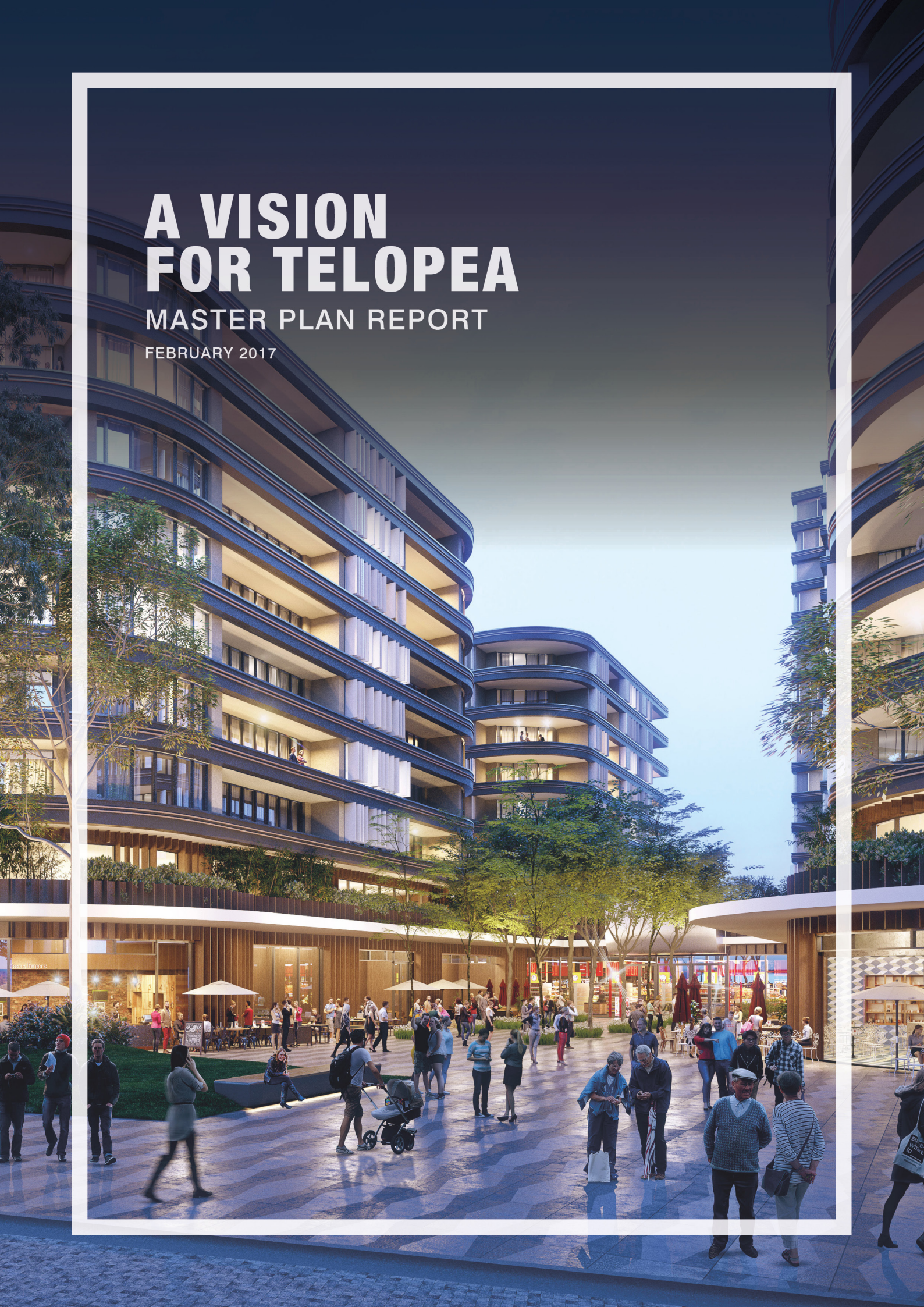


# A VISION FOR TELOPEA

MASTER PLAN REPORT

FEBRUARY 2017



## MASTER PLAN TEAM

The Telopea Master Plan has been prepared by a multi-disciplinary team of specialist consultants. The expertise of the project team has been harnessed through a collaborative approach to ensure high quality outcomes for both the community and the urban environment.

