

Scoping Report: Request for SEARs



Telopea Concept Plan Area

February 11, 2021

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1 Introduction

This scoping report has been prepared to support a request for Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement for a State Significant Development (SSD) of the NSW Land and Housing Corporation (LAHC) Project Land to be redeveloped by Affinity Consortium. It includes a description of the site, an overview of the proposed development, sets out the statutory context, and identifies the likely environmental and planning issues associated with the proposal.

The SSD application will be a Concept Development Application under Division 4.4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) for the LAHC Project Land, including Development Consent for Stage 1A of the development comprising 452 apartments, a neighbourhood park, the hilltop park/arrival plaza and new road crossing of the Telopea light rail corridor. The Concept Development Application also provides the necessary detail for assessment as an alternative to a DCP as permitted by Section 4.23 of the EP&A Act.

The NSW Department of Planning, Industry and Environment (DPIE) draft *Industry Specific SEARs* and the draft *Preparing a Scoping Report - State Significant Development Guide* has been used as a reference in preparation of the request. A slightly modified set of SEARs is requested given the application is for a Concept proposal in addition to Stage 1A works.

2 Background

On 19 December 2018 changes were made to the *Parramatta Local Environmental Plan 2011* (Parramatta LEP) for the Telopea Precinct. This included changes to the zoning, height of buildings and floor space ratio controls to facilitate renewal of the precinct to create around 4,500 additional dwellings, with a target for 1,000 new affordable and social housing dwellings.

The amendment of the Parramatta LEP was informed by the Telopea Master Plan Report (February 2017) which outlined a vision, objectives, key considerations to guide development in the precinct. The changes to the planning controls were made via *State Environmental Planning Policy Amendment (Telopea Precinct) 2018*.

The redevelopment of the Telopea Precinct is part of the NSW Government Communities Plus program, which seeks to deliver new communities where social housing blends with private and affordable housing, with good access to transport, employment, improved community facilities and open space.

The Communities Plus program seeks to leverage the expertise and capacity of the private and nongovernment sectors.

In December 2019 the NSW Government announced that the Affinity Consortium comprising Frasers Property AHL Limited and Hume Community Housing was awarded the contract to develop parts of the Telopea Precinct.

This SEARs request to enable preparation of the SSD application is the first step as part of the planned redevelopment of the Telopea Precinct to deliver a new, integrated community with modern housing, community amenities, better transport and improved access to health, education and jobs.

3 Site analysis and context

3.1 Telopea Precinct

The Telopea Precinct, comprises approximately 60ha of land located to the east of Adderton Road, Telopea which includes the LAHC owned land.

The Telopea Precinct presents a unique redevelopment opportunity, located approximately 4km from the Parramatta CBD. The T6 railway line is being converted to accommodate the new Parramatta Light Rail Service. The light rail will run through Telopea with a stop adjacent to the Site, to the south of the current station at Sturt Street. The light rail is expected to be operational from 2023.

The Precinct currently comprises the following uses:

- Around 1,400 existing dwellings, including 608 dwellings are owned by LAHC which were constructed between the 1950s and 1970s. A number of recently developed apartment buildings and townhouse style developments are also located within the Precinct
- Telopea Public School
- Sturt Park to the south of Telopea Public School which includes sport fields, walking paths, a skate park and a playground
- Community facilities including Dundas Area Neighbourhood Centre and Dundas Branch Library
- A local shopping centre known as Waratah Shops with around 11 retail premises.



Figure 1: Telopea Precinct

3.2 Surrounding context

The Telopea Precinct is located to the east of the planned Parramatta Light Rail Corridor and Telopea Light Rail stop. The site is largely surrounded by other residential areas including Telopea to the west of the Light Rail corridor, Carlingford to the north, Dundas Valley to the east and Dundas to the south. The Ponds Creek Reserve and Rapanea Community Forest is located to the east of the Precinct and the St Patricks Marist College is located to the south east.

