



27 September 2022

City of Parramatta Council
 PO Box 32
 Parramatta NSW 2124
Attention: Bryan Hynes, Executive Director, Property & Place

Without Prejudice

Dear Bryan,

Telopea Voluntary Planning Agreement (Your ref: NLS/PAR970-00162) Revised Letter of Offer

We refer to the above and note ongoing discussions and correspondence between Frasers Property Australia (**Frasers**) and City of Parramatta Council (**CoP**) in relation to a proposed Voluntary Planning Agreement (**VPA**) for the Telopea Urban Renewal Project (the **Project**).

NSW Land and Housing Corporation (**LAHC**) as landowner has appointed Frasers to provide all services required for the delivery of the Project, including negotiation of the VPA with CoP to provide satisfactory arrangements for the provision of community and public infrastructure within the Communities Plus Telopea Concept Plan Area (**CPA**). The land that this VPA is proposed to apply to is described in Appendix 1.

1. SUMMARY OF THE PROJECT

Frasers and LAHC lodged the proposed State Significant Development Application (**SSDA**) with the DPE on 30th July 2021 which was processed on 17th of September 2021 and remains under assessment. The SSDA under assessment includes the Concept Plan for the staged redevelopment of the Telopea CPA, and the first Stage DA (**Stage 1A**). The Concept Plan proposal sets out the maximum building envelopes and gross floor area (**GFA**) that can be accommodated across the CPA and identifies the land uses and public infrastructure upgrades to be provided. The master plan concept proposal will establish the planning and development framework against which future development application will be assessed against.

The Telopea CPA proposal provides for a seamlessly integrated mixed tenure and mixed-use master planned community including:

- Approximately 4,700 dwellings, including a minimum of 740 social, 256 affordable and 3,704 market dwellings
- Inclusion of a new retail precinct with a new supermarket, food and beverage, and specialty retail
- Proposed childcare facility
- Proposed regional combined library and community centre
- Proposed combined Church, Residential Aged Care Facility and Independent living unit's (ILU) facility
- Delivery of new public open space, including a new light rail plaza, Hill Top park, Eyles Street pedestrian link, open space associated with the proposed library and a series of pocket parks
- Retention of existing significant trees
- Road and intersection upgrades
- Cycle way upgrades
- Upgrade of utility services
- Community housing provider office to provide support services for the local community

2. TOTAL CONTRIBUTIONS PAYABLE

This VPA Offer relates to both the concept proposal for a mixed use development involving approximately 4,700 dwellings (**Concept Proposal**) and an application for the first stage of works (**Stage 1A Works**). Further development applications will be lodged for the balance of the works which will take place over a number of different stages (**Future Stages**).

The contributions plan applicable to the SSDA, including the Stage 1A Works, is the *Parramatta Section 94A Contributions Plan 2011* (the **Former Contributions Plan**).



Development applications lodged for the Future Stages will be subject to the *City of Paramatta (Outside CBD) Development Contributions Plan 2021* (the **2021 Contributions Plan**).

The Concept Proposal will have a maximum GFA of **391,940m²** within which Frasers have proposed an indicative dwelling mix of 39% 1 bed, 57.5% 2 bed, and 3.5% 3+ bed dwellings. The overall contributions value payable for both Stage 1A and the remaining development is set out below;

STAGE 1A MARKET DWELLINGS	YIELD	CoP S.94A Contributions Plan 2011	Contribution
Studio	4	1% of CIV	\$ 1,802,527
1 Bed	135		
1 Bed +	14		
2 Bed 1 Bath	27		
2 Bed 2 Bath	224		
3 Bed	42		
Terrace	0		
Total	446		
REMAINING DEVELOPMENT		CoP S.94A Contributions Plan 2021	Contribution
Studio	139	\$ 15,516	\$ 2,156,724
1 Bed	334	\$ 15,516	\$ 5,182,344
1 Bed +	792	\$ 15,516	\$ 12,288,672
2 Bed 1 Bath	654	\$ 17,966	\$ 11,749,764
2 Bed 2 Bath	1219	\$ 17,966	\$ 21,900,554
3 Bed	107	\$ 20,000	\$ 2,140,000
Terrace	13	\$ 20,000	\$ 260,000
Total	3258		\$ 55,678,058
Non-residential	Workforce	CoP S.94A Contributions Plan 2021	Contribution
Retail 8,535m2	155	\$ 2,640	\$ 409,680
Total market dwellings	3,704	TOTAL VALUE	\$ 57,890,265
			\$ 15,629
			per dwelling

Frasers note that agreement has been reached with CoP in relation to the contributions payable.

