

## **ATTACHMENT A – SUMMARY OF RECOMMENDATIONS**

*This document 'Attachment A' contains a summary of Councils' recommendations relating to the State Significant Development Application for the Telopea Stage 1A and Concept Plan Application. It should be read in conjunction with Council's submission which was endorsed by Council at its meeting on 22 November 2021 and Attachment B Technical Assessment.*

## **1. Land Use Planning Recommendations**

- 1.1 That the Clause 4.6 request to vary height not be supported for The Core.
- 1.2 The applicant presents a scheduled breakdown of the FSR and GFA allocations (including standard efficiency rates) for each lot within the Concept Area (The Core and Precincts) corresponding to accurate plans and showing that the maximum permissible FSR for each lot has not been exceeded.  
Noting that this will form the basis for any Concept Approval, and therefore ensuring that the approved envelopes do not risk exceeding permissible density provisions in future development applications.  
Furthermore, that the proposal demonstrates that it does not draw GFA from the roads shown in the Parramatta LEP 2011 with no allocated FSR.
- 1.3 Council recommends that the Design Excellence Strategy be revised to:
  - Demonstrate compliance with Clause 6.12 Design Excellence of the Parramatta LEP 2011
  - That a Council representative is nominated for all Design Competitions, and not just the future Council library site.
  - That the Government Architect of NSW nominate their preferred process and timing for Design Review and that the strategy be updated to reflect GANSW requirements.
  - Design Juries should have an odd number of members and should not be dominated by parties representing the applicant.
- 1.4 That the SDRP provide written certification that the submitted Detailed Development Application for Stage 1A has appropriately addressed the panel's recommendations.
- 1.5 That the delivery timeframes for new housing in Stage 3 should be reconsidered to be brought forward, based on current condition of the existing housing stock in this area.

## **2. State and Local Contributions (VPA Letter of Offers) Recommendations**

- 2.1 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 equal or greater in value than the development contributions payable under the Parramatta (Outside CBD) Contributions Plan 2021.
- 2.2 That negotiations continue between LAHC/ Frasers and Council in relation to the Revised Letter of Offer (VPA).
- 2.3 That no approval be issued for the development prior to the agreement of Council to enter into a VPA with the applicant.
- 2.4 Transport for NSW and the Department of Education and/or School Infrastructure NSW, consult with Council in relation to the allocation of funding which may be of co-benefit to the local community.

### **3. Property and Legal Matters Recommendations**

- 3.1 That in accordance with Section 8 of the SEARs the legal mechanisms which guide the process for NSW LAHC to acquire Council's roads and Council's property at 21 Sturt Street should be outlined.
- 3.2 That 21 Sturt Street and the proposed 'land swap' be removed from the VPA letter of offer.

### **4. Urban Design Recommendation**

- 4.1 That the applicant revise the design of the Core to more closely reflect the Telopea Master Plan 2017 and controls within the Parramatta LEP 2011.
- 4.2 That the applicant revise the design of the Precincts consistent with the Telopea DCP.
- 4.3 The Applicant revises the isolated lots study which demonstrates development outcomes consistent with Council's Telopea DCP
- 4.4 That the applicant prepares a site purchase strategy to demonstrate that efforts will be made to acquire any isolated sites and potential amalgamation to occur.
- 4.5 The applicant presents urban design testing of the Evans Road (Waratah) shops block (bounded by Evans Road, Benaud Place, Shortland and Sturt Streets) to demonstrate that the proposal does not adversely impact on the realisation of development potential in line with the controls of the Parramatta LEP 2011 and Telopea DCP. In particular, that the building separation and visual privacy distances contained Apartment Design Guide (ADG) of SEPP 65 are able to be satisfied, as measured from the centre of Benaud Lane.

### **5. Public Domain Recommendations**

- 5.1 The public domain plans should be revised in relation to the comments provided in **Technical Assessment at Attachment B**, including but not limited to the following:
  - Clarification of all public domain works that will be delivered as part the Stage 1 approved DA,
  - Clarification of public domain works that will be delivered as part the Stage 1 approved VPA Offer,
  - That the design and documentation meet the requirements as set out in Chapter 2, 2.3 Development Application of the Parramatta Public Domain Guidelines i.e.:
    - minimum 60% resolved public domain layout design with dimensions, materials, typical details etc, and
    - full resolved alignment plans.
  - Both the approved DA and VPA layout design and documentation should be fully coordinated and any subsequent adjacent stages (layout plans at 60% resolved design plus preliminary civil engineering design).
- 5.2 Public domain improvements directly adjacent to development sites should be included as Conditions of Consent of any approval and not be part of local contributions or the VPA.

