

## FREQUENTLY ASKED QUESTIONS

### Why do we need a new Development Control Plan for the Telopea Precinct?

On 19 December 2018 changes were made to the [Parramatta Local Environmental Plan 2011](#) (LEP) for the Telopea Precinct. Changes were made to the zoning, height of buildings and floor space ratio controls in order to facilitate the renewal of the precinct and allow for the creation of around 4,500 additional dwellings including 1,000 new affordable and social housing dwellings.

A development control plan, or DCP, gives guidance to development and normally supports the aims and objectives of a Local Environmental Plan (LEP), which outlines legislative development controls such as land zoning, maximum building heights and floorspace ratios (density).

DCPs provide detailed controls and standards for addressing development issues at a local level. A consent authority, such as a Council, is required to take a DCP into consideration when determining a development application.

### What does this Draft DCP include?

The Draft DCP for the Telopea Precinct supports the objectives and planning controls of the Parramatta Local Environmental Plan 2011 and gives further guidance to future development. Key controls included in the Draft DCP are as follows:

- Controls for off-street car and bicycle parking, design of new or improved road connections, location and design of vehicle access, and future proofing car parking spaces for electric vehicle charging.
- Design principles and controls for new development in relation to building setbacks, basements, landscaping, considerations for development on sloping sites and improvements to the public domain and open space.
- Controls relating to preservation of existing trees and tree planting and protection of heritage; and
- Controls relating to new development providing dual water systems and consideration of building materials, including green walls and roofs, and air conditioning units in order to reduce heat in public spaces.

Council's Draft DCP for the Telopea Precinct has been largely informed by the Telopea Master Plan, which was endorsed by Council in 2017.

### Will I be able to lodge my development application now the Draft DCP for Telopea is on exhibition?

In accordance with the provisions of the Parramatta LEP 2011 (Clause 6.18), a DCP is required to be in place before development consent can be granted within the Telopea Precinct. Following public exhibition of the Draft DCP, all submissions will be reviewed. A report detailing a response to the submissions and a final DCP for adoption will be reported back to Council for consideration.

At this current time, Council advises to not formally lodge development applications with Council until a DCP is formally adopted by Council. In the interim, if you wish to speak to Council Officers in relation to a pre-lodgement process, please contact Team Leader Development Advice on 02 9806 5593.

It is noted that development applications for development that is of a minor nature and is consistent with the objectives of the zone in which the land is situated and for the purposes of a dwelling house, a dual occupancy or a secondary dwelling may be lodged with Council and do not require the DCP for the Telopea Precinct to be in place.

#### Contact us:

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

### **What are NSW Land and Housing Corporation's future plans for Telopea?**

The NSW Land and Housing Corporation (LAHC) is responsible for the NSW Government's social housing portfolio and own significant landholdings within the Telopea Precinct.

The redevelopment of the Telopea Precinct is part of the NSW Government Communities Plus program, which seeks to deliver new communities where social housing blends with private and affordable housing, with good access to transport, employment, improved community facilities and open space. In December 2019, Frasers Property and Hume Housing were announced as LAHC's development partner for the Telopea Precinct.

In February 2021, Council was notified by the NSW Department of Planning, Industry and Environment (DPIE) that LAHC intends to lodge a State Significant Development Application for a Concept Plan and Stage 1A (detailed development) for the redevelopment of the majority of the LAHC owned land as a mixed-use development, which will include 4,700 dwellings, retail and commercial uses, community facilities, public open space and new roads redevelopment. More detail on their proposal can be found <https://www.planningportal.nsw.gov.au/major-projects/project/41176>

As a next step, it is expected that LAHC will lodge the Environmental Impact Statement (EIS) with DPIE associated with their State Significant Development later in 2021. Shortly thereafter, the EIS package will be placed on public exhibition, at which time the community can make formal submissions to DPIE.

### **Are there any plans to deliver new community facilities or open space in Telopea?**

Both the Telopea Master Plan 2017 and City of Parramatta's Community Infrastructure Strategy (2020) identify the long-term direction for infrastructure provision (open space, libraries, community centre and roads etc) for the Telopea Precinct resulting from planned population growth. Council's Draft (Outside of Parramatta CBD) Contributions Plan 2021 reflects these community infrastructure items for Telopea. The Contributions Plan facilitates the levying of development to fund these infrastructure items. It is expected that the Draft Development Contributions Plan will be considered by Council in mid-2021 for finalisation.

The Draft DCP recognises that there is potential to deliver community facilities on Council owned land at Sturt Street or the potential relocation of community facilities to more suitable sites within the Telopea Precinct. Furthermore, the Draft DCP states that the delivery of nearby green space or public spaces should be considered in the planning of a new library and community facility. Council acknowledges the important role played by the current community facilities within the Telopea Precinct, along with the need to ensure these facilities remain open and operational during any future construction.

Council is upgrading Sturt and Acacia Parks, the main open spaces in Telopea. Acacia Park upgrades have commenced, and Sturt Park will commence mid-2021. These upgrades will provide the community with continued access to quality recreation spaces and areas for relaxation in open green spaces.

Part of the NSW Land and Housing Corporation's State Significant Development Application is also seeking approval to deliver a new community centre and library, an arrival plaza at the new Parramatta Light Rail stop, a new neighbourhood park at Polding Place and new pocket parks.