3. TOTAL VALUE – REVISED OFFER

Frasers submitted a Revised Letter of Offer to CoP on 1st of June 2022. CoP responded to Frasers on 29 July with its position in correspondence titled 'Summary of Council Officer's Position. Frasers has now considered CoP's position and makes the following revised offer;

Revised Offer - September 2022	No. of Items	Total Approx. Value*
Community Centre/Library Facility (Item 10)	1	\$ 43,729,761
In principle support:		
1. PLR Crossing (or equivalent value);	8	\$ 21,672,235
3. Arrival Plaza,		
4. Neighbourhood Park,		
5. Manson St pedestrian connection;		
9. Adderton Manson intersection (or equivalent value);		
11 & 13a. Open space adjacent to library;		
12. Shortland St / Evans St intersection (or equivalent value); and		
20. Adderton Road shops.		
Awaiting further detail:		
2. Stage 1A Streetscape works; and	4	\$ 5,518,494
19. Sturt Street (outside school) streetscape works;		
23. and 24. Pocket parks (within the Core)		
7. Manson Street		
13B and 13C. Eyles Street Link		
Discounted Valuation for New Stratum Lot to be dedicated to CoP		\$ 11,650,000
21 Sturt Street Site Valuation disregarding existing covenant		-\$ 11,650,000
TOTAL	14	\$ 70,920,490
	Per Dwelling	\$ 19,147



The Revised Offer to dedicate a fully funded and fitted out 4120m² Multipurpose Hub and Library is subject to the following terms;

- i. That the Telopea Multipurpose Hub and Library is developed in accordance with the '*Telopea Library and Community Facility Building Brief*' (the **Design Brief**) from CoP dated 16 July 2021 (Annexure A) and any variations to that design will be at a cost to CoP.
- ii. That the VPA works are capped at the values noted in the above table noting costs are reflective of the Quantity Surveyor (QS) Cost Plan from WT Partnership, dated July 2022 (Annexures B & C).
- iii. That a Section 30 agreement will be entered into for the 21 Sturt Street site and CoP roads at an agreed market value of \$11.65m (discussed below in further detail).
- iv. That the new stratum lot that is the proposed location for the new Multipurpose Hub and Library which has been determined to be \$12.45m (Annexure D) is reduced to \$11.65m (discussed below in further detail).
- v. That Frasers offer in point (iv) is made in response to CoP's preference for land to be dedicated at nil cost.
- vi. That the existing library will remain in operation until such time the new facility is handed over to CoP.
- vii. That the works in kind for Eyles Link and Manson Street both of which are material public benefits for the provision of infrastructure are included in the VPA and are to be dedicated to CoP (timing to be negotiated as part of the VPA).
- viii. That an easement for access and maintenance benefiting CoP in perpetuity is provided in the proposed retail plaza, with its exact extent to be agreed following detailed design.
- ix. In the event that TfNSW does not agree to the design of the proposed signalised intersections and Parramatta Light Rail Crossing that a monetary contribution will be made in lieu to be applied by CoP for road infrastructure purposes. These are Items 1, 9 and 12 in Table 1 '*Proposed Items for Inclusion in the VPA*' below.
- x. That the public domain design and level of final embellishment remains generally consistent with the Concept Plan application to meet the vision and objectives for the project.

4. ACQUISITION OF THE LAND AT 21 STURT STREET AND DEDICATION OF A NEW STRATUM LOT

Consistent with our solicitor's letter to CoP's solicitor dated 9 November 2021 and subsequent discussions with CoP Council Officers, Frasers propose that the legal mechanism used for the transfer of the land at 21 Sturt Street and CoP roads is done by way of compulsory acquisition between CoP and LAHC, provided the parties can reach an agreement under Section 30 of the *Land Acquisition (Just Terms Compensation) Act 1991 (LA Act)*.

