

Department of Planning and Environment

Our ref: DOC22/335692

Your ref: SSD-14378717

Ms Minoshi Weerasinghe
Industry Key Sites
Planning Group
Department of Planning and Environment
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

Subject: Request to waive requirement for BDAR under s.7.9 of the Biodiversity Conservation Act 2016 – Telopea Concept Plan and Stage 1A, SSD-14378717

Dear Ms Weerasinghe

I refer to the request to waive the requirement for a biodiversity development assessment report (BDAR) submitted with the Response to Submissions for the State Significant Development Telopea Concept Plan and Stage 1A development.

The Environment and Heritage Group (EHG) has reviewed the information provided with the BDAR waiver application, prepared by Urbis dated 20 April 2022, the Flora and Fauna Surveys and Biodiversity Impact Assessment which accompanied the EIS as Appendix U prepared by ACS Environmental Pty Ltd dated 30 June 2021 and the Telopea Masterplan map received from the Planning Group on 24 May 2022. The Planning Group has confirmed the request applies to the whole area covered by the Concept Plan.

Based on the information provided it has been determined that it cannot be concluded that the proposed development is not likely to have any significant impact on biodiversity values. The development application must therefore be accompanied by a BDAR.

The determination is attached for you to provide to the applicant.

Also attached for your information is a decision report prepared by EHG. The decision report should not be provided to the applicant without EHG approval.

Should you have any queries regarding this matter, please contact Janne Grose, Senior Conservation Planning Officer on 02 8837 6017 or at janne.grose@environment.nsw.gov.au.

Yours sincerely,



Louisa Clark 02/06/2022

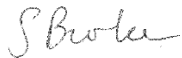
A/Director, Greater Sydney
Biodiversity and Conservation
Environment and Heritage Group

encl 1. DPE, EHG determination
2. DPE, EHG recommendation report

Recommendation

It is recommended that the delegated officer:

- Considers the matters set out in this report; and
 - ~~determines that the proposed development is not likely to have any significant impact on biodiversity values and therefore a BDAR is not required~~
 - determines that, based on the information provided, it cannot be concluded that the proposed development is not likely to have any significant impact on biodiversity values and therefore a BDAR is required.



25/05/2022

Sarah Burke

Date

Senior Team Leader, Compliance & Regulation, Greater Sydney Branch
Environment and Heritage Group

Decision

I, Louisa Clark, A/Director Greater Sydney, of the Department of Planning and Environment, having reviewed this report and the documents attached to it:

- A. ~~determine~~ under section 7.9(2) of the ~~Biodiversity Conservation Act 2016~~ that the proposed development as described in DOC22/335692 and Schedule 1 is not likely to have any significant impact on biodiversity values and therefore a BDAR is not required.
- B. **determine** that, based on the information provided, it cannot be concluded that the proposed development as described in DOC22/335692 and Schedule 1 is not likely to have any significant impact on biodiversity values and therefore a BDAR is required.



2/06/2022

Louisa Clark

Date

A/Director Greater Sydney Branch
Environment and Heritage Group

Determination under clause 7.9(2) of the Biodiversity Conservation Act 2016

I, Louisa Clark, A/Director Greater Sydney, of the Department of Planning and Environment, under clause 7.9(2) of the *Biodiversity Conservation Act 2016*, determine that it cannot be concluded that the proposed development is not likely to have any significant impact on biodiversity values. Therefore, a Biodiversity Development Assessment Report is required.

Proposed development means the development as described in the BDAR Waiver request report (DOC22/335692) and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



2/06/2022

Louisa Clark
A/Director
Greater Sydney
Environment and Heritage Group
Department of Planning and Environment

Date

SCHEDULE 1 – Description of the proposed development

The proposed development seeks concept approval for the staged redevelopment of the Telopea Concept Plan Area (CPA) as well as a detailed proposal for the first stage of development (SSD-14378717).

The site is located at multiple lots in Sturt Street, Shortland Street, Wade Street and Eyles Street, Telopea within the Parramatta Local Government Area.

The Telopea CPA proposal comprises:

- A mixed-use development including:
 - Approximately 4,700 dwellings, including a mix of social, affordable and market dwellings
 - Inclusion of a new retail precinct with a new supermarket, food and beverage, and speciality retail
 - Proposed childcare facility
 - Proposed combined library and community centre
 - Proposed combined Church, Residential Aged Care Facility and Independent living unit's facility
- Delivery of new public open space, including:
 - A new light rail plaza
 - Hill top park
 - Eyles pedestrian link
 - Open space associated with the proposed library
- Retention of existing significant trees
- Road and intersection upgrades
- Cycle way upgrades
- Upgrade of utility services.

Stage 1A Works

The first stage of works to be delivered (known as 'Stage 1A') is located within the Core precinct adjacent to the Parramatta Light Rail station and will include:

- Site establishment works including demolition of all existing buildings and structures, tree removal, site preparation, excavation, and services augmentation.
- Construction of a new arrival plaza for the PLR known as 'Telopea Station Plaza' incorporating a hilltop park surrounding existing significant trees.
- Construction of the Sturt Street West extension over the PLR including Adderton Road intersection works and cycleway connection.
- Upgrade of Sturt and Shortland Streets including kerb realignment, new footpaths and verge landscaping, new indented parking bays, bus zones and pedestrian crossing.
- Construction of five residential buildings between 4 and 14 storeys in height with a shared basement, comprising a total of 446 studio, one-, two- and three-bedroom apartments.
- Construction of two basement levels with ingress/egress from Sturt Street, comprising a total of 421 car parking spaces and 476 bicycle storage spaces, waste and loading facilities.
- Associated open space and landscaping works, including construction of a new public park and through site link, retention of existing significant trees, and ground and rooftop communal open space.
- Construction of a new publicly accessible mews street, providing access to the five residential buildings and new public park.

- Torrens Title Subdivision

Figure 1 shows the boundary of the Telopea Concept Plan Area; Figure 2 shows the Telopea CPA Aerial Photomontage and Figure 3 shows the Telopea Stage 1A proposal.



Figure 1 - Telopea Concept Plan Area



Figure 2 - Telopea CPA Aerial Photomontage