3.3 Site description

3.3.1 Concept SSD application site

The LAHC Project Land which is the subject of the Concept SSD application comprises the parcels of land within the Telopea Precinct which are highlighted blue in Figure 2 below, together with the Dundas Area Neighbourhood Centre which is owned by the City of Parramatta Council and land owned by the Telopea Christian Church. It is also expected that some land within adjoining pathways and roads owned by Council will be incorporated into the development site, and that this would be offset by new roads, open space or pedestrian connections within the Precinct.

3.3.2 Stage 1A SSD application site

The Stage 1A SSD application applies to approximately 20,500m² of land (refer Figure 3) on the western edge of the precinct located adjacent to the planned Telopea Light Rail station which currently comprises a number of three storey apartment buildings with large areas of communal open space. Sturt Street forms the northern and eastern boundary of parts of the site.

Note: a full list of the addresses and lot/DP for all land forming part of the concept and Stage 1A proposals is provided at **Appendix A**.



4 Project

LAHC's vision for Telopea is to create a vibrant neighbourhood that appeals to a diverse residential population with private, affordable and social housing dwellings seamlessly integrated into the broader community. Improved transport connectivity, new community facilities and enhanced open spaces will support a cohesive and sustainable community in a rapidly growing part of Sydney.

To progress this vision, the Affinity Consortium has been contracted by LAHC to redevelop 486 of its dwellings in Telopea, for up to 4,700 dwellings incorporating approximately 1,000 social and affordable housing dwellings. The project will also include a minimum of 128 independent living units for seniors. Supporting the redevelopment will be up to 7,000sqm of commercial and retail floorspace, reconstructed Telopea Christian Centre (church), new community facilities, new parks and public domain areas including the arrival plaza adjacent to the PLR, and new roads, upgraded intersections and cycleways.

4.1 Proposed Development

The SSD application will seek Concept approval for the staged redevelopment of the LAHC Project Land, as well as a detailed proposal for the first stage of development. The Concept proposal sets out the maximum building envelopes and GFA that can be accommodated across the site, and identifies the land uses and public infrastructure upgrades to be provided. The Concept proposal will establish the planning and development framework from which any future development application will be assessed against.

The Telopea Concept proposal comprises:

- A mixed-use development including:
 - Approximately 4700 dwellings, including a mix of social, affordable and market dwellings
 - Inclusion of a new retail precinct with a new supermarket, food and beverage, and specialty 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
 - Elyes 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

The Telopea Concept Plan area is divided into four precincts known as Core, North, South and East incorporating a total of 29 lots (refer Figure 3). Concept Drawings for each of the precincts have been prepared by Bates Smart and are provided at **Appendix C**.

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 Parramatta Light Rail, incorporating a Community Pavilion
- Construction of the Sturt Street extension, Light Rail crossing including Adderton Road intersection works and cycleway connection
- Part demolition and upgrade of Sturt and Shortland streets including new kerb-realignment, new footpaths and landscaping, new parking bays, bus zones, line marking and crossing to the extent identified in Figure 1
- Construction of a new public park surrounding the existing significant trees
- Construction of residential flat buildings, up to 10-storeys in height, including studio, one, two and three bedroom apartments
- Construction of two basement levels, with access / egress via Sturt Street and Winter Street, including waste and loading facilities
- Associated open space and landscaping works, including retention of existing significant trees, ground and rooftop communal open space, and a publicly accessible through site link.