It is proposed that agreeing to the terms of a Section 30 agreement to transfer the 21 Sturt Street land and CoP roads to LAHC will be a condition precedent to the delivery of the other developer contributions under the VPA. A Letter of Support from LAHC is attached to this letter (Annexure H). Frasers maintain that the existing library will remain open until such time as the new facility is opened.

In terms of compensation payable, Frasers has undertaken a "market" valuation of 21 Sturt Street, which takes into consideration the future potential uplift in value of the land having regard to the SSDA. The proposed market value arising from that valuation is **\$11,650,000** (Annexure E).

It should be noted that there is a covenant on this land restricting the use of the land for any other purpose other than a Library or other municipal purposes. To this extent, the covenant is a relevant matter for consideration to ascertain a market value under the LA Act. However, to the extent that the covenant would prohibit the highest and best use for the site, a land use of R4 High Density Residential zone has been applied.



5. DEDICATION OF NEW STRATUM LOT

The market valuation for the new stratum lot within which the new Multipurpose Hub and Library is to be relocated is \$12,450,000 (Annexure E). We propose to dedicate this stratum lot to CoP free of cost.

Frasers proposes that the parties agree to a discounted valuation of \$11.65m for the stratum lot so that the dedication of the new stratum lot may be aligned with the acquisition of the 21 Sturt Street site.

Frasers considers that the offer to dedicate a new stratum lot represents a further material cost saving to CoP because it will no longer need to fund the cost of acquisition noted in the 2021 Contributions Plan Works Schedule. I.e. The 2021 Contributions Plan identifies that;

- the floor space acquisition cost to Council for a new 1,900m² multi-purpose hub in Telopea is approximately **\$3,610,000** (Item C05a of the 2021 Contributions Plan Works Schedule);

6. DELIVERY OF THE NEW MULTI PURPOSE HUB AT TELOPEA

The 2021 Contribution Plan provides that the new population will contribute to the demand for local infrastructure, and states that *"if Council does not invest in new and upgraded local infrastructure to meet the needs of the people who live and work in the new development, the infrastructure service levels for the existing and future population will decline"*.

The 2021 Contributions Plan identifies that;

- the floor space acquisition cost to Council for a new 1,900m² multi-purpose hub in Telopea is approximately **\$3,610,000** (Item C05a of the 2021 Contributions Plan Works Schedule);
- the construction and fit-out of a new multipurpose neighbourhood centre of 1,900m² total, inclusive of multipurpose space, indoor recreation space and community halls (300m²), multipurpose courts (2), subsidised space (150m²) is approximately **\$11,400,000** (Item C05b of the 2021 Contributions Plan Works Schedule);
- the construction and fit-out of a new 2,250m² district library (increase of 1980m²) including meeting rooms, exhibition, and performance spaces is **\$13,500,000** (Item C06 of the 2021 Contributions Plan Works Schedule); and
- the total of the above is **\$28,510,000**, being the Section 7.11 Funds allocated to the delivery of the District Library and Multi Purpose Hub at Telopea.

Frasers notes that the offer to fully fund and fit out a 4120m² multipurpose hub and library in accordance with CoP's Library and Community Facility Building Brief is in exceedance to the size of facility that would be required by the incoming population generated by the development. Frasers proposed funding of the Multipurpose Hub and Library provides a material cost saving to Council in 7.11 funds.

Therefore this revised Offer is subject to there being no changes to the Design Brief unless variations are agreed by both parties with any increases in costs to be paid by CoP, otherwise the total value for the delivery of the facility is capped at **\$43,729,761**.

7. PROPOSED (REVISED) VPA ITEMS;

Noting the Total Contributions Value of **\$70,920,490** and the ongoing discussions with CoP Council Officers in relation to the items proposed to be included in the VPA, Frasers propose the following list of items to be included in the VPA:



