

EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT APPLICATION

TELOPEA – CONCEPT & STAGE 1A DEVELOPMENT

APPLICATION

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| Application No | SSD-14378717 |
| Location | Telopea Concept Plan Area comprising 103 allotments (see Attachment A) |
| Applicant | New South Wales Land and Housing Corporation |
| Council Area | City of Parramatta |
| Consent Authority | Minister for Planning and Public Spaces |

Description of proposal

A concept proposal seeking approval for a mixed-use redevelopment including:

- approximately 4,700 dwellings (mix of social, affordable and market housing) across three precincts
- building heights ranging from:
 - 22 m to 86 m (Core Precinct)
 - 10.5 m to 28 m (North Precinct)
 - 15 m to 22 m (South Precinct)
- a retail and commercial area within the Core Precinct, including a new supermarket
- community facilities, including a combined library and community centre
- a combined church, residential aged care facility and independent living units facility
- 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, including a new PLR road crossing and connection to Adderton Road
- upgrades to utility services.

A Stage 1A proposal 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 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

- upgrades works to Sturt Street and Shortland Street
- associated open space and landscaping works, including a new public park and publicly accessible mews street
- subdivision.

Note: With the exception of Stage 1A, the application is concept only and does not seek approval for physical works which will be sought as part of future separate applications.

Exhibition Details

The application for State significant development (SSD), Environmental Impact Statement (EIS) and accompanying documents will be exhibited from **Wednesday 13 October 2021** until **Tuesday 9 November 2021** and are accessible electronically on the Department's website

(www.planningportal.nsw.gov.au/major-projects/projects/on-exhibition). You may also view a copy during the ordinary office or opening hours at:

City of Parramatta Council: Customer Service Centre, 126 Church Street, Parramatta NSW 2150

Dundas Branch Library: 21 Sturt Street, Telopea (if open during exhibition following Covid-19 closure)

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 online, search for this project at

www.planningportal.nsw.gov.au/major-projects/projects/on-exhibition and click on 'Make a submission'. You will need to log in or create a user account.

If you cannot lodge online, post or drop your submission to the address below, to arrive before the close of exhibition. If you want your personal information to be withheld before publication, please clarify this at the top of your cover letter and do not include personal details in your submission.

Important information about COVID-19 lockdown restrictions

The Department encourages online submissions to ensure public safety as well as the timely consideration of all issues raised, during times when mobility is restricted due to Covid-19 lockdown.

If you choose to send a paper-based submission, it is important that both the submission and mailing envelope are addressed to the nominated contact team below:

Please be aware that if you choose to send a paper-based submission and it is not addressed to the correct contact team, the submission will not be received by the Department and will instead be returned to sender.

Please include:

- Your name and address at the top of the letter only (or in a separate cover letter if you want your personal details to be withheld from publication);
- 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; and
- A declaration of any reportable political donations you have made in the last two years (visit www.planning.nsw.gov.au/DonationsandGiftDisclosure or phone 1300 305 695 to find out more).

Privacy statement: Before making your submission, read our Privacy Statement at www.planning.nsw.gov.au/privacy or call 1300 305 695 for a copy. We will publish your submission on our website in accordance with our Privacy Statement.

For more information: Contact (02) 9274 6379 or 1300 305 695

Address: Planning and Assessment, Department of Planning, Industry and Environment, Locked Bag 5022, Parramatta NSW 2124

Attachment A

The concept proposal comprises 103 allotments within the City of Parramatta Local Government Area. The Stage 1A proposal comprises three allotments. All allotments are shown in **Table 1**.