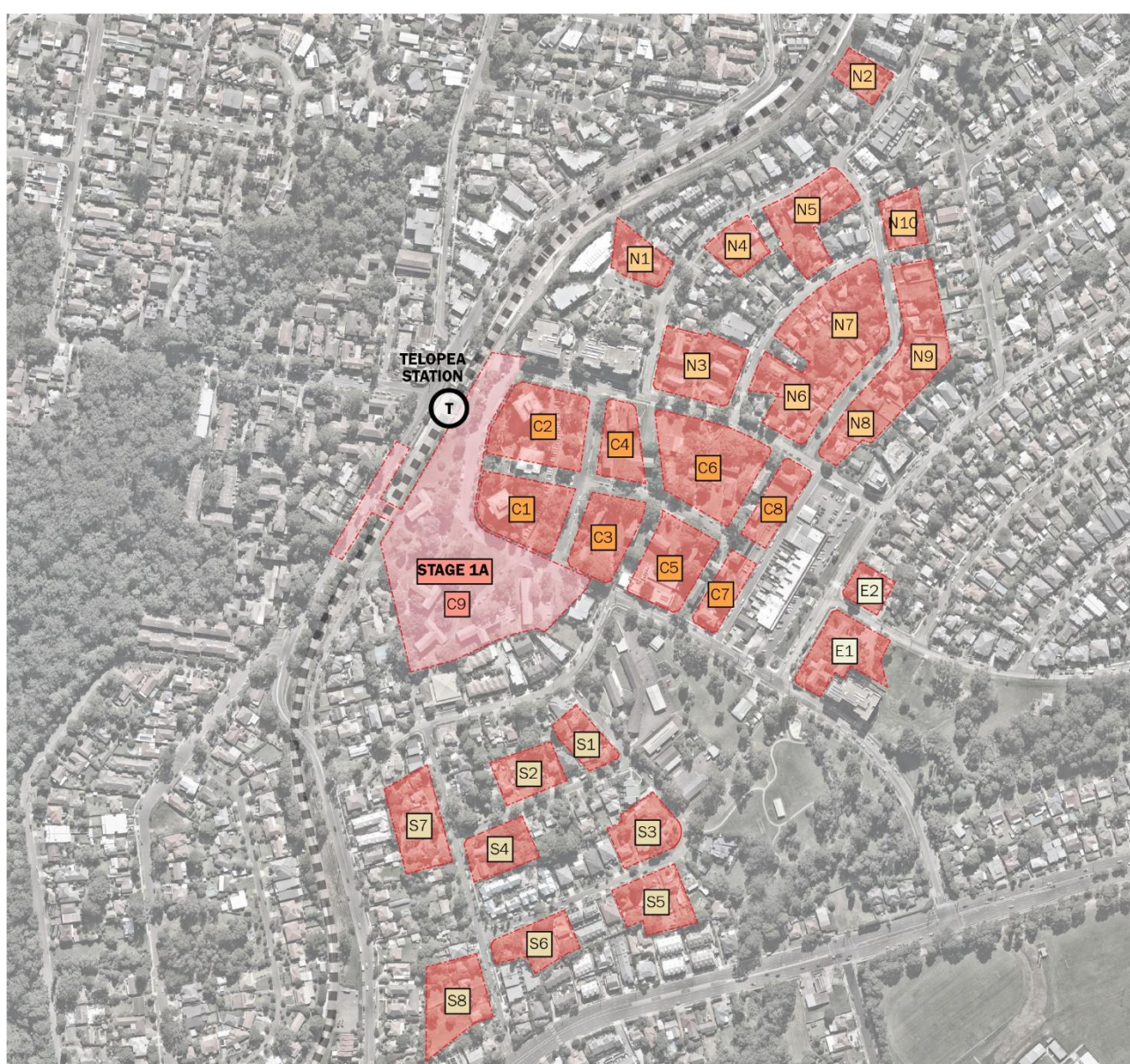


Figure 3 – Telopea Estate Concept Plan

5 Statutory Framework

5.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) establishes the assessment framework for SSD. Under Division 4.7 of the EP&A Act the Minister for Planning is the consent authority for SSD. Section 4.12(8) requires that a development application for SSD is to be accompanied by an Environmental Impact Statement (EIS) in the form prescribed by the Regulations.

Pursuant to Section 4.22 of the EP&A Act, a Concept Development Application may be made to set out the concept proposal for the development of the site and for which the detailed proposal is to be subject to subsequent development applications. The Concept Application can seek approval for the development of the first stage without the need for further consent.

