



State Significant Development

Lodgement Date: 30/07/2021

Project Name: Telopea Concept Plan and Stage 1A
Case ID: SSD-14378717

Proponent Details

Project Owner Info

Title	Mr
First Name	Richard
Last name	Wood
Role/Position	Program Director, Delivery North
Phone	0417356417
Email	richard.wood@facs.nsw.gov.au
Address	Level 5, 219-241 Cleveland Street Strawberry Hills , New South Wales, 2012 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	New South Wales Land and Housing Corporation
ABN	24960729253

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name
Mrs	Samantha
Last Name	Phone
Wilson	0432892295
Email	Role/Position
swilson@urbis.com.au	Associate Director - Urban Planning

Address

201
SUSSEX STREET
SYDNEY,
New South Wales
2000
AUS

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

Project Name	Telopea Concept Plan and Stage 1A
Industry	Residential & Commercial
Development Type	Residential & Commercial
Capital Investment Value (excl GST)	AUD1,841,544,794.00
Indicative Operation Jobs	200
Indicative Construction Jobs	1,000

Description of Development

Redevelopment of the LAHC Project Land for up to 4,700 dwellings incorporating approximately 1,000 social and affordable housing dwelling and 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, new roads, upgraded intersections and cycleways.

Stage 1 Details

Capital Investment Value (excl GST)	AUD180,252,675.00
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Operation Jobs	10
Construction Jobs	500

Concept Development

Are you intending to submit a Concept Application?

Yes

Would this be for the initial Concept Application?

Yes

Would this application also include the first stage of the project?


Yes

Site Details

Site Information

Site Name	Telopea Concept Plan Area
Site Address (Street number and name)	Multiple - Refer Attached
Site Co-ordinates - Latitude	-33.794821
Site Co-ordinates - Longitude	151.042

Local Government Area

Local Government	District Name	Region Name	Primary Region
Parramatta	Central City District	Sydney	

Lot and DP

The Telopea Concept Plan Area is approximately 13.4 hectares and comprises of 99 individual allotments - refer Attached for full list.

Landowners Consent

Is Landowner's consent required?

Yes

Do you have evidence of all Land Owners' consent?

Yes

Attachments

File Name	LAHC Landowner Consent
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Statutory Context

Under [State Environmental Planning Policy \(State and Regional Development\) 2011](#) , which schedule does your State Significant Development application relate to?

Schedule 1: SSD - General

Schedule 1: SSD - General

Clause 13 - Cultural, recreation and tourist facilities

Permissibility of Proposal
Permissible with consent

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [Schedule 1, Part 1, clause 1\(2\) of the Environmental Planning and Assessment Regulation](#))

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the EP&A Act, require any of the following:

A permit under section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the EP&A Act in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Coal Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

Attachments

File Name	Environmental Impact Statement
File Name	Appendix Z3_Stage 1A DSI Letter
File Name	Appendix Z2_Detailed Site Investigation
File Name	Appendix Z1_Preliminary Site Investigation
File Name	Appendix Y3_Rail Corridor
File Name	Appendix Y2_Geotechnical Stage 1A
File Name	Appendix Y1_Geotechnical Masterplan
File Name	Appendix X_Heritage Impact
File Name	Appendix W_Aboriginal Cultural Heritage
File Name	Appendix V2_Arborist
File Name	Appendix V1_Arborist
File Name	Appendix U_Biodiversity Report
File Name	Appendix T_Traffic
File Name	Appendix S_CPTED
File Name	Appendix R_Social Impact Assessment
File Name	Appendix Q_Social Needs Assessment
File Name	Appendix PP_Design Excellence Strategy
File Name	Appendix P3_Photomontage Stage 1A
File Name	Appendix P2_Photomontage Masterplan

File Name	Appendix P1_Visual Impact
File Name	Appendix OO_Electrolysis Report
File Name	Appendix O_Clause 4.6 Variation Stage 1A
File Name	Appendix NN_Mitigation Measures & Risk Assessment
File Name	Appendix N_Clause 4.6 Variation Concept Plan
File Name	Appendix MM_SDRP Responses
File Name	Appendix M_Consultation Report
File Name	Appendix LL_Connecting with Country
File Name	Appendix L2_Stage 1A Public Domain
File Name	Appendix L1_Stage 1A Landscape Report
File Name	Appendix KK_Construction Management Plan
File Name	Appendix K_Stage 1A Landscape Plans
File Name	Appendix JJ2_Wind Stage 1A
File Name	Appendix JJ1_Wind Masterplan
File Name	Appendix J_Stage 1A Design Report
File Name	Appendix II_Waste Management
File Name	Appendix I8_Development Schedules
File Name	Appendix I7_Perspectives
File Name	Appendix I6_External Finishes
File Name	Appendix I5_DDA Plans
File Name	Appendix I4_Solar Cross Vent
File Name	Appendix I3_Elevations
File Name	Appendix I2_General Arrangements
File Name	Appendix I1_Preliminaries
File Name	Appendix HH_Acoustic Assessment
File Name	Appendix H_Design Guidelines
File Name	Appendix GG3_Fire safety
File Name	Appendix GG2_Access Report
File Name	Appendix GG1 BCA Assessment
File Name	Appendix G2_Concept Design Report
File Name	Appendix G1_Concept Design Report
File Name	Appendix FF3_BASIX Certificate 2
File Name	Appendix FF2_BASIX Certificate 1
File Name	Appendix FF1_Sustainability Report
File Name	Appendix F_Concept Masterplan Drawings
File Name	Appendix EE_Integrated Water Management
File Name	Appendix E_Staging plan
File Name	Appendix DD_Flooding Assessment
File Name	Appendix D_Draft Plan of Subdivision
File Name	Appendix CC - Stage 1A civil drawings
File Name	Appendix C_Survey Plan
File Name	Appendix BB_Concept Engineering Drawings
File Name	Appendix B_QS Cost Assessment
File Name	Appendix AA_Uilities Report
File Name	Appendix A_SEARs Response
