

24 November 2017

**Our Ref:** 17-289 AK

**Ms Carolyn McNally**

**Secretary**

Department of Planning and Environment

GPO Box 39,

Sydney, NSW, 2001

Dear Ms McNally,

**RE: TELOPEA PRECINCT PROPOSAL**

Thank you for the opportunity to comment on the Department of Planning and Environment's Telopea Precinct Proposal.

City Plan Strategy & Development Pty Ltd (CPSD) has been engaged by Hope Connect Inc., on behalf of Telopea Christian Centre, the owner of 16-18 Shortland Street, Telopea, to review the proposal in relation to its property. The subject site is the home of Hope Connect Inc., which provides a range of community services to the community ranging from family support, counselling to facilitating no interest loan schemes.

We have reviewed the proposal and supporting material currently on exhibition. We support the general principles of the proposal and DPE's acknowledgement that the precinct is strategically located to support urban renewal. However, we strongly recommend that the proposal should be amended as it applies to the subject site, prior to its adoption.

It is our considered opinion that the proposed controls for the subject site should be amended to acknowledge the site's existing community facilities and enable its feasible redevelopment. The proposal includes bonus FSR and height provisions known as "Area B". The intention of "Area B" is to encourage the retention of and the creation of new community and non-residential floorspace.

"Area B" does not include the subject site, only land immediately to the west (which currently comprises of only residential flat buildings).

To acknowledge the site's existing community uses, we submit that the boundary of "Area B" (both FSR and height provisions) should be extended to encapsulate the subject site. This will allow any future development to retain existing community facilities, benefiting from the proposed bonus provisions, whilst being consistent with the proposed zoning's objectives.

We will elaborate on each of these points in this submission.

## 1. The Site

Teloepa Christian Centre, as outlined in the Figure below, currently owns the following allotments:

- 16 Shortland Street, Teloepa – Lot 1720 DP 213180
- 18 Shortland Street, Teloepa – Lot 1721 DP 213180

Hope Connect Inc. is a non-for-profit charitable organisation, providing support services to the local community and is a service of Teloepa Christian Centre. The site's existing facility facilitates a variety of programs for the local community including weekly meals for the community, café/restaurant, counselling, parenting, family, youth and children programs, Toy Library, Play and Grow, No Interest Loan Scheme, The Hub (community men's shed), Intensive Family Preservation and Emergency Relief.

Also operating from the site are two churches, Teloepa Churches of Christ, which has been ministering from the site for over 50 years and Chrystal Church, which is a Korean congregation operating from the site for over 10 years. In addition, the site is also made available for other unrelated 3rd party community services to utilise for activities such as financial counselling services and support services more broadly. In recent history, the site has been utilised as the meeting place for a Chinese congregation and has operated as a child care facility.

The site has a long-standing presence through its services into the community. Hope Connect, Teloepa Christian Centre and Chrystal Church all wish to continue their services into the future.

The site is conveniently located within the Teloepa Town Centre, approximately 150 metres from the train station (walking distance) and Teloepa's "Main Street" where a number of local jobs and services are located. The Teloepa train station will be converted into a new light rail station as part of Stage 1 of the Parramatta Light Rail.

The site has a frontage of approximately 38 metres and an area of approximately 1,500 sqm.



Figure 1: Subject site, highlighted with red boundary (Source: Six Viewer)

## 2. Urban Renewal

As outlined in the figure below, the subject site is within the “heart” of the Telopea urban renewal precinct. In accordance with the master plan, the site will have a new corner frontage along Shortland Street and the new relocated Wade Street to the west.

The land immediately to the west, which currently comprises of residential flat buildings, has been identified for mixed use purposes, incorporating residential, retail and commercial/community services.



Figure 2: Master Plan, approximate location of site highlighted with yellow star (Source: DPE)

## 3. Proposed Controls

If the site is ultimately redeveloped in accordance with the proposed controls, the owners of the site intend to integrate the existing community facilities within a mixed-use development, comprising of both residential and non-residential floorspace (used for community purposes).

To allow for this vision to come to fruition, the following amendments to the proposed controls are recommended.

1. **Floor Space Ratio:** the exhibited proposal recommends amending the site's FSR to 3:1.

The land immediately to the west of the site (which is currently use for residential purposes) is proposed to have a FSR of 3.7:1 and is within “Area B”, which permits the FSR to be exceeded if used for the purpose of “community facilities”.