5.2 State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP) identifies development that is State significant development (SSD). Clause 8(b) of the SEPP identifies that development is SSD for the purposes of the EP&A Act if it specified in Schedule 1 or 2 of the SEPP. Clause 26 of Schedule 1 of the SEPP specifies that:

26 Development carried out by or on behalf of New South Wales Land and Housing Corporation for purposes of Housing Act 2001

Development carried out by or on behalf of the New South Wales Land and Housing Corporation for the purposes of the Housing Act 2001 if the development has a capital investment value of more than \$100 million.

The project has a capital investment value of \$1,841,544,794 (excluding GST), this includes the capital investment value of Stage 1A which is estimated to be \$180,252,675 (excluding GST). The project is therefore identified as SSD for which the Minister for Planning and Public Spaces is the consent authority.

5.3 State Environmental Planning Policy (Affordable Rental Housing) 2009

Division 1 of Part 2 of the *State Environmental Planning Policy (Affordable Rental Housing) 2009* (ARH SEPP) applies to development for the purpose of dual occupancies, multi-dwelling housing or residential flat buildings if the development is permitted with consent, the site does not contain a heritage item and all or part of the development is located within a prescribed distance to public transport. Under Clause 13 of the ARH SEPP, development to which the SEPP applies is eligible for a floor space ratio bonus derived from the existing FSR and amount of affordable housing to be provided across the site.

The proposed SSD application seeks to utilise the floor space ratio bonus prescribed in Clause 13 of the ARH SEPP and the EIS will detail how this bonus has been applied.

5.4 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

Where development is carried out on a site for the accommodation of seniors or people with a disability within the meaning prescribed by *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (Seniors Housing SEPP), additional FSR can be applied under Clause 45 where the requirements of the SEPP are satisfied. The FSR bonus adds 0.5:1 to the maximum FSR allowable under another environmental planning instrument. The proposed Concept SSD application seeks to utilise the floor space ratio prescribed in Clause 45 of the Seniors Housing SEPP and the EIS will detail how this bonus has been applied.

5.5 Parramatta Local Environmental Plan 2011

The *Parramatta Local Environmental Plan 2011* (Parramatta LEP) establishes the key land use and built form controls that apply to the site. Under the Parramatta LEP the site is zoned B4 Mixed Use, R4 High Density Residential, R3 Medium Density Residential and RE1 Public Recreation.

The following built form controls apply under the LEP:

- Maximum height of buildings ranging from 9m to 70m
- Floor space ratio controls ranging from 0.5:1 to 3.7:1 (the LEP provides additional bonuses where community facilities are incorporated in development within the B4 zone, and for site amalgamations in certain parts of the Precinct).

The Parramatta LEP also includes the following controls which apply to the Telopea Precinct:

- Design excellence including a requirement for an architectural design competition for development greater than 55m in height or having a capital value of greater than \$100M
- Requirement for preparation of a site specific development control plan (DCP) for the site
- Requirements for arrangements to be made for the provision of designated State public infrastructure prior to development of the land for residential purposes.

In relation to the requirement for a DCP, it is noted that Section 4.23 of the EP&A Act sets out that a DCP requirement in an environmental planning instrument may be satisfied by the making and approval of a concept development application. It is recognised that a draft DCP was prepared in support of the rezoning of the land and this will be considered in the preparation of the Concept SSD Application.

5.6 Other relevant planning policies

There are a range of other Environmental Planning Instruments and Policies that will need to be considered as part of the EIS, including:

- *State Environmental Planning Policy (Infrastructure) 2007*
- *State Environmental Planning Policy No. 55 – Remediation of Land*
- *State Environmental Planning Policy No. 64 – Advertising and Signage*
- *State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development and accompanying Apartment Design Guide*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- NSW State Priorities
- The Greater Sydney Region Plan
- Central City District Plan
- Better Placed – An Integrated design policy for the built environment of NSW

- Development Near Rail Corridors and Busy Roads
- Guide to Traffic Generating Developments (RMS)
- Future Directions for Social Housing in NSW
- Greater Parramatta Interim Land Use and Infrastructure Implementation Plan
- Telopea Local Character Statement
- Parramatta Development Control Plan 2011
- Parramatta Section 94A Contributions Plan 2011

6 Engagement

The planning framework for the site was subject to extensive consultation by both LAHC and DPIE culminating in the site being rezoned in December 2018.

