DP270775, Lot 3/DP270775, Lot 4/DP270775, Lot 7/DP270775, Lot 8/DP270775, Lot 9/DP270775, Lot 10/DP270775, Lot 11/DP270775, Lot 12/DP270775, Lot 13/DP270775, Lot 14/DP270775, Lot 15/DP270775, Lot 18/DP270775, Lot 19/DP270775, Lot 20/DP270775

- i) development specified in EOI application 397724 dated 11 September 2026 as amended by additional information on 22 September 2026 including development for the purpose of shop top housing and residential flat building with provision of affordable housing at 14-28 Beach Road & 63-73 Gould Street, Bondi Beach being Lot A/DP418109, Lot B/DP418109, Lot 1/DP959750, Lot 4/DP945754, Lot A/DP444911, Lot B/DP444911, Lot 1/DP506814, Lot 2/DP506814, Lot 1/DP1098242, Lot 1/DP948775, Lot 1/DP948774, Lot 1/DP948275, Lot 1/DP948276, Lot 1/DP949538
- j) development specified in EOI application 392929 dated 27 August 2026 including development for the purpose of shop top housing with provision of affordable housing at 29-35 Archer Street, Chatswood being SP75061, Lot 1/DP19199, Lot 1/DP22569
- k) development specified in EOI application 395467 dated 3 September 2026 including development for the purpose of shop top housing with provision of affordable housing at 2 Help Street, Chatswood being Lot 1/DP792390

- (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 15) 2025**

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

Omit “16 Burroway Road & Part 5 Footbridge Boulevard, Wentworth Point being Lot 24/DP270778, Part Lot 40/DP270778”. Instead insert “16 Burroway Road, Part 5 Footbridge Boulevard & Part 1-3 Foreshore Place, Wentworth Point being Lot 24/DP270778, Part Lot 40/DP270778, Lot 1/DP270778 as legally described as at the date of this Order.”

**Schedule 2 Amendment of State Significant Development Declaration Order
(No 9) 2025****[1] Part 2, Clause 4(1)(n)**

Omit Clause 4(1)(n) “development specified in EOI application 248763 dated 24 March 2025 including development for the purpose of shop top housing at 494-500 & 516 Military Road, Mosman being Lot 1/Section D/DP4628, Lot 2/Section D/DP4628, Lot 3/Section D/DP4628, Lot 4/Section D/DP4628, Lot 19/DP3547, Lot 11/DP3308.”