This master plan report has been prepared in collaboration with NSW Land and Housing Corporation and City of Parramatta Council.

The following specialist consultant inputs have been integral to the master planning preparation:

Master Plan and Urban Design	<b>Urbis</b>
Architecture and Built Form	<b>PBD Architects</b>
Landscape Architecture	<b>Urbis</b>
Strategic Planning	<b>Urbis</b>
Social Needs Assessment	<b>Urbis</b>
Heritage	<b>Urbis</b>
Retail and Residential Assessment	<b>Urbis</b>
Traffic and Transport	<b>GTA</b>
Infrastructure Services	<b>Mott MacDonald</b>
Contamination	<b>Mott MacDonald</b>
Flooding and Drainage	<b>Mott MacDonald</b>
Environment and Ecology	<b>EcoLogical Australia</b>
Quantity Surveying	<b>RBL</b>
Community Engagement	<b>Straight Talk</b>



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# VISION FOR TELOPEA

The master plan aims to transform Telopea into a vibrant neighbourhood that will appeal to a diverse residential population. People will choose to live here because of its attractive setting and connections to transport, schools, employment and essential services. The neighbourhood will be serviced by a new arrival plaza, shops, cafes, improved parks and a new multifunctional community centre, with new convenient connections to help navigate the topography. New housing, transport and social infrastructure will support a growing and more diverse community. Telopea's natural setting will be complemented with upgraded parks positioned amongst its mature trees. Telopea will be a desirable place to live, socialise and take part in daily urban life.

The master plan guides Telopea through the process of renewal, building on Telopea's key assets to create a more vibrant community, located within close proximity to Parramatta's growing city centre. Key elements that will drive this transition include:

## LIGHT RAIL

The proposed light rail service is central to the growth and prosperity of Telopea and is a catalyst for redevelopment. A new stop and arrival plaza near the existing rail will create an arrival point within an active and walkable central hub. More frequent services will significantly improve access to employment and education opportunities. The light rail will be integrated into the urban fabric of Telopea's core to ensure direct access, and easy navigation and way finding for residents and visitors.

## HOUSING

Another driver for renewal is the opportunity to redevelop the aged social housing dwellings. This, along with the Parramatta region's population growth and the ever increasing cost of housing, calls for a commitment to improve quality and quantity of housing in Telopea. It is estimated that Telopea could deliver between 3,500 and 4,500 new dwellings by 2036. New development will include around 1,000 social and affordable housing dwellings. New private, affordable and social housing in Telopea will be fully integrated, providing a better quality of life and built environment to support a diverse and growing population.

## PUBLIC DOMAIN

The master plan leverages off the natural amenity of the neighbourhood including topography, parks, creek reserves and tree lined streets. The revitalisation of Telopea will retain and improve most of these prominent features to maintain the sense of place and belonging currently experienced by residents. The key elements contributing to the sense of place include, retention of mature trees within street verges, an upgrade of existing parks, delivery of new parks and plazas, and improvements to streets through lighting, footpaths, street furniture and addition of street trees. A new plaza will be provided to celebrate the light rail stop and create a sense of welcoming to Telopea. The overall edges of the neighbourhood will be defined by the retention of creek reserves. Open space will be better connected, providing safe and functional public spaces for the community.

## COMMUNITY FACILITIES

The master plan provides the opportunity for improved community facilities and programs that are better connected to support the growing population. Future facilities to be located in proximity to the future retail and Telopea Public School include:

- A multi-purpose community centre (3,000 sq.m) that incorporates an upgraded and expanded Neighbourhood Centre and Branch Library.
- A new child care centre and after school centre that could be co-located on the multi-purpose community centre or with Telopea Public School

Telopea Public School currently has capacity to increase enrolments and may require additional teaching spaces to accommodate the growing student population.