In preparing the EIS, a Consultation and Community Engagement Strategy will be developed to detail the consultation activities undertaken in preparation of the Concept Application and prior to subsequent development applications. It is anticipated that the following key stakeholders and government agencies will be consulted with:

- Existing residents and landowners within the site and the surrounding area
- Existing landowners and business owners within the site and in the surrounding area
- Relevant community and social services organisations
- Roads and Maritime Services
- Transport for NSW
- City of Parramatta Council.
- NSW Department of Education
- NSW Police
- NSW Ambulance Service
- Fire and Rescue NSW
- Ausgrid
- Sydney Water

7 Proposed Assessment of Impacts

Having conducted a review of the Draft Industry Specific SEARs with some minor alternations, it is considered they provide for a comprehensive evidence base against which the potential impacts of the project can be assessed as well as a consideration of the optimal design outcome within the recently implemented planning framework. A draft is attached at **Appendix B**, more detailed discussion of key issues is below.

7.1 Land use and floor space potential

The EIS will include a detailed description and analysis of all land uses proposed under the Concept Plan and the proposed gross floor area that could be achieved under the Parramatta LEP (including bonus provisions) as well as through bonuses permitted under the Affordable Rental Housing SEPP and Seniors Housing SEPP, where applicable.

This will enable future development stages on the site to comply with the maximum FSR controls set by the LEP and clearly define the type and intensity of land uses which will be proposed to be delivered on the site.

The Stage 1A SSD application will demonstrate consistency with the Concept SSD application in terms of land use and floor space.

7.2 Urban design and built form

The EIS will assess the height, density, bulk and scale of the proposed development within the context of the locality and will demonstrate how the proposal integrates with the local environment and the desired future character of the area. The EIS will also address how the form, layout and siting of the buildings as identified by the Concept Plan achieves optimal design and amenity outcomes.

This includes consideration of compliance with the maximum height of buildings controls in the Parramatta LEP.

7.3 Environmental Amenity

The EIS will demonstrate that the building envelopes proposed as part of the Concept Application are capable of delivering residential development consistent with SEPP 65 as well as the provisions of the NSW Apartment Design Guide (ADG). A detailed assessment against the ADG will be provided for Stage 1A as the first stage incorporated in the Concept Application. Further detailed assessment of the ADG will be completed as part of applications for future stages of development.

7.4 Visual Impacts and Impacts on adjoining properties

The EIS will consider and assess impacts on adjoining properties, particularly adjoining residential properties and open space. This assessment will consider the impacts in relation to solar access, view loss and privacy and how these impacts can be mitigated as part of development of future stages.

7.5 Public domain and landscaping

A public domain and landscaping plan will be submitted with the EIS which will outline any new and upgraded public open space and proposed treatment and landscaping of public domain areas.

7.6 Design excellence

The EIS will include a design excellence strategy to ensure that future development achieves design excellence and complies with the requirements of the Parramatta LEP. It is suggested that Design Excellence requirements of the NSW State Government and City of Parramatta Council be incorporated into one process.

7.7 Infrastructure and services

As part of the Priority Precinct rezoning new and upgraded infrastructure was identified to support the renewal of Telopea over the next 20 years, including:

- Integration of the new Parramatta Light Rail stop at Telopea with new development
- Upgrades to the regional and local road network
- Upgrades to and provision of new pedestrian and cycle connections through the precinct
- Upgrades to and provision of new social infrastructure including open space and other community facilities
- Upgrades to and provision of any new drainage infrastructure.

The EIS will include a review of the infrastructure and servicing needs of the site and provide updated details of new and upgraded infrastructure to be provided to support the Concept Application including that required for Stage 1A.