### **6. Open Space Recommendations**

- 6.1 A plan of for all proposed open space to be dedicated to Council should be submitted which clearly indicates the extent of dedication to Council and aligns with the proposed subdivision plan, landscape and basement plans. All

open space to be dedicated to Council shall demonstrate that there is no basement encroachment.

- 6.2 Council design recommendations shall be incorporated for the Neighbourhood Park and Arrival Plaza prior to any approval and VPA agreement as outlined in the Technical Assessment at **Attachment B.6**
- 6.3. The community / library courtyard space shall increase in size to include Church courtyard and removal of Sturt St pocket park.
- 6.4 Council supports a public shareway or laneway between New Marshall Road and Benaud Lane.

## **7. Traffic and Transport**

- 7.1 That the Stage 1A scheme be revised to include additional visitor parking in line with RMS standards and Council DCP.
- 7.2 Stage 1A must prepare a Construction Pedestrian and Traffic Management Plan (CPTMP), including management of construction worker vehicles and parking, prior to the commencement of the works in consultation with Council's Traffic and Transport Manager.
- 7.3 Stage 1A and all future development stages of the Concept Plan submit a Green Travel Plan.
- 7.4 That Stage 1A be amended to remove car parking access via Winter Street and sole basement car park access be via new internal road.
- 7.5 Incorporate Council recommended amendments (detailed in **Attachment B**) to proposed road network changes and either be agreed with Council Officers prior to development approval being granted or conditions be imposed requiring Council endorsements of amended plans prior to construction commencing.
- 7.6 As part of the approval process submission of documentation to ensure new roads and other roadworks are delivered to Council's standards (Included at the Technical Assessment at **Attachment B**).
- 7.7 Sturt and Shortland Streets streetscape upgrades shall incorporate shared paths to accommodate off road cyclist (and pedestrians) and remove the proposed on-road cycleway (painted).
- 7.8 The applicant submit a pedestrian and cycleway drawing / plan clearly indicating all proposed footpaths and cycleways for Stage 1A and Concept Plans.

## **8. Tree Recommendations**

- 8.1 That the Arboricultural Impact Appraisal and Method Statement be revised to:
  - Undertake a thorough and site specific arboricultural management process in accordance with Section 2 of AS4970-2009 Protection of trees on development sites and Council's standard arboricultural reporting requirements as included in **Attachment B** Technical Assessment.
  - Update tree schedule to reflect accurate tree data collection and update recommended tree protection areas accordingly.
  - Take into consideration all available documentation to enable a thorough impact assessment, including but not limited to architectural plan set, Civil documentation, Stormwater and Services documentation and Landscape Documentation.

- Guide design modification to ensure all high value trees nominated for retention are adequately retained and protected to ensure longevity within the landscape post development.
  - Where tree removal is unavoidable, appropriate site-specific arboricultural justification is required for each tree. Recommendations are to be made for replacement within the precinct.
- 8.2 The Applicant prepares a Street Tree Master Plan be prepared which defines locations for specific tree species, tree quantities, and provide a preliminary survey information identifying potential conflicts with the trees etc.

## **9. Social Impacts Recommendations**

- 9.1 The applicant should provide the following information
- via the Design Excellence Strategy outline the approach to proposed tenure blind approach to social and affordable housing; and
  - That the applicant demonstrates how the Connecting to Country Strategy recommendations are implemented through Stage 1A and Concept Plan
- 9.2 Stage 1A be revised to adjust bedroom mix and inclusion of adaptable units in line with the Parramatta DCP 2011.
- 9.3 That the development staging of the Concept Plan for The Core shall not disrupt continuous service of the existing Dundas Library and Neighbourhood Centre until such time a new Library and Community facility is operational.