No.	Item	Cost Plan: 18 July 2022	On Costs	Total
AGREED				
10	Multipurpose community centre including 40 Carspaces located in the basement - floor space up to approximately 4120m2 combined fully fitted out library	\$ 33,638,278	\$ 10,091,483	\$ 43,729,761
1	Stage 1A roadworks (Sturt St north and east, Shortland St, new link road and Adderton Rd signalised intersection)	\$ 3,891,833	\$ 1,167,550	\$ 5,059,383
3	Light Rail Arrival Plaza	\$ 7,054,271	\$ 2,116,281	\$ 9,170,552
4	Neighbourhood Park	\$1,821,157	\$ 546,347	\$ 2,367,504
5	Pedestrian Connection - Manson Road to light rail	\$ 187,524	\$ 56,257	\$ 243,781
9	Adderton Road and Manson Street signalised intersection	\$ 902,999	\$ 270,900	\$ 1,173,899
11 & 13A	Open space associated with the Multifunction centre and library (11). Eyles Street open space link - deep soil section (13a)	\$ 1,766,829	\$ 530,049	\$ 2,296,878
12	Shortland Street and Evans Road signalised intersection	\$ 1,046,337	\$ 313,901	\$ 1,360,238
7	New Marshall Road extension and portion of Manson Street with signalised intersection	\$ 1,499,385	\$ 449,816	\$ 1,949,201
13B	Eyles Street open space link – Deep soil section	\$ 1,232,532	\$ 369,760	\$ 1,602,292
13C	Eyles Street open space link – Deep soil section	\$ 527,338	\$ 158,201	\$ 685,539
23	Shortland street pocket park	\$ 553,379	\$ 166,014	\$ 719,393
24	Sturt Street pocket park (adj. library)	\$ 432,361	\$ 129,708	\$ 562,069
LIBRARY				
	21 Sturt Street Lot Market Valuation (disregarding covenant)	-\$ 11,650,000		
	Discounted Valuation for New Stratum Lot	\$ 11,650,000		
	Land Payments	\$ 0		
TOTAL				
		\$ 54,554,223	\$ 16,366,267	\$ 70,920,490
				\$ 19,147

Table 1 – Proposed Items for Inclusion in the VPA

Frasers maintains the inclusion of Eyles Street Link in the VPA on the basis of its substantial material public benefit that goes beyond that provided for by Council's contributions framework. Justification is made on the basis that converting roads into safe and accessible public domain, that is deep soil and subject to future design competitions is a far superior outcome than maintaining vehicular priority. Further, the existing Eyles Street verges do not comply with the accessibility codes. Given that a significant proportion of the incoming population to Telopea will be social housing tenants, many of which will be over the age of 55, a prioritisation of high quality public open space that will enable social cohesion, with accessible and easily traversable pedestrian networks, is a key feature of the master plan. Frasers confirms that the Eyles Link will be on its own lot, will be deep soil, and will be subject to future design competitions with CoP's participation proposed as part of any future competition jury.

Further, the new Marshall Road extension and portion of Manson Street with the signalised intersection forms an important linkage between the north and south precincts, integrating the School, and locating the new Multipurpose Hub and Library located on this axis. Importantly, the new Marshall Road provides access to the Multipurpose Hub and Library, the new RACF and Church, and the residential addresses from an accessible gradient. A letter from Ason Group confirming the need for new Marshall Road is in Annexure G.

Frasers notes several items in the table below which were contained in Frasers' previous offers are not agreed by CoP to be included in the VPA. These principally relate to streetscape embellishments. While Frasers maintain that the streetscapes have material public benefit that go beyond what Council's policies make provision for. Frasers is prepared to remove Items 2, 2A, 8, 16, 17, 19, 20, 25, 26, & 27 from the Offer. It should be noted that with the exception of Item 20, Frasers intends to deliver these Streetscape items at the Project's cost, to support the objectives of the master plan and to deliver best practice urban design and place outcomes that are consistent with the Government Architect's Greener Places and Better Placed policies. Consistently with CoP's position, items 14, 15, 18 and 21 are no longer included in the Offer as per Table 2 below.

Finally, subject to CoP's agreement on Eyles Link, this Offer includes an easement over the retail plaza for access and maintenance benefiting CoP in perpetuity at no cost. The exact extent and location of this easement will be agreed at detailed design stage.