7.8 Ecology and tree removal

A Flora and Fauna Assessment (Ecological Australia) was prepared to support the Telopea Priority Precinct proposal which identified areas of Alluvial Woodland and Blue Gum High Forest which are identified as being of high ecological constraint. However, these are located outside the Concept SSD application site.

In accordance with the *Biodiversity Conservation Act 2016*, the SSD application will be accompanied by a biodiversity development assessment report.

In addition, the EIS will include an arboricultural assessment which will detail those trees that can be preserved and any tree removal required to support the Concept Plan.

7.9 Heritage

A Heritage and Archaeological Assessment (Urbis) was prepared to support the Telopea Priority Precinct proposal. Two registered indigenous heritage sites have previously been identified within or adjacent to the Telopea Precinct located near the northern boundary of Acacia Park adjacent to Evans Road and within Sturt Park adjacent to The Ponds Creek. These sites are outside the site for the purposes of this SSD application.

Areas of high Aboriginal heritage sensitivity are identified for Sturt Park and for areas surrounding the Telopea Precinct which are identified in the Parramatta DCP, however the LAHC Project Land is identified as having low Aboriginal heritage sensitivity and accordingly no further Aboriginal heritage assessment is required.

There is one built heritage item within the site being 'Redstone' a Walter Burley Griffin dwelling located at 34 Adderton Road which is listed on the State Heritage Register, however this item is not located within or adjacent to the LAHC Project Land, and accordingly the proposed development is unlikely to have any impacts.

Local heritage items are also located adjacent to the Telopea Precinct, being the Kishnaghur Archaeological Site within Acacia Park and the Rapeanea Community Forest. These sites do not adjoin the site for the purposes of this Concept SSD application and accordingly the proposed development is unlikely to have impacts.

The EIS will include a Heritage Impact Assessment and Aboriginal Cultural Heritage Assessment .

7.10 Noise

A Noise Impact Assessment will accompany the EIS and will assess the potential noise impacts and associated mitigation measures. This will include consideration of noise impacts associated with the Parramatta Light Rail in accordance with the Development Near Rail Corridors and Busy Roads Interim Guideline.

7.11 Ecologically Sustainable Development

The EIS will address the principles of ecologically sustainable development in relation to the project and set out an ESD strategy that will be incorporated into future stages of development. The provisions of the BASIX SEPP and other relevant ESD and building sustainability guidelines will also be addressed in future stages of development.

The Stage 1A proposed will include a BASIX certificate and demonstrate compliance with any other aspects of the wider sustainability strategy.

7.12 Stormwater and flooding

According to the Flooding and Drainage study (Mott Macdonald) prepared as part of the Priority Precinct proposal, the majority of precinct is not affected by the 100 year ARI flood extent. Some properties on Kissing Point Road near Sturt Road and the southern portion of Sturt Park are likely to be affected in a 100 year ARI flood event, however these are outside the Concept SSD site.

Nevertheless, the EIS will be accompanied by a Flooding Assessment as well as a Stormwater Management Strategy, which will identify stormwater management requirements and water sensitive urban design, with detailed drainage infrastructure identified for the Stage 1A SSD application.

7.13 Contamination and geotechnical

A Preliminary Environmental Site History assessment (Matt Macdonald) was prepared to support the Priority Precinct proposal, which identified that the areas of contamination pose a low risk to development. However, it was recommended that a targeted intrusive soil and groundwater assessment be undertaken down gradient of the Telopea shopping centre and mechanical repairs and services business in order to confirm that the Concept Plan area is not impacted by these land uses. This work has already been undertaken by the Affinity Consortium together with detailed geotechnical testing for Stage 1A. The results will be presented in the EIS. Where required, a remediation action plan will be prepared for the Stage 1A SSD application.

7.14 Waste management

A Waste Management Plan will be submitted with the EIS to outline the management arrangements for the waste generated as part of the proposed development, including a high level consideration of storage, collection points and method for removal. Detailed Operational and Construction Waste Management Plans will be provided with subsequent development applications.

