

Your Ref: SSD-14378717
Our Ref: NCA/4/2021
Contact: Bianca Lewis
Telephone: 9806 5531

23 November 2021

Andy Nixey
Principal Planner, Key Sites Assessments
NSW Planning, Industry & Environment
GPO Box 39
Sydney NSW 2001

Dear Mr Nixey

City of Parramatta Submission - Environmental Impact Statement (EIS) for the Telopea Concept Plan and Stage 1A State Significant Development (SSD-14378717)

The City of Parramatta Council (Council) welcomes the opportunity to provide a submission on the Environmental Impact Statement (EIS) for the Telopea Stage 1A and Concept Plan. Please find Council's formal submission attached for your consideration which was endorsed at its meeting on 22 November 2021.

The submission is accompanied by Attachment A - Summary of Recommendations and Attachment B - Council's Technical Assessment.

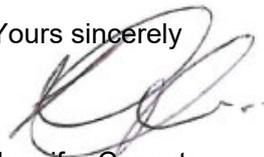
In summary, the Council supports, in principle, the regeneration of Telopea and social housing stock, retail and other service facilities including the opportunity to provide new local infrastructure. Council supports the Stage 1A development subject to the design amendments to the proposed neighbourhood park and Arrival Plaza to be dedicated to Council. In relation to the Concept Area (excluding Stage 1A) Council objects to the proposal due to the exceedances in floor space ratio permitted under the Parramatta LEP 2011 and relevant State Environmental Planning Policies and height variations; and non-compliances with the Telopea Development Control Plan in particular those related to setbacks and deep soil zones in the Precincts.

Furthermore, Council requires confirmation that the proposal will make a sufficient contribution to the local infrastructure needs to be generated by future residents and workers in the precinct and objects to any approval being granted for any redevelopment of Land and Housing Corporation (LAHC) land in Telopea prior to the Planning Agreement being agreed by Council and the applicant.

Council looks forward to continuing to work with both DPIE and the applicant during the assessment phase of the application to address Council's issues.

Please contact Bianca Lewis, Team Leader Land Use Planning via email blewis@cityofparramatta.nsw.gov.au or telephone 9806 5531 if you have any queries in relation to the submission.

Yours sincerely



Jennifer Concato
Executive Director
City Planning and Design

Attachment: City of Parramatta's submission to State Significant Development for Telopea Stage 1A and Concept Plan