ITEMS		Cost Plan: 18 July 2022	On Costs	Total
2	Stage 1A - Streetscapes (footpaths, landscaping street furniture within road reserve)	\$ 1,453,794	\$ 436,138	\$ 1,889,932
2A	Item 2A - Streetscapes (missing portions in Stage1A, adj. Eyles St Link)	\$ 934,116	\$ 280,235	\$ 1,214,351
8	Streetscapes - New Marshall Road	\$ 925,182	\$ 277,555	\$ 1,202,737
14	Cycleway - Sturt Street on road	\$ 155,695	\$ 46,709	\$ 202,404
15	Cycleway - Shortland Street on road	\$ 98,044	\$ 29,413	\$ 127,457
16	Streetscapes - Shortland street	\$ 1,152,080	\$ 345,624	\$ 1,497,704
17	Streetscapes - Sturt Street (West of Benaud Lane)	\$ 546,068	\$ 163,820	\$ 709,888
18	Pedestrian Connection - Marshall Road and Greenway Reserve	\$ 125,448	\$ 37,634	\$ 163,082
19	Streetscapes - Sturt Street (East of Benaud Lane)	\$ 918,963	\$ 275,689	\$ 1,194,652
20	Adderton Road shops upgrades	\$ 578,152	\$ 173,446	\$ 751,598
21	General Vandalism allowance	\$ 207,500	\$ 62,250	\$ 269,750
25	Streetscapes - north precinct	\$ 2,493,875	\$ 748,163	\$ 3,242,038
26	Streetscapes - south precinct	\$ 2,367,027	\$ 710,108	\$ 3,077,135
27	Item 27 - Streetscapes (Evans road and Moffatts drive only, Core&East Precinct)	\$ 369,201	\$ 110,760	\$ 479,961
6	Eyles Street open space link – 24/7 connection through to light rail arrival plaza	\$ 3,206,717	\$ 962,015	\$ 4,168,732
TOTAL		\$ 15,531,862	\$ 4,659,559	\$ 20,191,421

Table 2 – Proposed Items no longer included in the VPA

8. PARTIES TO THE VPA

Relationship to project	Company	ABN
Landowner and beneficiary of the development approval	New South Wales Land and Housing Corporation	24 960 729 253
Developer (carrying out the works)	Frasers Property Telopea Developer Pty Ltd as trustee for Telopea Development Trust	50 637 732 079

9. SECURITY


Nil – as public benefit items are linked into delivery milestones of development (i.e occupation cannot be achieved without payment or delivery of works in kind).

10. CONCLUSION

We look forward to continuing the negotiation of the Planning Agreement in order to provide satisfactory arrangements for the provision of community and public infrastructure for the Communities Plus Telopea Concept Plan Area, to deliver key strategic outcomes of the Future Directions policy for the NSW Government and for the local community.

If you have any further queries, please do not hesitate to contact the undersigned.

Yours faithfully,

DocuSigned by:

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Simone Dyer
 Development Director
 Frasers Property Australia

Appendix 1 – Address and details of the land (Lot and DP)

LOCATION	LOT(S)	DP	ADDRESS
CORE	1	811709	14 SHORTLAND ST, TELOPEA NSW 2117
CORE	2	811709	10-12 SHORTLAND ST, TELOPEA NSW 2117 18 SHORTLAND ST, TELOPEA NSW 2117 5 EYLES ST, TELOPEA NSW 2117
PARK ZONE	5, 6, and 7	128229	6 STURT ST, TELOPEA NSW 2117 12 STURT ST, TELOPEA NSW 2117 14 STURT ST, TELOPEA NSW 2117 1 POLDING PLACE, TELOPEA NSW 2117 3 POLDING PLACE, TELOPEA NSW 2117 5 POLDING PLACE, TELOPEA NSW 2117
LOWER CORE	1	596499	2 EVANS RD, TELOPEA NSW 2117
LOWER CORE	2	596499	27 MOFFATTS DR, DUNDAS VALLEY NSW 2117
LOWER CORE	Part 100	1169946	4 MOFFATTS DR, TELOPEA NSW 2117 6 MOFFATTS DR, TELOPEA NSW 2117 8 MOFFATTS DR, TELOPEA NSW 2117 2 EVANS RD, TELOPEA NSW 2117 2A EVANS RD, TELOPEA NSW 2117
LOWER CORE	171	1186793	29-33 STURT STREET, TELOPEA NSW 2117
LOWER CORE	1715	213180	27 STURT ST, TELOPEA NSW 2117 12 EYLES ST, TELOPEA NSW 2117 13 EYLES ST, TELOPEA NSW 2117 14 EYLES ST, TELOPEA NSW 2117 15 EYLES ST, TELOPEA NSW 2117
	1716	213180	19 STURT ST, TELOPEA NSW 2117 6 EYLES ST, TELOPEA NSW 2117 7 EYLES ST, TELOPEA NSW 2117 8 EYLES ST, TELOPEA NSW 2117 9 EYLES ST, TELOPEA NSW 2117 10 EYLES ST, TELOPEA NSW 2117 11 EYLES ST, TELOPEA NSW 2117 6 SHORTLAND ST, TELOPEA NSW 2117 8 SHORTLAND ST, TELOPEA NSW 2117
NORTH	227	36743	14 FIELD PL, TELOPEA NSW 2117
NORTH	228	36743	16 FIELD PL, TELOPEA NSW 2117
NORTH	229	36743	18 FIELD PL, TELOPEA NSW 2117
NORTH	245	36743	33 MARSHALL RD, TELOPEA NSW 2117
NORTH	246	36743	35 MARSHALL RD, TELOPEA NSW 2117
NORTH	248	36743	23 THE PARADE, TELOPEA NSW 2117
NORTH	249	36743	21 THE PARADE, TELOPEA NSW 2117
NORTH	250	36743	28 MARSHALL RD, TELOPEA NSW 2117
NORTH	251	36743	26 MARSHALL RD, TELOPEA NSW 2117
NORTH	252	36743	24 MARSHALL RD, TELOPEA NSW 2117
NORTH	254	36743	20 MARSHALL RD, TELOPEA NSW 2117
NORTH	255	36743	18 MARSHALL RD, TELOPEA NSW 2117
NORTH	256	36743	16 MARSHALL RD, TELOPEA NSW 2117
NORTH	262	36743	7-9 SHORTLAND ST, TELOPEA NSW 2117
NORTH	263		