Local Government and Non-Government Organisations retain their existing involvement with the community either in their existing location or in new upgraded buildings that meet their needs and enable delivery of great services and support for residents.

**Key for Master Plan**

**Circulation**

- New or Relocated Roads
- Minor Connectors
- Potential Pedestrian Links
- Improve pedestrian/cycle connection
- Potential Intersections Upgrade

**Land Use & Built Form**

- Mixed Use and Residential
- Core (predominantly 8-12 storeys)
- Transition Area (5-8 storeys)
- Low Rise Apartments (3-4 storeys)
- Townhouse (1-2 storeys)
- New/Upgraded Parks and Greenway

**Core Elements**

- Taller Marker Buildings (15 - 20 storeys)
- Retail and Services
- Community Facilities
- Indicative Light Rail Stop

New pedestrian/cycle connection can be provided as an extension of either The Parade or Sophie Street



**VISION FOR  
TELOPEA**

The costing and funding of infrastructure by developers, Council and State Government is subject to further work. A levy on new development may be required to fund new infrastructure.

## ACCESSIBILITY

A key challenge in Telopea is the steep slopes, particularly on walking routes between homes and community facilities, the school, shopping activities and public transport. The redevelopment of the core will allow an opportunity for lifts, escalators and/or travellers to be built to support mixed-use and community buildings. The pedestrian journey through the core will be improved by ground level shops, community spaces, comfortable rest stops and improved footpaths. Areas adjacent to the core will be better connected with a new north-south street connecting Manson Street and Marshall Road. An extension of Eyles Street from Sturt Street to Evans Road will also be provided to accommodate a new east-west pedestrian and, where suitable, vehicular connection through the core area.

## URBAN STRUCTURE, LAND USES & BUILT FORM

The master plan will enable positive changes to the existing urban form in Telopea:

- The master plan will improve permeability by introducing new connections across the rail corridor to the areas west of Adderton Road and through the social housing core that currently divides the north and south of Telopea. This increased permeability will improve access to community and retail services provided in the core and precinct.
- The tallest buildings will be located opposite the light rail stop and transition appropriately within the core to facilitate the renewal of the denser and aged social housing stock. The redevelopment of the core will also help deliver improved quality of housing and public domain, as well as new roads and pedestrian connections. These outcomes will help to activate and improve pedestrian safety in this central area.
- Outside of the core, the proposed land use is primarily residential. The density and height of new development will decrease moving outward and away from the light rail stop. The transitioning of building heights, together with the topography, will provide a clear urban structure focused on the light rail stop and core, and facilitate good solar access and views.

## SUSTAINABILITY

The urban renewal of Telopea reflects sustainable and ecological design priorities, as the master plan intends to create a walkable, bike-friendly, mixed-use, socially inclusive neighbourhood. Ample park space, landscaped area within footpaths, and green roofs provide permeable surfaces to absorb storm water, and tree retention is a priority to enhance liveability and moderate temperatures. New street trees across Telopea will be planted as development occurs. The master plan respects the current environment by retaining and protecting existing riparian corridors, critical communities, endangered communities and hollow bearing trees. These corridors are connected to the greater ecological network in Parramatta LGA, and the master plan supports these links and their growth.

The master plan also creates a sustainable built environment. The placement of buildings maximises solar access to residents and minimises overshadowing to adjacent buildings and key public spaces. The scale of the urban renewal provides an opportunity to collect and reuse wastewater throughout the project and produce energy on site. Storm water volumes can be reduced by careful selection of plantings in new parklands and on-site rainwater harvesting. Water-sensitive urban design (WSUD) strategies – such as bio-retention swales and tree bays – are placed along new streets to further reduce storm water flows and improve the quality of storm water leaving the area. Building rooftops provide space for on-site energy production through solar PV or solar hot water systems. The urban heat island effect can be further reduced with use of light-coloured ground and roof paving.

