

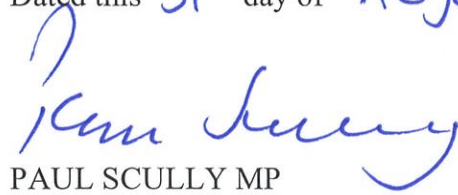
State Significant Development Declaration Order (No 10) 2026

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 31st day of August 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 the *State Significant Development Declaration Order (No 17) 2025* and the *State Significant Development Declaration Order (No 14) 2025*.

State Significant Development Declaration Order (No 10) 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 10) 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 10) 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 375693 dated 6 July 2026 including development for the purpose of shop top housing with provision of affordable housing at 31-39 Ryedale Road, West Ryde being Lot 2/DP559731, Lot 5/1/DP2085
- b) development specified in EOI application 377945 dated 14 July 2026 including development for the purpose of residential flat building with provision of affordable housing at 39-43, 45 Longueville Road & 26, 28, 30 Kara Street, Lane Cove North being SP13609, Lot 50/DP1055874, Lot 8/DP10530, Lot 9/DP10530, Lot 10/DP10530
- c) development specified in EOI application 374244 dated 1 July 2026 as amended by additional information on 14 July 2026 including development for the purpose of residential flat building with provision of affordable housing at 145A & 147 Raglan Street & 15, 17, 19, 21, 23, 25, 27 Muston Street, Mosman being Lot 1/DP320548, Lot 2/DP320548, Lot 1/DP974270, Lot 8/2/DP1167, Lot 7/2/DP1167, Lot 6/2/DP1167, Lot 5/2/DP1167, Lot 4/2/DP1167, Lot 3/2/DP1167
- d) development specified in EOI application 373897 dated 1 July 2026 as amended by additional information on 15 July 2026 including development for the purpose of residential flat building with provision of affordable housing at 1, 3, 5, 7, 9, 11, 13 & 15 Ourimbah Road, 10, 12 Heydon Street, Mosman being Lot B/DP444484, Lot A/DP444484, Lot 1/DP169939, Lot 2/DP577348, Lot 1/DP577348, Lot B/DP442096, Lot A/DP442096, Lot 1/DP966522, Lot 1/DP134490, Lot 2/DP134490, Lot 3/DP134490, Lot 1/DP942465
- e) development specified in EOI application 376680 dated 9 July 2026 including development for the purpose of shop top housing with provision of affordable housing at 90-94 Hannell Street, Wickham being Lot 3/B/DP18422, Lot 4/B/DP18422, Lot 5/B/DP18422, Lot 6/B/DP18422, Lot 8/B/DP18422, Lot 15/B/DP18422, Lot 16/B/DP18422, Lot 17/B/DP18422, Lot 18/B/DP18422, Lots 2/DP552322, Lot 3/DP552322, Lot A/DP354403, Lot B/DP354403, Lot 7/DP169528, Lot 1/DP956631
- f) development specified in EOI application 377875 dated 14 July 2026 as amended by additional information on 22 July 2026 and 27 July 2026 including development for the purpose of shop top housing with provision of affordable housing at 257, 261, 263 Military Road, Cremorne being Lot 1/DP576252, Lot 1/DP125232, Lot 2/DP125232, Lot 1/DP178541, Lot 1/DP652033

- g) development specified in EOI application 376994 dated 10 July 2026 as amended by additional information on 21 July 2026 including development for the purpose of seniors housing with provision of affordable housing at 21 Eastbank Avenue & 8, 22 Homestead Avenue, Collaroy being Lot 1/DP572945, Lot 2/DP604580, Lot 100/DP806942, Lot 2/DP787711
 - h) development specified in EOI application 378039 dated 14 July 2026 including development for the purpose of residential flat building with provision of affordable housing at 15-21 Sturt Street & 419 Anzac Parade, Kingsford being Lot 2/DP104641, Lot 3/DP104641, Lot 4/DP104641, Lot 5/DP104641, SP54094
 - i) development specified in EOI application 375692 dated 6 July 2026 including development for the purpose of shop top housing with provision of affordable housing at 9 Grand Parade, Casuarina being Lot 58/DP1264557
 - j) development specified in EOI application 376004 dated 7 July 2026 including development for the purpose of residential flat building, shop top housing with provision of affordable housing at 11, 15, 17, 19, 21, 23, 25, 27, 27A, 29, 31 Hamilton Street & 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56 Dover Road, Rose Bay being Lot 31/DP656282, Lot 30/DP1090872, Lot 1/DP925068, Lot A/DP301253, Lot B/DP301253, Lot 28/2/DP4246, Lot 27/2/DP4246, Lot 1/DP557960, Lot 2/DP557960, Lot 2/DP573445, Lot 1/DP573445, SP67516, Lot A/DP357729, Lot 12/DP71839, SP58620, Lot 141/DP234577, Lot 142/DP234577, Lot 1/DP597479, Lot 2/DP597479, Lot A/DP935598, Lot B/DP935598, Lot A/DP439381, Lot B/DP439381
- (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 17) 2025**

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

Omit Clause 4 (1)(a) “development specified in EOI application 287914 dated 21 August 2025 as amended by additional information provided on 25 August 2025 including development for the purpose of shop top housing with provision of affordable housing at 48-50 York Street, East Gosford being Lot Y/DP411241”

**Schedule 2 Amendment of State Significant Development Declaration Order
(No 14) 2025**

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

Omit Clause 4 (1)(g) “development specified in EOI application 271962 dated 20 June 2025 including development for the purpose of residential flat building with provision of affordable housing at 8-10 & 12-16 Innesdale Road, Wolli Creek being Lot 16/DP4032, Lot 1/DP513379, Lot 17/DP650188, Lot 2/DP101436, Lot 1/DP101436”