



**Project Name:** Telopea Concept Plan and Stage 1A  
**Case ID:** SSD-14378717

Applicant Details

Project Owner Info

Title	Mr
First Name	Thomas
Last name	Hurrell
Role/Position	Development Director Major Projects
Phone	0493215604
Email	thomas.hurrell@homes.nsw.gov.au
	6 Parramatta Square, 10 Darcy Street
Address	Parramatta , New South Wales, 2124 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	New South Wales Land and Housing Corporation
ABN	24960729253

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Katrina	Burley
Phone	Email	Role/Position
0403418187	katrina.burley@fpdplanning.com	Associate Planner

Address

PO Box H219 Australia Square  
Sydney, New South Wales 1215  
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Telopea Concept Plan and Stage 1A
Industry	Residential & Commercial
Development Type	Residential & Commercial
Estimated Development Cost (excl GST)	AUD1,841,544,794.00
Indicative Operation Jobs	200
Indicative Construction Jobs	1,000
Number of Occupants	
Number of Dwellings	4,700
Gross Floor Area (GFA) sqm	

Description of amended development  
Redevelopment of Stage 1A of the Telopea Estate to deliver 423 dwellings including 245 social and affordable dwellings across six buildings ranging in height from 5 - 15 storeys, a total of 325 parking spaces, associated landscaping and servicing.

Description of Changes

Briefly describe the proposed changes to the application

Proposed design amendments to Stage 1A to amend the tenure mix to include social and affordable housing (245 social and affordable dwellings), revised apartment mix, amended car parking and basement design, revised landscape plans to reflect the amended tenure and apartment mix.

Homes NSW is amending the application to remove the Concept Approval from all land except as far as it relates to Stage 1A.

Stage 1 Details

Estimated Development Cost (excl GST)	AUD180,252,675.00
Operation Jobs	10
Construction Jobs	500
Number of Occupants	
Number of Dwellings	423
Gross Floor Area (GFA) sqm	

Concept Development

Are you intending to submit a concept or staged application?

Yes

Would this be for the initial concept application?

Yes

Would this application also include the first stage of the project?

Yes

Site Details

Site Information

Site Name	Telopea Concept Plan Area
Site Address (Street number and name)	Multiple - Refer Attached
Site Co-ordinates - Latitude	-33.794821
Site Co-ordinates - Longitude	151.042

Local Government Area

Local Government	District Name	Region Name	Primary Region	
Parramatta	Central City District	Sydney	<input checked="" type="radio"/>	

Lot and DP

Lot and DP

The Telopea Concept Plan Area is approximately 13.4 hectares and comprises of 99 individual allotments - refer Attached for full list.

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Homes NSW - Change of Applicant
File Name	AHO - Owners Consent Letter
File Name	Hope Connect Landowners consent
File Name	LAHC Landowner Consent

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

LAHC has requested the Minister for Planning and Public Spaces amend State Environmental Planning Policy (State and Regional Development) 2011 to list the Telopea Precinct in Clause 10 Schedule 2 by amending the State Significant Development Sites Map. This would make development at Telopea carried out by or on behalf of LAHC with a capital investment value of more than \$30 million State Significant Development.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

Section under selected Schedule

Section 26 - Housing development carried out by public authorities

Permissibility of Proposal

Permissible with consent

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [Schedule 1, Part 1, clause 1\(2\) of the Environmental Planning and Assessment Regulation](#))

No

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?\*

Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?\*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?\*

No

Does the application include a site plan of the land, which indicates the matters referred to Part 3, section 24 of the [Environmental Planning and Assessment Regulation 2021](#)?\*

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?\*

Yes

Does the application include the documents specified in Part 3, section 24 of the [Environmental Planning and Assessment Regulation 2021](#)?\*

Yes

Does the development involve any subdivision work?\*

Yes

Does the application include preliminary engineering drawings of the work to be carried out?\*

Yes

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?\*

Yes

Does the application include documentary evidence that such arrangements have been made?\*

Yes

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?\*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?\*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?\*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?\*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?\*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?\*

No

Is the development [BASIX optional development](#)?\*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?\*

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?\*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?\*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?\*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?\*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?\*

No

A mining lease under the [Mining Act 1992](#)?\*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?\*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?\*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?\*

Yes

A licence under the [Pipelines Act 1967](#)?\*

No

Summarised Amended DA

Amended DA Report  
Attachments

File Name	Appendix N - Waste Management Plan
File Name	Appendix M - Plan of Subdivison
File Name	Appendix L - BASIX Report and Certificates
File Name	Appendix K - Sustainability Strategy
File Name	Appendix J - Civil Plans
File Name	Appendix I -Transport Statement
File Name	Appendix H - Aboricultural Impact Appraisal
File Name	Appendix G - Landscape Plans
File Name	Appendix F - Landscape Report
File Name	Appendix E - Development Schedules
File Name	Appendix D - ADG Schedules
File Name	Appendix B -Stage 1A Revised Design Report
File Name	Appendix C - Stage 1A Architectural Plans
File Name	Appendix A - Stage 1A Revised Clause 4.6 Variation Request
File Name	Amendment Report