**NEW  
LIGHT RAIL**



**NEW  
PARKS, PLAZAS,  
SUPERMARKET, CAFES  
AND SHOPS**



3,500 - 4,500  
**ADDITIONAL  
HOMES**  
OVER 20 YEARS



BIGGER, MODERN  
**LIBRARY +  
COMMUNITY**  
SPACES



AROUND 1000  
**SOCIAL +  
AFFORDABLE**  
HOMES



**STURT +  
ACACIA PARK**  
UPGRADES



**NEW + IMPROVED  
STREETS**  
PROVIDING BETTER  
ACCESS + SAFETY



**RETENTION OF  
MATURE TREES**



## MASTER PLAN OBJECTIVES

Teloepa is already in a state of transition with new housing construction and approvals steadily increasing in the area. The opportunity for redevelopment in Teloepa has been identified for some time and previous studies have outlined Teloepa's future potential. This work provides a solid background for further investigations that support the current master planning process.

### URBAN DESIGN

- To promote high quality buildings and public spaces.
- To promote better access and connections to retail, social services and public transport.
- To design a public domain with high social interaction.
- To maintain existing site characteristics such as mature trees, topography and open spaces to retain and enhance the sense of place.
- To ensure that community needs and aspirations are considered in the design process.

### ECONOMIC

- To facilitate financially viable outcomes for all land owners.
- To capitalise on infrastructure investment in the light rail.

### SOCIAL

- To increase the amount of social housing while reducing its concentration.
- To provide more private dwellings to facilitate de-concentration and activate the precinct.
- To ensure that community facilities and support services are provided for the future population.

### ENVIRONMENTAL/ LANDSCAPE

- To promote buildings and landscapes that reduce energy and water consumption.
- To retain mature native vegetation wherever possible.





# INTRODUCTION

As Parramatta positions itself as Sydney's second CBD and its employment base grows, the surrounding neighbourhoods have an increased demand for housing, retail and public spaces. The existing development controls in Telopea do not provide the capacity or flexibility to respond to demand for new housing, nor the renewal of ageing social housing. Furthermore, the Parramatta Light Rail, which will include a stop at Telopea, has been a key driver in progressing and prioritising the future development of the neighbourhood.

Telopea station is ten minutes-drive north-east of Parramatta CBD and is characterised by its natural amenity, mature tree canopies and quiet green corridors.

Telopea and the railway line form the western boundary of the study area. The neighbourhood comprises land within walking distance to the future Parramatta Light Rail stop. The Parramatta Light Rail will provide a better frequency of service and route destinations by directly linking Parramatta CBD, Western Sydney University, Westmead and other destinations (including heavy rail). As such, this area is set to benefit from improved access to employment and education, while offering residents an environment with pleasant open spaces to enjoy.

NSW Land and Housing Corporation (LAHC) have partnered with City of Parramatta Council (CoP) to plan for a sustainable and feasible urban renewal outcome for Telopea.

A large area of land, bound by and fronting Sturt Street, Shortland Street and Evans Road on the eastern side of the rail line, currently forms the core of the neighbourhood and accommodates social housing, community facilities and shops. There is an opportunity to use this area as a catalyst to renew, increase, and integrate social housing with private housing as part of the broader redevelopment of the neighbourhood. In doing so, the area will benefit from improved connections to community facilities and parks, new public spaces, shopping areas, as well as a more diverse mix of housing.

## STAKEHOLDER ENGAGEMENT

The master plan has been informed by comments received from extensive community and stakeholder consultation activities throughout the development of the master plan. Consultation was undertaken to ensure the communities views were considered during the master planning process.

Community engagement was undertaken in the following stages:

- Stage 1: In March and April 2016 the project team undertook extensive consultation with the community to understand key issues about Telopea and how the master plan could address these issues.
- Stage 2: A draft master plan was presented to the community in August and September 2016 and the community were invited to provide feedback. Comments received during Stage 2 have informed the final master plan.

The aims of the second stage of engagement were to:

- Explain how issues raised in Stage One have been addressed and included where possible into the master plan.
- Provide opportunities for all stakeholders to participate and offer feedback.
- Ensure social housing residents understand the relocation processes and time frames.

Consultation activities across both stages included meetings and workshops with key stakeholders, barbecues with social housing residents, pop up stalls in various locations and community meetings.

