

EXPLANATION OF INTENDED EFFECT

PROPOSED AMENDMENTS TO PARRAMATTA LOCAL ENVIRONMENT PLAN 2011 TO EFFECT THE IMPLEMENTATION OF A NEW PRECINCT PLAN FOR TELOPEA

October 2017

Telopea Precinct – Stage 1

A State Environmental Planning Policy (SEPP) is proposed to amend the *Parramatta Local Environmental Plan 2011* (Parramatta LEP).

The proposed SEPP will amend the Parramatta LEP, including related maps. It will apply to land within the precinct known as Stage 1 (**Map A**). Stage 1 is the area that has been master planned by the NSW Land and Housing Corporation (LAHC). The proposed SEPP will establish land use zones, maximum heights of buildings, maximum floor space ratios and minimum lot sizes for the Stage 1 area of the precinct.

General Objectives/Intended Outcomes

The draft West Central District Plan identifies Telopea as a Priority Precinct. The precinct is also identified in the interim Land Use and Infrastructure Implementation Plan for Greater Parramatta Priority Growth Area, which has been developed by the Department in collaboration with City of Parramatta and the Greater Sydney Commission.

Telopea has been identified in these documents for renewal, to provide more homes, more cohesive communities, to capitalise on improved access to services and facilities and to improve the public domain.

The key outcomes of the proposed SEPP are for more homes and a greater mix of housing within the precinct, supported by upgrades to open space, community facilities and other supporting infrastructure. It is expected around 3,500 to 4,500 new social, affordable and market dwellings could be provided in the Stage 1 area over the next 20 years.

All comments received during the exhibition of the precinct proposal, including the rezoning proposal and this statement, will be duly considered in the drafting of the proposed SEPP.

The proposed SEPP will not depart from any current Government policy and will aid in the delivery of housing and employment targets set out in the NSW Government's *A Plan for Growing Sydney* and the draft West Central District Plan.

The *Environmental Planning and Assessment Act 1979* (the Act) requires that the SEPP be made by the Governor. Section 37(2) of the Act provides that the Governor may make a SEPP in respect of any matter, which in the opinion of the Minister, is of State or regional environmental planning significance.

Amendments to the Land Zoning Map

A mix of land uses is proposed for the Stage 1 area of the precinct which would allow the following to occur:

- delivery of more homes and a greater variety of housing, close to the proposed light rail stop to meet growing demand for homes, and increase housing choice to reflect a diversity of household types;

- a mix of housing, retail services and community facilities close to public transport;
- new light rail stop arrival plaza and upgraded public open space;
- management of impacts on the natural environment.

The following land use zones are proposed to be amended in the Stage 1 area:

- B4 Mixed Use
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation

No changes are proposed to the following existing zones in the Stage 1 area:

- SP2 Infrastructure
- E2 Environmental Conservation
- W1 Natural Waterways

Amendments to the Height of Building Map

The proposed building height controls for the Stage 1 area in the Telopea Precinct seek to:

- increase housing supply and housing choice in proximity to the proposed light rail stop, shops and services;
- transition heights down from the area closest to the proposed light rail stop location, whilst still providing for additional housing supply and housing choice; and
- mitigate impacts on heritage items.

Exceptions to Maximum Height of Buildings

A clause in the Parramatta LEP is also proposed to allow for exceptions to the maximum height of buildings, allowing for additional height, subject to meeting specified requirements, in two areas shown on the height of buildings map. These are:

• **Area A**

The height of a building on land identified as “Area A” on the Height of Buildings Map may exceed the maximum height shown for the land on that map if:

- a) the development includes an east-west connection that is at least 8 metres wide as an extension of Eyles Street between Benaud Lane and Evans Road, and
- b) (i) the site area is between 3,000 square metres and 6,000 square metres and the building height does not exceed 34 metres, or
(ii) the site area is more than 6,000 square metres and the building height does not exceed 40 metres.

