

Department of Planning and Environment

Anthony Witherdin
A/Executive Director
Key Sites and Regional Assessments
Department of Planning and Environment
PO Box 5022
PARRAMATTA NSW 2124

29 November 2023

Subject: Acquisition of Isolated Lots for Stage 2 and 3 of Telopea Urban Renewal Project (TURP)

Dear Mr Witherdin

I refer to your letter dated 6 November 2023 regarding the Telopea Concept Plan and Stage 1A, SSD-14378717 (SSDA), requesting an update on the acquisition of potentially isolated sites.

LAHC has successfully acquired eight isolated properties in Stages 2 and 3 of the Telopea Urban Renewal Project (TURP) to address the site isolation issue raised by the Department of Planning and Environment. These properties are located at:

- 19 Burke Street, Telopea;
- 3 Marshall Road, Telopea;
- 22 Marshall Road, Telopea;
- 31 Marshall Road, Telopea;
- 8 Fig Tree Avenue, Telopea;
- 9 Fig Tree Avenue, Telopea;
- 11 Fig Tree Avenue, Telopea; and
- 15 Fig Tree Avenue, Telopea.

The revised Isolated Lots Study accompanying the previous Response to Submissions Report submitted in September 2023 illustrated that the Concept Plan is not reliant upon securing remaining isolated lots as each can be redeveloped under current planning controls to deliver a complying residential typology. These sites are:

- 11 & 11a Cunningham Street, Telopea
- 26 The Parade, Telopea

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However, during future stages of development, the integration of LAHC properties with privately owned properties will be considered, with isolated lots being a key consideration for any future detailed Development Applications (DAs) and LAHC may consider acquisitions at this time.

LAHC considers that it has satisfactorily addressed the matters raised by the Department, and there are now no outstanding matters concerning this matter.

If you would like further information concerning the isolated lots at Telopea, please do not hesitate to contact me on 0415 051 158 or at David.Johns@fac.s.nsw.gov.au.

Yours sincerely,

A handwritten signature in grey ink, appearing to read "David Johns".

David Johns

Executive Director Commercial,
LAHC Commercial Division

c.c. Chris Koukoutaris from FPA