

**ANGEL PLACE  
LEVEL 8, 123 PITT STREET  
SYDNEY NSW 2000**

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ABN 50 105 256 228

19 September 2023

Anthony Witherdin  
Key Sites Assessments  
Department of Planning and Environment  
4 Parramatta Square,  
Parramatta NSW 2124

Dear Anthony,

## **TELOPEA CONCEPT PLAN AND STAGE 1A (SSD-14378717) – REQUEST FOR FURTHER INFORMATION (RFI) PACKAGE**

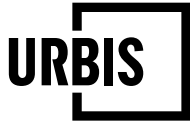
This letter has been prepared by Urbis on behalf of Frasers Property Telopea Developer Pty Ltd (**FPA**, the Applicant) in relation to the request for additional information (**RFI**) requested by the Department of Planning and Environment (**DPE**) on 23 December 2022 for the State Significant Development (**SSD**) Development Application for the Telopea Concept Plan and Stage 1A (**SSD-14378717**).

A supplementary Response to Submissions (**RRTS 2**) package was lodged with the Department of Planning and Environment (**DPE**) in December 2022. Since the lodgement of RTS 2 in December 2022, the Applicant has undertaken further consultation including:

- Meeting on 25 January 2023 with the DPE Key Sites Assessment team and Urbis to discuss initial RFI comments and Key Issues letter.
- Meeting on 14 March 2023 with TfNSW to discuss initial comments.
- Meeting on 10 May 2023 with TfNSW to discuss comments provided (refer to **Section 3.4** for a summary of comments raised).

A Preliminary RFI Package was issued to DPE in June 2023. After an initial review of the RFI Package in June 2023, DPE requested additional information on 23 June 2023. Since the initial review of the RFI package, additional consultation has also occurred including:

- Meeting on 4 July 2023 with Council to discuss the design refinements for Stage 1A. A copy of additional information provided to Council is provided as part of the RFI Package.
- Meeting on 16 August 2023 with TfNSW which confirmed their in-principle support of the removal of New Link Road and the proposed signalised upgrades of the three local road intersections of Adderton Road with Manson Street, Sturt Road with Manson Street and Evans Road with Shortland Street.
- Ongoing discussions with DPE in relation to the State Planning Agreement Offer. DPE confirmed its in-principle acceptance of the offer of 26 July 2023.



- Ongoing discussions with the DPE Key Sites Assessment Team in relation to the methodology to calculate floor space and associated gross floor area in the Core Precinct. The Clause 4.6 Variation for FSR prepared by Urbis provides a breakdown of permissible floor space based on the existing *Parramatta Local Environmental Plan 2011 (PLEP 2011)* tiles in accordance with Clause 4.5 of the PLEP 2011.

To assist with DPE's assessment of the application, an RFI Package has been prepared by the project team. A number of refinements to the Telopea Concept Plan and Stage 1A have been incorporated in response to comments received following the lodgement of RTS 2. These refinements do not fundamentally alter the proposal and comprise of changes which fit within the limits set by the project description, and therefore an Amendment to the proposal is not required under Section 37 of the *Environmental Planning & Assessment Regulation 2021 (EPA Regulation)*. The RFI Package responds to comments to date and provides an updated assessment of the refined scheme.

We appreciate DPE's assistance with this application and we trust the information provided assists with the assessment of the SSDA for the Telopea Concept Plan Area and Stage 1A. If you have any further questions, please do not hesitate to contact myself or Murray Donaldson on (02) 8233 9953.

Kind regards,

A handwritten signature in black ink that reads "Brigitte Bradley".

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