

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD-14378717 Telopea Stage 1A
Applicant	Homes NSW (NSW Land and Housing Corporation)
Consent Authority	Minister for Planning and Public Spaces

Decision

The Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (**the Act**), granted consent to the development application subject to conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning, Housing and Infrastructure's assessment report is available [here](#).

Date of decision

28 May 2026

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the department's assessment report;
- the prescribed matters under the Environmental Planning and Assessment Regulation 2000;
- the objects of the Act;
- the considerations under s 7.14(2) and 7.16(3) of the *Biodiversity Conservation Act 2016* (NSW);
- all information submitted to the department during the assessment of the development application;
- the findings and recommendations in the department's assessment report; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the department's assessment report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including providing new social, affordable and market housing, upgrading local roads, providing a new pedestrian link, dedicating a new park and a plaza at the light rail station, and providing monetary contributions;
- the project is permissible with development consent, and is compatible with the strategic vision for the area including the Telopea Masterplan 2017;
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards;
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the conditions of consent; and
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The applicant engaged with the community during the preparation of the environmental impact statement (EIS) as a requirement of the Secretary's environmental assessment requirements. The EIS detailed the findings of the engagement and how it influenced the scope and design of the project.

Once the EIS was submitted to the department it was placed on exhibition from 13 October 2021 to 9 November 2021. Because of amendments made to the project, the application was then exhibited a second time from 4 December 2025 to 17 December 2025. Across both exhibition periods, 37 submissions were received, including 26 objections, 8 providing comments, and 3 in support of the project.

The key issues raised by the community (including in submissions) and considered in the department's assessment report and by the decision maker include social and economic impacts, traffic and parking, infrastructure demand, bulk and scale, the planning process, and biodiversity and tree removal. Other issues are addressed in detail in the department's assessment report.

<i>Issue</i>	<i>Consideration</i>
<i>Social and economic impacts</i> - concerns for social cohesion, safety and anti-social behaviour - need for on-site community services and tenant support programs - concerns for the existing residents being displaced	<i>Assessment</i> - The Department supports the renewal of ageing social housing and increasing social and affordable housing as part of a new mixed tenure precinct. The Department notes that the long-term use of the site has been for social housing and the proposed development contributes to the NSW Government's priorities to deliver more social housing and address housing supply and affordability. - The development has been designed to achieve Crime Prevention Through Environmental Design (CPTED) principles, adopts a tenure-blind design approach, and would be managed by relevant community and social housing providers. - The residents of the existing social housing on the site had been relocated at the time of determination. <i>Conditions</i> - The department recommends that the social and affordable housing is managed by the relevant provider, that the detailed construction drawings address the recommendations of the CPTED technical assessment and demonstrate a tenure-blind design, and that the recommendations of the applicant's Social Impact Assessment for community consultation and outreach are implemented.
<i>Traffic and parking</i> - insufficient parking provided on the site - concerns for new road connections - concerns for potential pedestrian and vehicle conflicts	<i>Assessment</i> - The carparking provided for the development complies with the applicable car parking rates. The site also benefits from being adjacent to the Telopea Light Rail Station. - The new internal road would be constructed to meet Australian Standards, and changes to local roads will be further detailed and endorsed by Council, ensuring that potential conflicts between pedestrians and vehicles are appropriately minimised. There are no new road connections included in the amended application. <i>Conditions</i> - The department recommends a range of conditions including providing the nominated carparking and bicycle parking spaces and certifying that the new internal road and all parking and loading areas achieve the relevant Australian Standards. Works to local roads would be approved by Council's Traffic Committee.
<i>Infrastructure demand</i> new and additional infrastructure is needed to support demand including schools, transport, medical facilities, shops and services	<i>Assessment</i> - The applicant has entered into a planning agreement with Council and the State Government to deliver and dedicate new public open spaces areas, construct a new local road (The Mews), and upgrade local roads including new roundabouts and shared paths and to provide monetary contributions for State public infrastructure that could include upgraded roads, schools, or other services and infrastructure. - The proposed housing would be adequately serviced by infrastructure and is well located close to public transport to access other surrounding centres. <i>Conditions</i> - The department recommends that the planning agreement with Council is executed and that the monetary contributions in the State planning agreement are paid in accordance with that agreement.
<i>Bulk and scale</i> - concerns for the height of buildings and setbacks - desire to retain the existing medium density scale of development	<i>Assessment</i> The proposed variations to the maximum building heights align with the intended future character of the precinct, allow for consolidated open space areas at the ground plane, and do not result in additional floor space than what is permitted on the site. The bulk and scale of the proposal has also been mitigated through a combination of design measures.

the development will isolate sites	- The adopted street setbacks comply with the minimum Council controls and provide adequate deep soil zones to support tree planting and an overall landscaped streetscape. The separation between buildings has also been carefully considered and ensure that a functional level of privacy and amenity is preserved within the site and to adjoining properties. - The amended application applies to a single, consolidated site and does not result in site isolation. <i>Conditions</i> - The department recommends that the approved height and floor space be verified at the detailed construction drawing stage.
<i>Planning process</i> - inadequate consultation - uncertain relationship to the Masterplan	<i>Assessment</i> - Both exhibition periods were conducted in accordance with the applicable legislation and the Department's Community Participation Plan and Submissions Policy, including with respect to the length of the exhibition period, how the documents were provided for comment, and how the submissions were received and counted. - The application was amended to remove the broader master plan component of the application. Homes NSW would continue to progress renewal opportunities for its broader landholdings within Telopea under various planning pathways in the future. <i>Conditions</i> - The applicant will provide details and timing of proposed construction activities to affected stakeholders, including any changed traffic and access conditions.
<i>Biodiversity and tree removal</i> - existing trees should be preserved - retain the landscaped character of the area - concerns for loss of habitat	<i>Assessment</i> - The trees that are proposed to be removed are not identified as potential remnant vegetation, and the applicant's Biodiversity Development Assessment Report confirmed that the development would not result in serious or irreversibly impacts and would not require offsets. - The redevelopment of the site consistent with the strategic vision for this area would result in the loss of some existing trees. However, the impacts can be appropriately minimised and offset through planting replacement trees and adopting recommended conditions. <i>Conditions</i> - The department recommends the applicant prepare a Biodiversity Management Plan and enact the recommendations of the Arboricultural Impact Assessment for protecting existing trees. The detailed landscaping plans are to provide sufficient replacement planting.