NORTH	264		
NORTH	265		
NORTH	266		
NORTH	267		
NORTH	268		
NORTH	275	36743	17 FIG TREE AVE, TELOPEA NSW 2117
NORTH	276	36743	19 FIG TREE AVE, TELOPEA NSW 2117
NORTH	280	36743	20 FIG TREE AVE, TELOPEA NSW 2117
NORTH	281	36743	18 FIG TREE AVE, TELOPEA NSW 2117
NORTH	282	36743	16 FIG TREE AVE, TELOPEA NSW 2117
NORTH	283	36743	14 FIG TREE AVE, TELOPEA NSW 2117
NORTH	284	36743	12 FIG TREE AVE, TELOPEA NSW 2117
NORTH	285	36743	10 FIG TREE AVE, TELOPEA NSW 2117
NORTH	287	36743	6 FIG TREE AVE, TELOPEA NSW 2117
NORTH	288	36743	4 FIG TREE AVE, TELOPEA NSW 2117
NORTH	290	36743	19 SHORTLAND ST, TELOPEA NSW 2117
NORTH	291	36743	21 SHORTLAND ST, TELOPEA NSW 2117
NORTH	292	36743	1 THE PARADE, TELOPEA NSW 2117
NORTH	293	36743	3 THE PARADE, TELOPEA NSW 2117
NORTH	294	36743	5 THE PARADE, TELOPEA NSW 2117
NORTH	295	36743	7 THE PARADE, TELOPEA NSW 2117
NORTH	296	36743	9 THE PARADE, TELOPEA NSW 2117
NORTH	297	36743	11 THE PARADE, TELOPEA NSW 2117
NORTH	298	36743	13 THE PARADE, TELOPEA NSW 2117
NORTH	299	36743	15 THE PARADE, TELOPEA NSW 2117
NORTH	304	36743	32 THE PARADE, TELOPEA NSW 2117
NORTH	305	36743	30 THE PARADE, TELOPEA NSW 2117
NORTH	306	36743	28 THE PARADE, TELOPEA NSW 2117
NORTH	308	36743	24 THE PARADE, TELOPEA NSW 2117
NORTH	309	36743	22 THE PARADE, TELOPEA NSW 2117
NORTH	310	36743	20 THE PARADE, TELOPEA NSW 2117
NORTH	311	36743	18 THE PARADE, TELOPEA NSW 2117
NORTH	312	36743	16 THE PARADE, TELOPEA NSW 2117
NORTH	313	36743	14 THE PARADE, TELOPEA NSW 2117
NORTH	314	36743	12 THE PARADE, TELOPEA NSW 2117
NORTH	315	36743	10 THE PARADE, TELOPEA NSW 2117
NORTH	316	36743	8 THE PARADE, TELOPEA NSW 2117
NORTH	317	36743	6 THE PARADE, TELOPEA NSW 2117
NORTH	318	36743	4 THE PARADE, TELOPEA NSW 2117
NORTH	319	36743	2 THE PARADE, TELOPEA NSW 2117
SOUTH - SITE H	89	36691	20 CHESTNUT AVE, TELOPEA NSW 2117

