

Mr Anthony Witherdin, Director, Key Sites  
Assessments  
NSW Department of Planning and Environment  
4 Parramatta Square, 12 Darcy Street  
Parramatta NSW 2124

**Your Reference** SSD-14378717

**Our Reference** NCA/6/2021

**Contact** Bianca Lewis

**Telephone** 98065531

**Email** [blewis@cityofparramatta.nsw.gov.au](mailto:blewis@cityofparramatta.nsw.gov.au)

3 June 2022

Dear Mr Witherdin

**City of Parramatta Council submission to Response to Submission for the Telopea Concept Plan and Stage 1A State Significant Development Application**

I refer to the above application and the request from NSW Department of Planning and Environment (DPE) to provide advice on the proponent's *Response to Submission Report*. Council has reviewed the supplied *Response to Submission Report* and supporting material and conclude that whilst Council is supportive of renewal of Telopea, that Council's position remains unchanged from our original submission as follows:

- Council objects to the Concept Plan in its current form, as there are significant built form issues and variations from the Parramatta LEP and DCP 2011 that are still required to be reconciled by the applicant.
- Council supports the Stage 1A application, subject to some resolution of some outstanding details.

Council highlights the following outstanding key issues below, however Council's detailed analysis of the Response to Submissions Report is provided at **Attachment A** and further Urban Design analysis at **Attachment B**.

**Amendments to Stage 1A Application**

Council are supportive of the following amendments made to the Stage 1A application – removal of access via Winter Street, design improvements to the Arrival Plaza and neighbourhood park and demonstration the area of deep soil beneath the new park which addresses the concerns Council raised. . However, there are outstanding matters relating to shortfall in visitor parking, ground level setbacks, footway widths and tree retention within the public and private domain that need to be addressed.

**Clause 6.12(5) of Parramatta LEP 2011- Design Excellence**

The application does not meet the requirements of the Design Excellence provisions of Clause

**Contact us:**

[council@cityofparramatta.nsw.gov.au](mailto:council@cityofparramatta.nsw.gov.au) | 02 9806 5050  
[@cityofparramatta](mailto:@cityofparramatta) | PO Box 32, Parramatta, NSW 2124  
ABN 49 907 174 773 | [cityofparramatta.nsw.gov.au](http://cityofparramatta.nsw.gov.au)

6.12(5) of the Parramatta Local Environmental Plan 2011 (PLEP) which requires Council to grant exemption to not undertake a design competition for the development. The submitted Design Strategy is insufficient in justifying the variation to the requirements of PLEP 2011 and does not respond to Council's issues raised in our submission in relation to the design competition process. Therefore, it is Council's opinion that the application, its current form, cannot be granted exemption by Council under Clause 6.12(6).

#### **Clause 6.12(4) of the PLEP 2011 – requirements of Parramatta DCP 2011**

Clause 6.12(4) of the PLEP 2011 requires development within Telopea to demonstrate design excellence, including how it meets the requirements of the Parramatta DCP and its relationship with other development, including neighbouring development. Council believes the Concept application has not met the requirements under Clause 6.12(4) PLEP 2011.

Currently the Concept design for the Precincts creates 'isolated sites' which are in private ownership and would result in poor built form outcomes. Council does not accept the Response to Submission Report in relation to this matter. Furthermore Urban Design analysis (**Attachment B**) demonstrates that FSR and height controls can be realised in conjunction with an increase in deep soil and tree retention through compliance with the controls of the Telopea DCP.

The Core has not been designed to align with the Telopea Master Plan 2017, Parramatta LEP 2011 or the Parramatta DCP 2011. While minor alterations were made to some building envelopes to comply with the ADG, there has been no significant redesign of the Concept Plan to better reflect the Telopea Master Plan. As a result, Council believes the scheme results in poor built form and amenity outcomes for the site (as detailed in Council's original submission).

Furthermore Council does not support the content of the Design Guidelines, and as a guide to future applications for the Concept Application. Instead, the development should comply with the provisions of Council's DCP for the Telopea Precinct which is detailed further in **Attachments A and B**.

#### **Clause 4.6 of the PLEP 2011 – Variation to Height**

Council does not support the proposal for The Core to significantly vary the maximum height contained in the Parramatta LEP 2011. Height increase variations range between 16% and 23% which are significant non-compliances to a relatively recent rezoning of the Telopea Precinct. Council does not believe adequate justification has been provided as part of the RTS.

#### **Inadequate Information and Inconsistent Plans**

Council is concerned with the inadequacy of the information submitted as part of the RTS. The inadequacy of the material, coupled with incomplete plans, is of particular concern when future development applications will rely on consistency with the concept approval and associated information.

Of particular concern is the gross floor area calculations for the Concept Area, for which there no corresponding GFA diagrams for the buildings have been provided. Furthermore, no GFA calculations and GFA diagrams have been provided for the Precincts areas. Council believes

that as a result of the indistinct GFA allocations, together with a lack of diagrams and low building efficiencies, there is a risk that the future development applications will exceed permissible FSRs.

Furthermore, building envelopes in the Concept Master Plan do not comply with the proposed Design Guidelines for the Core nor has enough information been provided to assess whether the envelopes comply.

Council assessment provided at **Attachment A** provides instances whereby the Plans (e.g. Civil Drawings, Landscape Plans, Tree Assessment Report) are inconsistent and therefore may result on different outcomes.

#### **Infrastructure contributions and calculations**

It is acknowledged that negotiations relating to the Letter of Offer to Council relating to a voluntary planning agreement are ongoing with the applicant. Council maintains the position that the development should contribute to the provision of local infrastructure to meet the demand from increased residential and worker population as a direct result from the development. This contribution should be either via the draft planning agreement or development contributions (or a combination of both) equal to, or more, in value than the development contributions payable under the Parramatta (Outside CBD) Contributions Plan 2021.

#### **Conclusion**

In conclusion, and detailed in **Attachment A**, Council is very concerned that the majority of the comments made by Council have not been adequately addressed by the applicant.

It is noted that although this submission has not been endorsed by Council, it reflects Council's original endorsed submission on the matter.

Council appreciates the opportunity to comment on the above application and the continued collaboration on this project. Should you wish to discuss the above matters, please contact Bianca Lewis, Team Leader Major Projects and Precincts on 9806 5531 or at [blewis@cityofparramatta.nsw.gov.au](mailto:blewis@cityofparramatta.nsw.gov.au)

Regards,



**Jennifer Concato**

Executive Director City Planning and Design

**Attachment A:** Detailed assessment of RTS.

**Attachment B:** Comment on Design Guidelines and Urban Design Analysis