Table 1 Legal description of the concept and Stage 1A area

| Lot | DP | Stage | Address |
|------|---------|----------------------|---|
| 5 | 128229 | Concept and Stage 1A | 6, 12 and 14 Sturt Street, Telopea 1, 3 and 5 Polding Place, Telopea |
| 6 | 128229 | Concept and Stage 1A | 6, 12 and 14 Sturt Street, Telopea 1, 3 and 5 Polding Place, Telopea |
| 7 | 128229 | Concept and Stage 1A | 6, 12 and 14 Sturt Street, Telopea 1, 3 and 5 Polding Place, Telopea |
| 171 | 1186793 | Concept | 29-33 Sturt Street, Telopea |
| 1 | 811709 | Concept | 14 Shortland Street, Telopea |
| 2 | 811709 | Concept | 10-12 Shortland Street, Telopea 18-20 Shortland Street, Telopea 1-5 Eyles Street, Telopea |
| 1715 | 213180 | Concept | 27 Sturt Street, Telopea 12–15 Eyles Street, Telopea |
| 1716 | 213180 | Concept | 19 Sturt Street, Telopea 6–11 Eyles Street, Telopea 6 and 8 Shortland Street, Telopea |
| 227 | 36743 | Concept | 14 Field Place, Telopea |
| 228 | 36743 | Concept | 16Field Place, Telopea |
| 229 | 36743 | Concept | 18 Field Place, Telopea |
| 245 | 36743 | Concept | 33 Marshall Road, Telopea |
| 246 | 36743 | Concept | 35 Marshall Road, Telopea |
| 248 | 36743 | Concept | 23 The Parade, Telopea |
| 249 | 36743 | Concept | 21 The Parade, Telopea |
| 250 | 36743 | Concept | 28 Marshall Road, Telopea |
| 251 | 36743 | Concept | 26 Marshall Road, Telopea |
| 252 | 36743 | Concept | 24 Marshall Road, Telopea |
| 254 | 36743 | Concept | 20 Marshall Road, Telopea |
| 255 | 36743 | Concept | 18 Marshall Road, Telopea |
| 256 | 36743 | Concept | 16 Marshall Road, Telopea |
| 262 | 36743 | Concept | 7-9 Shortland Street, Telopea 1-3 Fig Tree Avenue, Telopea 4 Marshall Road, Telopea |
| 263 | 36743 | Concept | |
| 264 | 36743 | Concept | |
| 265 | 36743 | Concept | |
| 266 | 36743 | Concept | |
| 267 | 36743 | Concept | |
| 268 | 36743 | Concept | |
| 275 | 36743 | Concept | 17 Fig Tree Avenue, Telopea |
| 276 | 36743 | Concept | 19 Fig Tree Avenue, Telopea |

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|-----|---------|---------|--|
| 280 | 36743 | Concept | 20 Fig Tree Avenue, Telopea |
| 281 | 36743 | Concept | 18 Fig Tree Avenue, Telopea |
| 282 | 36743 | Concept | 16 Fig Tree Avenue, Telopea |
| 283 | 36743 | Concept | 14 Fig Tree Avenue, Telopea |
| 284 | 36743 | Concept | 12 Fig Tree Avenue, Telopea |
| 285 | 36743 | Concept | 10 Fig Tree Avenue, Telopea |
| 287 | 36743 | Concept | 6 Fig Tree Avenue, Telopea |
| 288 | 36743 | Concept | 4 Fig Tree Avenue, Telopea |
| 290 | 36743 | Concept | 19 Shortland Street, Telopea |
| 291 | 36743 | Concept | 21 Shortland Street, Telopea |
| 292 | 36743 | Concept | 1 The Parade, Telopea |
| 293 | 36743 | Concept | 3 The Parade, Telopea |
| 294 | 36743 | Concept | 5 The Parade, Telopea |
| 295 | 36743 | Concept | 7 The Parade, Telopea |
| 296 | 36743 | Concept | 9 The Parade, Telopea |
| 297 | 36743 | Concept | 11 The Parade, Telopea |
| 298 | 36743 | Concept | 13 The Parade, Telopea |
| 299 | 36743 | Concept | 15 The Parade, Telopea |
| 304 | 36743 | Concept | 32 The Parade, Telopea |
| 305 | 36743 | Concept | 30 The Parade, Telopea |
| 306 | 36743 | Concept | 28 The Parade, Telopea |
| 308 | 36743 | Concept | 24 The Parade, Telopea |
| 309 | 36743 | Concept | 22 The Parade, Telopea |
| 310 | 36743 | Concept | 20 The Parade, Telopea |
| 311 | 36743 | Concept | 18 The Parade, Telopea |
| 312 | 36743 | Concept | 16 The Parade, Telopea |
| 313 | 36743 | Concept | 14 The Parade, Telopea |
| 314 | 36743 | Concept | 12 The Parade, Telopea |
| 315 | 36743 | Concept | 10 The Parade, Telopea |
| 316 | 36743 | Concept | 8 The Parade, Telopea |
| 317 | 36743 | Concept | 6 The Parade, Telopea |
| 318 | 36743 | Concept | 4 The Parade, Telopea |
| 319 | 36743 | Concept | 2 The Parade, Telopea |
| 1 | 596499 | Concept | 2 and 2A Evans Road, Telopea |
| 2 | 596499 | Concept | 27 Moffatts Drive, Dundas Valley |
| 100 | 1169946 | Concept | 2 and 2A Evans Road, Telopea 4, 6 and 8 Moffatts Drive, Telopea |
| 89 | 36691 | Concept | 20 Chestnut Avenue, Telopea |
| 90 | 36691 | Concept | 18 Chestnut Avenue, Telopea |
| 91 | 36691 | Concept | 16 Chestnut Avenue, Telopea |
| 92 | 36691 | Concept | 14 Chestnut Avenue, Telopea |
| 96 | 36691 | Concept | 6 Chestnut Avenue, Telopea |
| 97 | 36691 | Concept | 4 Chestnut Avenue, Telopea |
| 98 | 36691 | Concept | 2 Chestnut Avenue, Telopea |