Given the site comprises of existing community facilities, used for a wide range of community purposes, it is logical to extend the boundary of “Area B” to encapsulate the subject site, acknowledging the site's existing community uses.

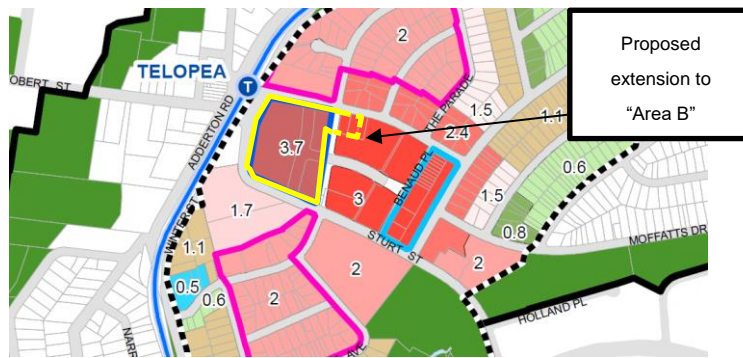


Figure 3: Proposed extension to FSR boundary

- **Maximum Building Height:** the exhibited proposal recommends amending the site's maximum height to 40 metres.

The land immediately to the west of the site has a building height of between 50-70 metres and within "Area B" which permits the height to be exceeded by 5 metres if community facilities or other non-residential uses are located along ground level.

Similarly, as with the FSR, the site comprises of an existing 2 storey community facility. Should the site be redeveloped, it is intended to retain community facilities on the site along the ground level of a mixed-use development. It is therefore recommended to extend the boundary of "Area B" to encapsulate the subject site.

The transient scale between the proposed B4 mixed use zone and the balance of the R4 zoned block limits any impacts associated.

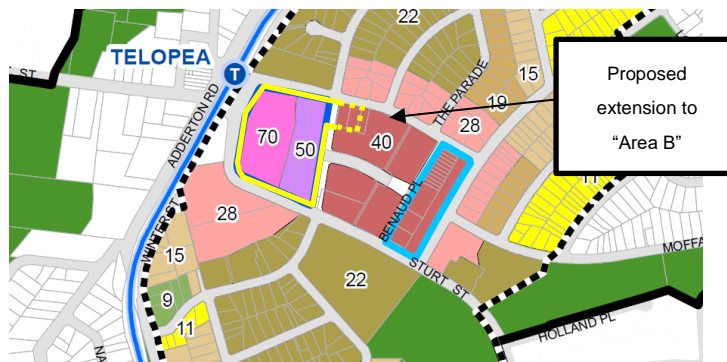


Figure 4: Proposed extension to height boundary

#### 4. Financial Feasibility

Financial feasibility will drive development but, given development costs and landowner price expectations, revenues need to be sufficient to generate the required minimum level of profit necessary to compensate for the risks of development. This is further implicated by the owner's desire to retain the site's existing community facilities.

Extending the boundary of "Area B" allows for the viable redevelopment of the site consistent with the urban renewal principles of the proposal. It will also ensure that the site's existing community facilities could be retained and integrated within any future mixed-use development, to the social benefit of the expanding Telopea community.



## 5. Conclusion and Recommendations

City Plan Strategy & Development, on behalf of Hope Connect Inc and Telopea Christian Centre, support the strategic approach to encouraging urban renewal within Telopea in order to accommodate population growth, whilst maximising the usage of new infrastructure i.e. Stage 1 of the Parramatta Light Rail.

We would however, recommend the Department revise the proposed controls for our client's site to extend the boundary of "Area B" (FSR, height and bonus FSR for community facilities) to include the subject site. Given the transitional scale of the controls associated with the B4 and R4 zoned land, no adverse impacts are associated.

Such controls could provide for positive urban design outcomes in relation to the Telopea precinct. It will allow the site to be redeveloped whilst retaining the site's existing community facilities.

Thank you again for this opportunity to comment on the Telopea Precinct Proposal.

If you require any further information or wish to provide any feedback regarding this submission, please feel free to contact either Simon Brailey from Hope Connect Inc. on 0490 489 061 or Phil Ravesteyn from Telopea Christian Centre on 0429 046 662 or the undersigned on (02) 8270 3500.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'David Ryan', with a stylized flourish at the end.

**David Ryan**  
**Executive Director**