• **Area B**

The height of a building on land identified as “Area B” on the Height of Buildings Map may exceed the maximum height by an additional 5 metres from that shown on that map if the proposed development accommodates retail premises, business premises and/or community facilities on the ground level/s.

Amendment to the Key Sites Map

It is proposed to amend the Key Sites Map to include the Stage 1 area. A new clause is proposed for the Parramatta LEP to permit the maximum height of buildings to be exceeded where structures associated with the provision of roof top communal open space, within the B4 Mixed Use or R4 High Density Residential zones, are proposed, and where these structures do not result in any additional overshadowing.

Amendments to the Floor Space Ratio Map

The proposed floor space ratio (FSR) controls for the Stage 1 area in the Telopea Precinct seek to:

- complement the proposed building heights to achieve the greatest density close to the proposed light rail stop, shops and services; and
- transition to lower densities further from the centre whilst also providing for additional housing supply and choice.

A clause is also proposed to allow for exceptions to maximum floor space ratio in areas shown as Areas A, B and C on the FSR map, as follows:

- Area A

The floor space ratio of a building on land identified as “Area A” on the Floor Space Ratio Map may exceed the maximum floor space ratio shown for the land on that map if:

- a) the development includes an east-west connection that is at least 8 metres wide as an extension of Eyles Street between Benaud Lane and Evans Road, and
- b) (i) the site area is between 3,000 square metres and 6,000 square metres and the floor space ratio does not exceed 2.4:1, or
(ii) the site area is more than 6,000 square metres and the floor space ratio does not exceed 3.0:1.

- Area B

The floor space ratio of a building on land identified as “Area B” on the Floor Space Ratio Map may exceed the maximum floor space ratio shown for the land on that map if the amount exceeding the maximum gross floor area is equivalent to the gross floor area used for community facilities.

- Area C

The floor space ratio of a building on land identified as “Area C” on the Floor Space Ratio Map may exceed the maximum floor space ratio shown for the land on that map if:

- a) the floor space ratio of the building does not exceed 2:1, and
- b) the site area is at least 2,000 square metres.

Amendments to Lot Size Map and Minimum Lot Sizes for Dual Occupancy Maps

The proposed minimum lot size controls for the Stage 1 area in the Telopea Precinct seek to amend the map and the minimum lot size for dual occupancy in order to exclude land proposed to be zoned B4 Mixed Use and RE1 Public Open Space. This is consistent with the intent held within the Parramatta LEP. No other changes to these maps are proposed.

The following clauses are proposed to be amended and/or added:

Amendment of Clause 6.12 Design Excellence

Two options for design excellence clauses are being considered to apply to the Stage 1 area:

- 1) The Department, including the NSW Government Architect are endeavouring to standardise design excellence provisions across NSW. An interim clause is currently being developed.
- 2) An alternative proposal is to amend the existing Clause 6.12 Design Excellence in the Parramatta LEP. The clause currently applies to the Parramatta North Urban Renewal on the Key Sites Map, and this clause could be amended to also apply to the Stage 1 area. The amendment would require the consent authority to consider whether a development within the mapped area exhibits design excellence. It would also require an architectural design competition to be held for:

- (a) Development in respect of a building that is, or will be, higher than 55 metres above ground level (existing)
- (b) Development having a capital value of more than \$100,000,000
- (c) Development for which the applicant has chosen to have such a competition.

Council can certify in writing when an architectural design competition is not required.

Inclusion of New Clause Regarding Funding of Regional Infrastructure

In the event that a Special Infrastructure Contributions (SIC) levy is not in place for the precinct, satisfactory arrangements for the provision of regional infrastructure must be made with development proponents.

Telopea Precinct – Stage 2

The Department is investigating opportunities for rezoning of additional land within the precinct, but outside the Stage 1 area. This area is identified as the Stage 2 component of the precinct. A separate exhibition process and SEPP will be undertaken should rezoning of land within Stage 2 be proposed.

Attachments

Map A Location Map

Attachment – Map A Location Map

