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Ms Sarah Koshy
Director
Sydney Central Urban Renewal
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

By email: Eleanor.Robertson@planning.nsw.gov.au

Dear Ms Koshy

Teloepa Precinct Proposal – Stage1 Rezoning

I refer to your letter dated 03 November 2017 regarding the abovementioned proposal to revitalise Teloepa and to plan for future growth and infrastructure needs. The 'Teloepa Precinct Proposal – Stage 1 Rezoning' seeks to rezone land within the proposed Teloepa precinct. This includes land in the ownership of NSW Land and Housing Corporation (LAHC) and privately- owned sites.

The Teloepa precinct generally includes an area within 800m, or roughly a 10 minute walk, from Teloepa Station. The boundary has been informed by the existing road pattern, natural features including waterways and parks, and development patterns. The Teloepa-Stage 1 area is a part of this precinct and encompasses the area to the eastern side of the existing railway line.

It is noted that the proposed master plan for Teloepa-Stage 1 is supported by a Heritage and Archaeological Assessment (HAA) prepared by Urbis (2017). The Stage 1 area includes an item of State heritage significance, Redstone. Redstone is listed in the State Heritage Register (SHR 01795) and is also within 'Schedule 5 Environmental heritage' of the *Parramatta Local Environmental Plan (PLEP) 2011*. Two other items of local heritage significance – an archaeological site and a community forest – are located outside, but in the immediate vicinity of the Teloepa-Stage 1 area.

It is understood that the master plan proposes to retain existing form and scale of development in the immediate vicinity of Redstone to allow for an appropriate setting for the item. Land comprising Redstone and two lots each to the north and west of Redstone are to retain the existing planning controls. These lots will retain the existing 'R2 Low Density Residential' zoning, maximum allowable height of the buildings and the Floor Space Ratio (FSR) which are 9m and 0.5 respectively. Similarly, 'R3 Medium Density Residential' zoning with maximum permissible height of 11m is retained to the immediate south of Redstone across the street. Higher densities with increased building height and FSR is proposed for lands beyond. The HAA states that the significance of Redstone is unlikely to be diminished by the proposed changes.

It is noted that a detailed visual analysis is not included with the proposal. In the absence of the visual analysis, potential impact on the setting of the SHR item due to the proposed increase of the building envelope in the vicinity – particularly to the north of Redstone along Winter Street and to the west along Manson St - cannot be ascertained. Further, it is not clear if the increased height and bulk to the north and west of the property is likely to have any overshadowing impact on the SHR listed Redstone. Therefore, it is recommended that a detailed visual analysis and an urban design study (including a shadow analysis) is carried out to investigate any potential impact of the proposed changes on the SHR listed Redstone. These studies should be carried out before the proposed zoning in its vicinity is finalised.

The Heritage Division also recommends that a review of the current Development Control Plan (DCP) should be undertaken to ensure that the urban design and heritage controls are sufficient to guide future development in the vicinity of the SHR item. A site-specific DCP may be required if current DCP controls are considered by Parramatta Council not to afford sufficient protection to the setting and significance of Redstone.

The recommendation in the HAA that any development occurring within the vicinity of Redstone should require a site specific heritage impact statement, is supported.

It is understood that Department is investigating opportunities for rezoning of additional land within the Telopea precinct as part of the Stage 2. Comment on Stage 2 will be provided by the Heritage Division once the proposal is placed on exhibition.

Please note that this comment relates to historic heritage only and the Greater Western Sydney Region Team of the Office of Environment and Heritage may also provide a separate comment on Aboriginal cultural heritage.

If you have any questions regarding the above matter please contact Vibha Upadhyay, Heritage Programs Officer, Statewide Programs at the Heritage Division, Office of the Environment and Heritage by telephone on 02 98738587 or email at vibha.upadhyay@environment.nsw.gov.au.

Yours sincerely



Rochelle Johnston
Manager, Statewide Programs
Heritage Division
Office of Environment & Heritage

As Delegate of the NSW Heritage Council

22/12/2017