

# Planning Secretary's Environmental Assessment Requirements

## Section 4.12(8) of the *Environmental Planning and Assessment Act 1979* Schedule 2 of the Environmental Planning and Assessment Regulation 2000

<b>Application Number</b>	SSD-14378717
<b>Project Name</b>	Telopea Estate Redevelopment – Concept (staged development) and Stage 1A development application
<b>Project Description</b>	<p>Concept proposal: a staged redevelopment of the site for a mixed-use development, including approximately 4,700 dwellings (mix of social, affordable and market), retail and commercial uses, community facilities, public open space and new roads.</p> <p>Stage 1A: includes demolition works, bulk earthworks, and construction of residential flat buildings up to ten storeys in height containing a total of 452 apartments on Lot C9, a new public park, a new road crossing over the light rail corridor and a new plaza adjacent to Telopea Station.</p>
<b>Location</b>	Multiple lots (103) in Telopea within the City of Parramatta Local Government Area (see Attachment A)
<b>Applicant</b>	NSW Land and Housing Corporation
<b>Date of Issue</b>	01/04/2021
<b>General Requirements</b>	<p>A development application (DA) for State significant development (SSD) must include all relevant information and documents specified in Part 1 of Schedule 1 of the Regulation, including an environmental impact statement (EIS) (section 4.12(8) of the Act and clause 2(1)(e) of Schedule 1 of the Regulation).</p> <p>The DA must be lodged on the NSW planning portal (clause 50(1)(d) of the Regulation).</p> <p>The form and content of the EIS must be prepared in accordance with clauses 6 and 7 of Schedule 2 of the Regulation. Any document adopted or referenced in the EIS will form part of the EIS (clause 9(1) of Schedule 2 of the Regulation).</p> <p>The EIS must include a report from a qualified quantity surveyor, certified to be accurate at the time of publication, providing:</p> <ul style="list-style-type: none"> <li>- a detailed calculation of the capital investment value (CIV) of the proposal (as defined in clause 3 of the Regulation), including details of all assumptions and components for the CIV calculation, including consultant costs</li> <li>- an estimate of jobs that will be created during the construction and operational phases of the proposal.</li> </ul>
<b>Key issues</b>	<p><b>1. Statutory and strategic context</b></p> <p>The EIS must:</p> <ul style="list-style-type: none"> <li>- address all relevant legislation (including sections 1.3 and 4.15 of the Act and clauses 6 and 7 of Schedule 2 of the Regulation), Environmental Planning Instruments (EPIs), draft EPIs, plans, policies and guidelines, including the Telopea Masterplan 2017, the draft City of Parramatta (Outside CBD) Development Contributions Plan, and Telopea Precinct Draft DCP (if available)</li> </ul>

- detail the nature and extent of any prohibitions, including partial prohibitions, that may apply to the proposal and provide a detailed strategic assessment justifying any prohibitions
- identify compliance with applicable development standards and provide a detailed justification for any non-compliances
- include an Isolated Lot Study, including details of efforts made and negotiations to acquire any isolated sites adjacent to the sites contained in the concept proposal
- address the requirements of any approvals applying to the site, including any concept approval or recommendations from any Gateway determination
- comply with this SEARs (cl 3(8) of Schedule 2 of the Regulation).

## **2. Design excellence**

The EIS must include a Design Excellence Strategy demonstrating:

- how the development will achieve design excellence in accordance with any relevant EPI provision and the objectives for good design (of the built environment) in Better Placed
- the concept proposal (layout and building envelopes), design guidelines and future design excellence process have been reviewed by the State Design Review Panel (SDRP), and advice addressed, prior to lodgement
- the Stage 1A proposal has been reviewed by the SDRP, and advice addressed, prior to lodgement
- a design workshop with Council has been held to consider both the concept and stage 1 proposals and advice addressed prior to lodgement
- how design excellence issues will be addressed following exhibition, including a minimum of one further meeting with the SDRP and Council for the concept and Stage 1A proposals
- how design integrity will be maintained in subsequent stages of the planning process.

