

EXHIBITION OF AMENDED STATE SIGNIFICANT DEVELOPMENT APPLICATION

TELOPEA CONCEPT PLAN AND STAGE 1A

Application No	SSD-14378717
Location	6, 12 and 14 Sturt Street and 1, 3 and 5 Polding Place, Telopea (Lots 5-7 in DP 128229)
Applicant	NSW Land and Housing Corporation/Homes NSW
Council Area	City of Parramatta
Consent Authority	Minister for Planning and Public Spaces

Description of proposal

A concept proposal with the first stage of physical works, comprising:

- Concept proposal:
 - approximately 4,700 dwellings (a mix of social, affordable and market housing) across three precincts
 - a range of non-residential uses (retail, commercial, medical centre, gym) in the suburb's core
 - a combined church, residential aged care facility, and independent living units facility
 - community facilities, including a combined library and community centre
 - new public open space, including a Parramatta Light Rail (PLR) arrival plaza, hilltop park, and Eyles Street pedestrian link
 - removal of 682 existing trees and planting of 2,450 new trees
 - new road, cycle way and intersection upgrades
 - upgrades to utility services
- Stage 1A seeking approval for the first stage of the redevelopment including:
 - demolition, excavation and tree removal
 - construction of five residential apartment buildings containing a total of 443 market dwellings and ranging in height from 22 m to 47 m
 - construction of a 416-space shared basement car park, including access from Winter Street
 - construction of a new arrival plaza for the PLR and new hilltop park
 - construction of Sturt Street West extension over the PLR, including Adderton Road intersection works
 - upgrade works to Sturt Street and Shortland Street
 - associated open space and landscaping works, including a new public park and publicly accessible mews street
 - subdivision.

Description of amended proposal

Amendments to the original application since it was exhibited including:

- removing the concept proposal from the application
 - pursuing Stage 1A works only, including the following changes:
 - amending the tenure mix to provide new affordable and social housing
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- reducing the number of dwellings (20 less apartments, for a total 423 apartments)
 - amending the maximum height of buildings (with a decrease of approximately 0.8m for Building B and an increase of approximately 0.4-1m for Buildings A, C, D and E)
 - removing 14 additional trees
 - dividing the single, shared basement into three basements (providing 91 less parking spaces, for a total 325 car parking spaces)
 - removing the proposed vehicles access from Winter Street and across the PLR, and providing access from Sturt Street and a new internal road
 - providing and landscaping public open space around the light rail station and within the site
 - roadworks including upgrading the kerbs, footpaths, landscaping, pedestrian crossings, and parking/drop-off spaces on Sturt Street and Shortland Street, and providing a new roundabout at the intersection of Sturt Street, Manson Street, and Marshall Street.

About the exhibition

An exhibition process allows any individual or organisation to have their say about a proposed development.

The Department of Planning, Housing and Infrastructure (the Department) has received an amended application for the abovementioned State significant development (SSD) proposal. The amended application, amendment report and accompanying documents are on exhibition from **Thursday 4 December 2025** until **Wednesday 17 December 2025 (exhibition period)**. You can view these documents online at www.planningportal.nsw.gov.au/major-projects.

At the time of publishing this advertisement, the Minister for Planning and Public Spaces has not directed that a public hearing should be held.

Have your say

To have your say on this project, you must lodge a submission online through the NSW Planning Portal before the close of the exhibition period.

To do this, search for this project at www.planningportal.nsw.gov.au/major-projects and click on 'Make a submission'. You will need to log in or create a user account.

Resources to help you use the NSW Planning Portal are available at www.planningportal.nsw.gov.au/major-projects/help including a step-by-step [guide](#) on how to make a submission. If you require assistance, please contact the Department's customer support team on 1300 305 695.

If you think you'll need help making a submission using the portal, it's a good idea to contact customer support sooner rather than later. Ensure you give yourself plenty of time to make a submission before the project's exhibition period end date.

You cannot upload a submission on behalf of another person.

Before making your submission: You should read the Department's:

- Disclaimer and declaration at www.planningportal.nsw.gov.au/major-projects/help/disclaimer-and-declaration, and
 - Privacy statement at www.planning.nsw.gov.au/privacy.
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When making a submission you will be required to include:

- your name and address
- the name of the application and the application number
- a statement on whether you 'support' or 'object' to the proposal or if you are simply providing comment
- the reasons why you support or object to the proposal
- a declaration of any reportable political donations you have made in the last two years (visit www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/Donations-and-Gift-Disclosure or phone 1300 305 695 to find out more)
- an acknowledgement that you accept the Department's [disclaimer and declaration](#), including confirmation that your submission does not contain offensive, threatening, defamatory or inappropriate content .

Your submission will be published on the NSW Planning Portal in accordance with the Department's privacy statement and disclaimer and declaration. You can elect to have your name withheld from the published list of submitters. If you choose this option, do not include personal information in the body of your submission or in any attachments as your submission will be published in full.

The Department may choose to withhold from publication any submission considered offensive, threatening, defamatory or inappropriate.

For more information, including the Department's submissions policy, please go to www.planningportal.nsw.gov.au/major-projects/have-your-say.

For more information about the project: Contact Anna Nowland on 9585 6666

If you require assistance to use the NSW Planning Portal or you are having difficulty making a submission online, please call the Department's customer support team on 1300 305 695.