## **10. Sustainability Recommendations**

- 10.1 In relation to Stage 1A development that prior to CC stage the development shall demonstrate electric vehicle ready in line with the requirements of the Parramatta DCP – Section 4.3.Telopea Precinct.
- 10.2 In relation to Concept Plan – that future development applications demonstrate electric vehicle ready in line with the requirements of the Parramatta DCP – Section 4.3.Telopea Precinct.
- 10.3 In relation to Stage 1A development that prior to CC stage the development shall demonstrate dual piping is provided for each apartment.
- 10.4 In relation to Concept Plan – that future development application demonstrate that dual piping is provided for each apartment and mixed use building.
- 10.5 In relation to Stage 1A development that prior to CC stage the development shall demonstrate dual piping is provided for each apartment.
- 10.6 In relation to Concept Plan:
- that future development application demonstrate that dual piping is provided for each apartment and mixed use building.
  - That future development applications address urban heat controls as per Council's DCP
- 10.7 That the application commit to higher BASIX targets for water and energy.
- 10.8 Stamped BASIXs plans shall be provided as part of the Stage 1A application.
- 10.9 In relation to Stage 1A development that prior to CC stage the development shall confirm that all cooktops are induction type.

## **11. Biodiversity Recommendations**

- 11.1 Further justification is required from the applicant as to why a Biodiversity Offsets Scheme is not triggered and a Biodiversity Development Assessment Report is not required
- 11.2 In relation to Blue Gum High Forest, the direct or indirect impacts must be adequately assessed in accordance with the Biodiversity Assessment Method under a Biodiversity Development Assessment Report (unless a waiver is granted).
- 11.3 A Biodiversity Management Plan be prepared and accompany future development applications for the Concept Area.

## **12. Contamination**

- 12.1 It is recommended that City of Parramatta Council (CoPC) Contaminated Land Policy and Procedure is considered and referenced for each stage of development.
- 12.2 The applicant prepare detailed site investigation (DSI) covering soil, groundwater and subsurface gas is prepared prior to the release and approval of each stage of the development to inform potential risks to human health and the environment in the context of overall redevelopment of the site. A copy of all contamination reports, remediation action plans and validation reports be provided to Council for stakeholder review and comment.
- 12.3 The applicant prepare a detailed site investigation for all land proposed for dedication as parks and open space to identify any potential areas of concern with respect to contamination and inform a conceptual site model (CSM). The DSI must inform potential risks to human health and the environment in the context of open space and recreational landuse.
- 12.4 It is recommended that the applicant appoint an NSW EPA accredited site auditor to independently review all detailed site investigation reports, remediation action plans and validation actions prepared for each stage of the Development.
- 12.5 A Site Audit Statement must verify that each stage of the land release is suitable for any specified use or range of uses, what management is required before the land is suitable for any specified use or range of uses and identify the person or authority responsible for current and any ongoing and future management of land contamination and remediation within each stage the project precinct.

## **13. Drainage and Catchment Management Recommendations**

- 13.1 The applicant shall demonstrate how the development complies with Council's Local Floodplain Risk Management Policy, Parramatta LEP 2011 and DCP 2011, as well as all relevant principles and guidelines outlined in the NSW Floodplain Development Manual Dated April 2005.
- 13.2 The Flood Assessment Report shall be updated to include the requirements outlined in the Technical Assessment at **Attachment B**.
- 13.3 The Integrated Water Management Plan should be updated to include the requirements outlined in the Technical Assessment at **Attachment B**.
- 13.4 The applicant shall prepare a full DRAINS model to demonstrate adequacy and appropriateness of drainage infrastructures in public roads in accordance

with the requirements outlined in Technical Assessment at **Attachment B** and submitted for Council's review.

- 13.5 The development shall demonstrate compliance with the water quality treatment measurements and targets contained in the Telopea DCP Section on Water Sensitive Urban Design (WSUD). An electronic copy of MUSIC Model along with a brief report and sub-catchment plans for WSUD elements should be included.
- 13.6 Matters relating to the assessment and design of Stage 1A shall comply with Council's requirements outline in Technical Assessment (Section 12.5) at **Attachment B**.
- 13.7 Matters relating to hand over of future Council owned assets shall comply with Council's requirements outline in Technical Assessment (Section 12.6) at **Attachment B**.

#### **14. Waste management Recommendations**

- 14.1 Stage 1A development is required to increase the footprint of the waste holding area to accommodate a 60L/dwelling per week generation rate for recycling.
- 14.2 The applicant is to provide further details in relation to waste truck access to Stage 1A as detailed in Technical Assessment at Attachment B.