## **3. Built form and Urban Design**

The EIS must:

- demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality
- demonstrate how the detailed building design will deliver a high-quality development, including consideration of façade design, articulation, street activation, roof design, materials, finishes, colours and integration of services
- demonstrate that the proposed built form would result in an appropriate scale, and minimise visual bulk and long facades
- demonstrate that the proposed built form appropriately addresses the change in levels across the site and avoids/minimises protruding basements and blank

ground floor facades

- address how Crime Prevention through Environmental Design principles are to be integrated into the development
- assess how the development complies with the relevant accessibility requirements
- include tables identifying the proposed land uses, including a lot by lot breakdown of gross floor area (GFA), total GFA and floor space ratio (FSR). For Stage 1A, tables identifying GFA/FSR for each building, including a floor by floor breakdown must be included
- identify opportunities for Aboriginal culture and heritage to be incorporated holistically in the design proposal.

#### **4. Visual impacts**

The EIS must include a Visual Impact Assessment, with 3D modelling and photomontages, justifying the potential visual impacts associated with the proposal when compared to the existing situation and a compliant development (if relevant), when viewed to and from key vantage points.

#### **5. Public domain**

The EIS must demonstrate how the development:

- would impact on the capacity and use of existing public open space and community facilities and addresses demands for open space provision from future residents and workers, including passive and active recreation areas
- maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site)
- reflects relevant design guidelines and advice from Council, including which public domain elements are to be dedicated to Council and how these will be designed in accordance with Council's Public Domain Guidelines (2017)
- ensures the public space is welcoming, attractive and accessible for all
- maximise permeability and connectivity
- ensures public spaces have excellent amenity, suitable for their intended use through the provision of adequate facilities, solar access, shade, wind protection and frequent resting places
- maximises street activation
- minimises potential vehicle, bicycle and pedestrian conflicts
- satisfies Council's requirements regarding the public open space forming part of Stage 1A
- includes consideration of upgrades to the public domain of the Adderton Road shops on the western side of the light rail line.

#### **6. Trees and landscaping**

The EIS must include a Landscape Plan and Arborist Report, that:

- details the proposed landscaping and planting (including native vegetation

communities and plant species)

- demonstrates how the proposal would protect and increase the urban tree canopy and provide sufficient deep soil areas and street tree pits to ensure growth of trees to their full potential
- includes justification for any tree and vegetation removal and if required, appropriate offsetting commitments (noting that any offsetting proposed in and around the Parramatta Light Rail (PLR) project should be consistent with PLR conditions)
- demonstrates how the development maximises opportunities for green infrastructure, consistent with the objectives and opportunities identified in Sydney Green Grid West Central District (Department of Planning and Environment 2017), Greener Places (NSW Government Architect, 2017), and Parramatta Ways (Implementing Sydney's Green Grid) (City of Parramatta, 2017).

## **7. Environmental amenity**

The EIS must:

- demonstrate how the proposal has been designed to achieve a high level of environmental amenity within the proposal and on the surrounding area
- provide an assessment of the development against State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development and the associated guidelines
- provide a detailed assessment of view loss, visual and acoustic privacy, lighting and wind impacts
- provide a detailed assessment of overshadowing impacts within the site, on surrounding buildings and public spaces (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development.

## **8. Development contributions and public benefit**

The EIS must:

- include a Social Infrastructure Study to support any proposed community infrastructure on the site
- address the requirements of any current or draft contributions plan(s), planning agreement or other EPIs requiring a monetary contribution, dedication of land and/or works-in-kind and include details of any proposals for further material public benefit
- where the development includes an alternative public benefit offer or a departure from an existing or draft contributions framework Council and the relevant State agency must be consulted and comments addressed prior to lodgement
- outline the process, including legal mechanism, for dealing with Council owned land, including the potential closure and disposal of roads, and the Council owned 21 Sturt Street.

## 9. Transport, traffic, parking and access (operation and construction)

The EIS must include:

- a Traffic and Transport Impact Assessment which provides:
  - o the predicted transport mode share split for the proposal development
  - o an analysis of the existing traffic network, including the road hierarchy, current daily and peak hour vehicle movements and existing performance levels of nearby intersections
  - o a forecast of additional daily and peak hour vehicle movements as a result of the proposal (using SIDRA modelling or similar at 5-year intervals) and identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cycle conflict)
  - o information regarding the proposed new roads and upgraded connections, including cross sections of the new and upgraded roads for Stage 1A
  - o swept path assessment to demonstrate the new street designs can accommodate two-way bus movements with no impact to existing bus stops and bus zones on Sturt Street, Marshall Road and Shortland Street
  - o proposals to mitigate any traffic impacts, including intersection upgrades to achieve acceptable performance
  - o details of car parking provision, having regard to relevant parking rates, specifications and standards (note: the Department supports suppressed car parking rates in highly accessible areas)
  - o identifies measures to mitigate traffic impacts on the operation of Telopea Public School
  - o details of proposed vehicular access, loading, deliveries and servicing arrangements, and any proposed infrastructure improvements or measures to reduce potential conflicts with pedestrians and cyclists.
  - o proposals to improve walking and cycling, such as connections into existing walking and cycling networks, high quality end-of-trip facilities and adequate bicycle parking for visitors, employees and residents (provided in accordance with the relevant rates, specifications and standards)
  - o measures to promote sustainable travel choices for employees, residents or visitors, such as minimising car parking provision, encouraging car share and public transport, cycling and walking, implementing a green travel plan and providing end of trip facilities.
- a Construction Traffic Management and Pedestrian Management Plan (CPTMP) for Stage 1A providing details of, but not limited to the following:
  - o predicted construction traffic movements, routes and access arrangements
  - o an outline of how construction traffic impacts on existing traffic, pedestrian and cycle networks would be appropriately managed and mitigated
  - o a consultation strategy for liaison with surrounding stakeholders, including other developments under construction and Parramatta Light Rail

builder/contractor

- o identification of the cumulative construction activities of the development and other projects within or around the development site, including the Parramatta Light Rail Project and private development. Proposed measures to minimise the cumulative impacts on the surrounding road network should be clearly identified and included in the CPTMP.

#### **10. Ecologically Sustainable Development (ESD) and climate change**

The EIS must:

- identify how ESD principles (as defined in clause 7(4) of Schedule 2 of the Regulation) will be incorporated into the design, construction and ongoing operation of the development
- demonstrate how future buildings will meet or exceed the relevant industry recognised building sustainability and environmental performance standards
- demonstrate how the proposal incorporates measures to minimise carbon emissions, and the consumption of resources, water (including through water sensitive urban design) and energy.

#### **11. Contamination**

The EIS must include a preliminary investigation assessing and quantifying any soil or groundwater contamination, and demonstrating that the site is suitable (or may be made suitable after remediation) for the proposed use, in accordance with the State Environmental Planning Policy No 55 - Remediation of Land and the associated guidelines.

Where recommended in the preliminary investigation, or requested by the Planning Secretary, the EIS must also include a detailed site investigation, a remediation action plan and/or a preliminary long-term environmental management plan.

#### **12. Heritage and archaeology**

The EIS must include:

- a Statement of Heritage Impact (SOHI) prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual. The SOHI is to address the impacts of the proposal on the heritage significance of the SHR listed site and:
  - o all heritage items (state and local) within the vicinity of the site including built heritage, landscapes and archaeology, detailed mapping of these items, and assessment of why the items and site(s) are of heritage significance
  - o the impacts of the proposal on heritage item(s) including visual and cultural landscape impacts
  - o the attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items
- if the SOHI identifies impact on potential historical archaeology, an historical archaeological assessment shall be prepared by a suitably qualified archaeologist in accordance with the guidelines Archaeological Assessment

(1996) and Assessing Significance for Historical Archaeological Sites and Relics (2009).

- an Aboriginal Cultural Heritage Assessment Report (ACHAR) in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site, including archaeology. The ACHAR must demonstrate attempts to avoid impact upon cultural heritage values and identify conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts.

### **13. Flooding**

The EIS must:

- identify any flood risk on-site having regard to adopted studies for the development site, consideration of the relevant provisions of the NSW Floodplain Development Manual and the potential effects of climate change, sea level rise and an increase in rainfall intensity
- assess the impacts of the development, including any changes to flood risk on-site or off-site, and detail design solutions to mitigate flood risk where required.

### **14. Biodiversity**

The EIS must assess any biodiversity impacts associated with the proposal in accordance with the *Biodiversity Conservation Act 2016* and the Biodiversity Assessment Method 2020, including the preparation of a Biodiversity Development Assessment Report, unless a waiver is granted.

### **15. Social impact**

The EIS must include Social Impact Assessment in accordance with the NSW DPIE (2020) draft Social Impact Assessment Guideline and Technical Supplement.

### **16. Bushfire**

If the development is on or near bush fire prone land, the EIS must include a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with Planning for Bush Fire Protection.