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|------|--------|---------|--|
| 100 | 36691 | Concept | 4 Burke Street, Telopea |
| 108 | 36691 | Concept | 15 Chestnut Avenue, Telopea |
| 109 | 36691 | Concept | 17 Chestnut Avenue, Telopea |
| 110 | 36691 | Concept | 19 Chestnut Avenue, Telopea |
| 111 | 36691 | Concept | 21 Chestnut Avenue, Telopea |
| 119 | 36691 | Concept | 4 Cunningham Street, Telopea |
| 120 | 36691 | Concept | 2 Cunningham Street, Telopea |
| 121 | 36691 | Concept | 12 Burke Street, Telopea |
| 122 | 36691 | Concept | 10 Burke Street, Telopea |
| 126 | 36691 | Concept | 1 Burke Street, Telopea |
| 127 | 36691 | Concept | 3 Burke Street, Telopea |
| 128 | 36691 | Concept | 5 Burke Street, Telopea |
| 129 | 36691 | Concept | 7 Burke Street, Telopea |
| 136 | 36691 | Concept | 21 Burke Street, Telopea |
| 137 | 36691 | Concept | 23 Burke Street, Telopea |
| 138 | 36691 | Concept | 25 Burke Street, Telopea |
| 139 | 36691 | Concept | 27 Burke Street, Telopea |
| 140 | 36691 | Concept | 29 Burke Street, Telopea |
| 141 | 36691 | Concept | 31 Burke Street, Telopea |
| 149 | 36691 | Concept | 3 Cunningham Street, Telopea |
| 150 | 36691 | Concept | 5 Cunningham Street, Telopea |
| 151 | 36691 | Concept | 7 Cunningham Street, Telopea |
| 152 | 36691 | Concept | 9 Cunningham Street, Telopea |
| 154 | 36691 | Concept | 25 Chestnut Avenue, Telopea |
| 155 | 36691 | Concept | 27 Chestnut Avenue, Telopea |
| 156 | 36691 | Concept | 29 Chestnut Avenue, Telopea |
| 1720 | 213180 | Concept | (Church) 16-18 Shortland Street, Telopea |
| 1721 | 213180 | Concept | (Church) 16-18 Shortland Street, Telopea |
| 1713 | 213180 | Concept | (Dundas Library & Centre) 21 Sturt Street, Telopea |
| 1714 | 213180 | Concept | Substation Lot adjoining library reserve |