7.15 Parramatta Light Rail Interface

LACH and the Parramatta Light Rail Team from Transport for NSW (TfNSW) has liaised on the project and the potential works over and adjacent to the rail corridor. To this end LAHC and TfNSW have entered into a Memorandum of Understanding which outline each party's responsibilities when those works occur. This MOU has been assigned to the Affinity Consortium to meet these obligations as relevant to the delivery.

7.16 Construction Management

The EIS will consider and address construction impacts such as noise and vibration and access, parking and traffic associated with the Stage 1A works.

7.17 Contributions framework

The EIS will outline the approach for State and local infrastructure contributions on the site.

8 Draft Industry Specific SEARs

While it is acknowledged the proposed industry specific draft **Planning Secretary's Environmental Assessment Requirements** is not yet operational they provide a useful framework for assessment of key issues. The proposed SEARs for **development within identified sites and precincts** are the best fit for LAHC urban development projects which are primarily focussed on mixed tenure residential redevelopments. The table below provides an analysis of the suitability of these draft SEARs and justifies the small variances proposed.

Comparison to Draft Industry Specific SEARs

Issue and Assessment Requirements	Documentation
1. Statutory Context <ul style="list-style-type: none"> No changes proposed to DRAFT 	<ul style="list-style-type: none"> Address in EIS
2. Capital Investment Value and Employment <ul style="list-style-type: none"> No changes proposed to DRAFT 	<ul style="list-style-type: none"> Cost Summary Report
3. Design Excellence <ul style="list-style-type: none"> No changes proposed to DRAFT 	<ul style="list-style-type: none"> Design Excellence Strategy
4. Built Form and Urban Design <ul style="list-style-type: none"> No changes proposed to DRAFT except for scope of required deliverables for Concept DA area for Stage1A full detail will be provided. 	<ul style="list-style-type: none"> Architectural drawings Design Report Survey Plan Stage 1A only <ul style="list-style-type: none"> Building Code of Australia Compliance Report Accessibility Report Signage and Wayfinding Strategy
5. Environmental Amenity <ul style="list-style-type: none"> No changes proposed to DRAFT 	<ul style="list-style-type: none"> Shadow Diagrams SEPP 65 Verification Statement SEPP 65 Assessment View Analysis Pedestrian Wind Environment Assessment
6. Visual Impact <ul style="list-style-type: none"> No changes proposed to DRAFT 	<ul style="list-style-type: none"> Visual Analysis Visual Impact Assessment
7. Public Space <ul style="list-style-type: none"> No changes proposed to DRAFT 	<ul style="list-style-type: none"> Public Space Plan CPTED Report

Issue and Assessment Requirements	Documentation
8. Trees and Landscaping <ul style="list-style-type: none"> No changes proposed to DRAFT 	<ul style="list-style-type: none"> Arboricultural Impact Assessment or Preliminary Tree Assessment Landscape Plan
9. Ecologically Sustainable Development (ESD) <ul style="list-style-type: none"> No changes proposed to DRAFT 	<ul style="list-style-type: none"> ESD Report
10. Traffic, Transport and Accessibility <ul style="list-style-type: none"> No changes proposed to DRAFT except for scope of required deliverables for Concept DA area for Stage1A full detail will be provided. 	<ul style="list-style-type: none"> Transport and Accessibility Impact Assessment Stage 1A Only <ul style="list-style-type: none"> Construction Traffic Management Plan Green Travel Plan or equivalent
11. Biodiversity <ul style="list-style-type: none"> No changes proposed to DRAFT 	<ul style="list-style-type: none"> Biodiversity Development Assessment Report or BDAR Waiver
12. Air Quality – Not Required <ul style="list-style-type: none"> Given the nature and setting of the development and the existing residential use of the land it is considered that there is no potential for adverse air quality impacts beyond those usually experienced during the construction stage of similar projects. These impacts and accompanying standard mitigation measures will be fully considered through the Construction Management Plan associated with each construction stage. 	<ul style="list-style-type: none"> Air Quality Impact Assessment
13. Noise and Vibration <ul style="list-style-type: none"> No changes proposed to DRAFT 	<ul style="list-style-type: none"> Noise and Vibration Impact Assessment
14. Ground and Water Conditions <ul style="list-style-type: none"> No changes proposed to DRAFT 	<ul style="list-style-type: none"> Geotechnical Assessment Surface and Groundwater Impact Assessment Salinity Management Plan and/or Acid Sulfate Soils Management Plan
15. Stormwater and Wastewater <ul style="list-style-type: none"> No changes proposed to DRAFT except for scope of required deliverables for Concept DA area, for Stage1A full detail will be provided. Where drainage infrastructure works are required that would be handed over to the local council, provide full hydraulic details and detailed plans and specification of proposed works that have been prepared in consultation with the local council and comply with the local council's relevant standards. 	<ul style="list-style-type: none"> Integrated Water Management Plan Stage 1A Only <ul style="list-style-type: none"> Detailed plans prior to CC for Stage 1A only