### **17. Staging**

The EIS must:

- outline the proposed stages of the concept proposal, including built form, land uses and approval pathways
- detail alternative design and staging options considered for the redevelopment of the site.

### **18. Social housing**

The EIS must:

- detail the integration and mix of private and social housing, including the proposed tenure blind approach
- outline the intended operation of the social housing by community housing provider/s
- detail measures to prioritise operational efficiency to ensure ongoing housing affordability through reduced utility costs.

## **19. Utilities**

The EIS must:

- identify and address the existing capacity of the site to service the proposed development and any augmentation requirements for utilities in consultation with relevant agencies. In particular, the EIS must demonstrate that satisfactory arrangements for drinking water, wastewater and recycled water services have been made
- outline any sustainability initiatives that will minimise/reduce the demand for drinking water, including any alternative water supply and end uses of drinking and non-drinking water that may be proposed, and demonstrate water sensitive urban design (principles are used), and any water conservation measures that are likely to be proposed
- identify any potential impacts of the proposed construction and operation on existing utility infrastructure and demonstrate how these assets will be protected, or impacts mitigated.

## **20. Infrastructure Delivery**

The EIS must:

- identify key infrastructure components to be delivered with the development including open space land and embellishments, roads, drainage, power, telecommunications and community facilities
- identify future asset owners of key infrastructure, including consultation with future asset owners in relation to design, embellishment, costings, operation and maintenance
- provide details of the proposed staging delivery of key infrastructure, including any disruptions to existing conditions and where any disruptions to community facilities occur, provide details of measures to minimise disruption
- the estimated value of key infrastructure, including copies to future asset owners of any Quantity Surveyor or valuation reports
- detail which public domain elements are to be dedicated to Council and how these elements are designed in accordance with Council's Public Domain Guidelines (2017).

## **21. Ground conditions**

The EIS must:

- map features relevant to water and soils, including acid sulfate soils, wetlands,



groundwater, groundwater dependent ecosystems, proposed intake and discharge locations

- describe background conditions for any water resource likely to be affected by the development
- assess the impact of the proposed development on water quality and hydrology
- demonstrate that the proposed development can be accommodated on the site, having regard to any geotechnical and acid sulphate soil impacts.

## **22. Stormwater and drainage**

The EIS must include an Integrated Water Management Plan that:

- is prepared by a suitably qualified person in consultation with Council and any other relevant drainage authority
- details the proposed drainage design for the site including on-site detention facilities, water quality measures and the nominated discharge point
- demonstrates compliance with Council or other drainage authority requirements and avoid adverse impacts on any downstream properties.

For Stage 1A, the EIS must:

- demonstrate that satisfactory steps/measures have been taken to protect existing stormwater assets, such as avoiding building over and/or adjacent to stormwater assets and building bridges over stormwater assets
- include consideration of measures to minimise or eliminate potential flooding, degradation of water quality, and avoid adverse impacts on any heritage items, and create pipeline easements where required. provide full hydraulic details and detailed plans and specifications of proposed works that have been prepared in consultation with Council and comply with Council's relevant standards.

## **23. Earthworks (Stage 1A only)**

The EIS must include:

- a detailed survey showing existing and proposed levels, maximum depth of excavation, and proposed quantities of cut and fill necessary for the proposed works
- details of the fill, including types and materials and their source
- details of the location for the disposal of excess cut and the methodology of transportation to this location
- a geotechnical report.

## **24. Development adjacent to the Parramatta Light Rail (PLR) corridor (Stage**

**1A only)**

The EIS must include:

- a Geotechnical Investigation Report that is based on actual boreholes and include an assessment of:
  - o the potential impact of demolition, excavation and operation of the development on the rail corridor and rail infrastructure
  - o demolition and excavation induced vibration impacts on the rail corridor and rail infrastructure
  - o potential loadings of the development on the rail corridor and rail infrastructure.
- Structural drawings and report which include:
  - o excavation/ground penetration works adjacent to the rail corridor, including drainage works and footings, to satisfy the applicable clauses (Clause 85 or Clause 86) of the SEPP Infrastructure 2007
  - o the foundation design and associated works has taken into appropriate consideration of the future PLR to enable verification of compliance to TfNSW requirements
  - o any deformation induced by bulk excavation will not have adverse impacts on the rail corridor, rail infrastructure or rail easements
  - o plan and cross-sectional drawings showing the rail corridor, sub soil profile, proposed basement and/or foundation excavation and structure design of the development's sub-ground support adjacent to the rail corridor. All measurements contained within the cross-sectional drawings must be verified by a registered surveyor
  - o drainage details (no drainage into the rail corridor)
  - o balcony design (if applicable, for development within 20 m and facing above ground rail corridor) – enclosed balconies/anti-throw
  - o Noise and Vibration – Acoustics Report shall be updated in accordance with the TfNSW Corridor Protection requirements such as all structures must be designed, constructed and maintained so as to avoid any damage or other interference which may occur as a result of noise and vibration from railway operations, on the assumption that source vibration level from trains as a result of attenuation provided by the track structure
  - o Electrolysis Report – All structures must be designed, constructed and maintained so as to avoid any damage or other interference, which may occur as a result of stray electrical currents, electromagnetic effects and the like from the future light rail operations. The applicant must incorporate in the development all the measures recommended in the report to control the risk.
- A suite of survey plans that shows the rail corridor and rail infrastructure

(including easements).

## **25. Construction of level crossing over rail corridor (Stage 1A only)**

The EIS must:

- o assess the impact of queuing at the proposed intersection of the Sturt Street extension and outline appropriate measures that would manage traffic impacts associated with this proposed intersection, to ensure the light rail corridor is not impacted by this proposed road crossing
- o provide details of all proposed works in and adjacent to the rail corridor including a strategic design drawing (2D).

## **26. Noise and vibration (Stage 1A only)**

The EIS must include a noise and vibration assessment in accordance with the relevant EPA guidelines, including Development Near Rail Corridors and Busy Roads – Interim Guideline. This assessment must detail construction and operational noise impacts on nearby sensitive receivers and outline the proposed management and mitigation measures that would be implemented.

## **27. Waste and servicing (Stage 1A only)**

The EIS must:

- identify, quantify and classify the likely waste to be generated during construction and operation
- describe measures to be implemented to minimise, reuse, recycle and safely dispose of this waste
- identify appropriate servicing arrangements in consultation with Council.

## **28. Subdivision (Stage 1A only)**

The EIS must:

- outline subdivision, access and driveway locations
- outline consistency with the concept development application

The application must include a Plan of Subdivision which:

- identifies all lots proposed to be created across the site
- identifies the location of all servicing infrastructure across the site
- details any covenants, easements or notations proposed to ensure appropriate access is provided to each service provider to enable the on-going maintenance of their assets
- details any covenants, easements or notations proposed to enable public access to the public domain areas
- details any easements for rail noise and vibration to benefit Transport Asset Holding Entity of New South Wales (TAHE)/ Transport for NSW (TfNSW) as the Parramatta Light Rail is expected to be operational in 2023.

	<p><b>29. Construction Impacts</b></p> <p>The EIS must include an assessment of potential construction impacts on the amenity of the surrounding area (including the public domain) with respect to noise and vibration, air quality, dust and particle emissions, water quality, storm water runoff, groundwater seepage, soil pollution and construction waste, having regard to relevant standards and guidelines, and include measures required to mitigate potential impacts to acceptable levels.</p>
<b>Plans and Documents</b>	<p>The EIS must include all relevant plans, architectural drawings, diagrams, lists, certificates and any other documentation required under Schedule 1 of the Regulation. If the Department identifies any other document required to be included in the EIS before the DA is lodged, those documents must also be included in the EIS.</p>
<b>Consultation</b>	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, Government Architect NSW (through the NSW SDRP process), utility providers, community groups and affected landowners, as identified in any meeting with the Department before the DA is lodged.</p> <p>The EIS must describe the consultation process, the issues raised during consultation, and how the proposal addresses those issues. Where amendments have not been made to address an issue, a succinct explanation should be provided.</p>
<b>Further consultation after 2 years</b>	<p>If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Planning Secretary in relation to the preparation of the EIS.</p>

## Attachment A

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

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

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 Shortland Street, Telopea 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	16 Field 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
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
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	3673	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 Evans Road, Telopea
2	596499	Concept	27 Moffatts Drive, Dundas Valley
Part 100	1169946	Concept	4, 6 and 8 Moffatts Drive, Telopea 2 and 2A Evans Road, 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
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