SOUTH - SITE H	90	36691	18 CHESTNUT AVE, TELOPEA NSW 2117
SOUTH - SITE H	91	36691	16 CHESTNUT AVE, TELOPEA NSW 2117
SOUTH - SITE H	92	36691	14 CHESTNUT AVE, TELOPEA NSW 2117
SOUTH - SITE G	96	36691	6 CHESTNUT AVE, TELOPEA NSW 2117
SOUTH - SITE G	97	36691	4 CHESTNUT AVE, TELOPEA NSW 2117
SOUTH - SITE G	98	36691	2 CHESTNUT AVE, TELOPEA NSW 2117
SOUTH - SITE G	100	36691	4 BURKE ST, TELOPEA NSW 2117
SOUTH - SITE F	108	36691	15 CHESTNUT AVE, TELOPEA NSW 2117
SOUTH - SITE F	109	36691	17 CHESTNUT AVE, TELOPEA NSW 2117
SOUTH - SITE F	110	36691	19 CHESTNUT AVE, TELOPEA NSW 2117
SOUTH - SITE F	111	36691	21 CHESTNUT AVE, TELOPEA NSW 2117
SOUTH - SITE E	119	36691	4 CUNNINGHAM ST, TELOPEA NSW 2117
SOUTH - SITE E	120	36691	2 CUNNINGHAM ST, TELOPEA NSW 2117
SOUTH - SITE E	121	36691	12 BURKE ST, TELOPEA NSW 2117
SOUTH - SITE E	122	36691	10 BURKE ST, TELOPEA NSW 2117
SOUTH - SITE B	126	36691	1 BURKE ST, TELOPEA NSW 2117
SOUTH - SITE B	127	36691	3 BURKE ST, TELOPEA NSW 2117
SOUTH - SITE B	128	36691	5 BURKE ST, TELOPEA NSW 2117
SOUTH - SITE B	129	36691	7 BURKE ST, TELOPEA NSW 2117
SOUTH - SITE A	136	36691	21 BURKE ST, TELOPEA NSW 2117
SOUTH - SITE A	137	36691	23 BURKE ST, TELOPEA NSW 2117
SOUTH - SITE A	138	36691	25 BURKE ST, TELOPEA NSW 2117
SOUTH - SITE A	139	36691	27 BURKE ST, TELOPEA NSW 2117
SOUTH - SITE A	140	36691	29 BURKE ST, TELOPEA NSW 2117
SOUTH - SITE A	141	36691	31 BURKE ST, TELOPEA NSW 2117
SOUTH - SITE C	149	36691	3 CUNNINGHAM ST, TELOPEA NSW 2117
SOUTH - SITE C	150	36691	5 CUNNINGHAM ST, TELOPEA NSW 2117
SOUTH - SITE C	151	36691	7 CUNNINGHAM ST, TELOPEA NSW 2117
SOUTH - SITE C	152	36691	9 CUNNINGHAM ST, TELOPEA NSW 2117
SOUTH - SITE D	154	36691	25 CHESTNUT AVE, TELOPEA NSW 2117
SOUTH - SITE D	155	36691	27 CHESTNUT AVE, TELOPEA NSW 2117
SOUTH - SITE D	156	36691	29 CHESTNUT AVE, TELOPEA NSW 2117
CHURCH	1720	213180	(CHURCH) 16-18 SHORTLAND RD, TELOPEA NSW 2117
CHURCH	1721	213180	(CHURCH) 16-18 SHORTLAND RD, TELOPEA NSW 2117
LIBRARY	1713	213180	DUNDAS LIBRARY & CENTRE, 21 STURT ST, TELOPEA NSW 2117
LIBRARY	1714	213180	Substation Lot adjoining library reserve