Issue and Assessment Requirements	Documentation
16. Flooding Risk <ul style="list-style-type: none"> No changes proposed to DRAFT 	<ul style="list-style-type: none"> Flood Risk Assessment
17. Hazards and Risks <ul style="list-style-type: none"> No changes proposed to DRAFT 	<ul style="list-style-type: none"> Preliminary Hazard Analysis
18. Contamination and Remediation <ul style="list-style-type: none"> No changes proposed to DRAFT except for scope of required deliverables for Concept DA area, for Stage1A full detail will be provided. 	<ul style="list-style-type: none"> Preliminary Site Investigation <p>If required, include the below:</p> <ul style="list-style-type: none"> Detailed Site Investigation Remedial Action Plan Preliminary Long- term Environmental Management Plan <p>Stage 1A only</p> <ul style="list-style-type: none"> Hazardous Material Survey
19. Waste Management <ul style="list-style-type: none"> Stage 1A only 	<p>Stage 1A only</p> <ul style="list-style-type: none"> Waste Management Plan
20. Cultural Heritage <ul style="list-style-type: none"> No changes proposed to DRAFT 	<ul style="list-style-type: none"> Statement of Heritage Impact
21. Aboriginal Cultural Heritage <ul style="list-style-type: none"> No changes proposed to DRAFT 	<ul style="list-style-type: none"> Aboriginal Cultural Heritage Assessment Report
22. Social Impact <ul style="list-style-type: none"> No changes proposed to DRAFT 	<ul style="list-style-type: none"> Social Impact Assessment
23. Bush Fire Risk – Not Required <ul style="list-style-type: none"> The proposed development is not on bush fire prone land therefore no bushfire assessment is required. 	<ul style="list-style-type: none"> Bush Fire Assessment
24. Aviation – Not required <ul style="list-style-type: none"> Heights are with OLS for Sydney Airport and Bankstown Airport. 	<ul style="list-style-type: none"> Aviation Report
25. Contributions and Public Benefit <ul style="list-style-type: none"> No changes proposed to DRAFT 	<ul style="list-style-type: none"> Address in EIS
26. Consultation <ul style="list-style-type: none"> No changes proposed to DRAFT 	<ul style="list-style-type: none"> Consultation Report

Appendix A Detailed Site Description

The Telopea Concept Plan Area is approximately 13.4 hectares and comprises of 99 individual allotments as shown in **Table 1**.

Table 1 Legal Description of the Concept Plan Area

Lot	Deposited Plan	Stage
5	128229	Concept / Stage 1A
6	128229	Concept/ Stage 1A
7	128229	Concept/ Stage 1A
171	1186793	Concept
1	811709	Concept
2	811709	Concept
1715	213180	Concept
1716	213180	Concept
227	36743	Concept
228	36743	Concept
229	36743	Concept
245	36743	Concept
246	36743	Concept
248	36743	Concept
249	36743	Concept
250	36743	Concept
251	36743	Concept
252	36743	Concept
254	36743	Concept
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