A standalone Community and Stakeholder Engagement Summary Report can be found at Appendix 1.

## MASTER PLAN PROCESS

The concepts incorporated in this master plan have been refined and developed following consultation with the community and relevant stakeholders. The next steps include:

- Rezoning the land to allow realisation of the master plan.
- Obtaining the necessary development approvals as required for redevelopment of the master plan area.
- Developing new buildings, community facilities and public spaces as envisaged by the master plan.



CUMBERLAND HIGH SCHOOL

COX PARK

COX PARK BUSHLAND

Pennant Hills Road

Cumberland Highway

CALANGARA PARK

HOMELANDS RESERVE

RAPANEA COMMUNITY FOREST

SIR THOMAS MITCHELL RESERVE

ELIZABETH MACARTHUR RESERVE

Adderley Road

ACACIA PARK

DUNDAS PARK

TELOPEA

TELOPEA PUBLIC SCHOOL

PONDS CREEK RESERVE

VINEYARD CREEK RESERVE

STURT PARK

Kissing Point Road

ST PATRICK'S MARIST COLLEGE

DUNDAS PUBLIC SCHOOL

WILLIAMS RESERVE

THE PONDS CREEK

SILVER WATER ROAD

# TELOPEA STUDY AREA

SCALE: 1:10,000 @ A4



# COMMUNITY CONSULTATION

## STAGE 1

In March and April 2016 the project team undertook extensive consultation with the community to understand their key issues and values in Telopea and how they could be addressed through the master plan.

Engagement was undertaken to explain the master planning process to the local community and provide specific information to social housing residents about the relocation process

### KEY FINDINGS

- Connectivity
  - Difficulty with moving around the area due to the topography
- Traffic and transport
  - Strong support for Light Rail
  - Generally happy with current bus services
  - Concern about traffic from increased development, as well as the need for more parking in the area
- Retail
  - Shops are frequently used, but in need of upgrade and a broader variety of shops and services
  - Feeling that the area is unsafe
  - There were mixed views about moving the retail precinct
- Sturt Park
  - Residents like Sturt Park but would like to see it improved with better facilities for families
  - Concern about some illegal activity that occurs in the park
- Safety
  - The majority of people feel safe walking around during the day, however not at night
  - There may be a perception that the neighbourhood is unsafe due to its stigma and reputation, rather than it being a reality.
- Design, height and density:
  - Feeling that the area needs more character
  - There were mixed views on the scale of development, and some concerns that the area will eventually be overdeveloped like Carlingford and Parramatta
- Community facilities
  - Residents use the current community facilities, DANC and Library, but would like to see the facilities rebuilt as they are old and run down
  - Would like to see cleaner and safer public toilets in Telopea

Overall, there was strong support for the planning and development of a master plan for Telopea.

## STAGE 2

Following the first stage of the engagement process, a draft master plan was presented to the community in August and September 2016. The aims of the second stage of engagement were to:

- Explain how issues raised in Stage One have been addressed and included in the master plan
- Provide opportunities for all stakeholders to participate and offer feedback.
- Reiterate the key messages to social housing residents regarding the relocation process and time frames.

### KEY FINDINGS

- Supportive of master plan
  - Happy and excited to see renewal in Telopea
  - Proposed heights are welcome but many want the extent of low rise apartment area reconsidered
  - Supportive of 70/30 split between private and social housing as the mix will improve moral, culture and self-esteem of social housing residents
- Traffic
  - Concern about increase in traffic in the area and that the roads will not be able to support additional cars
  - Consider traffic lights at Evans Road/Pennant Hills Road
- Retail
  - Happy to see an upgraded shopping precinct
  - Would like a large supermarket and shops at the top of the hill
  - Would like the shops at Evans Road/Benaud Place to remain
- Parking
  - Concern there will not be adequate parking
- Light rail
  - Supportive of Light Rail and would like to see it extended to Epping
- Over development
  - Concern Telopea will become like Parramatta
  - Concern new development will overshadow or impact on existing developments
  - Concern wildlife will be disturbed
- Social housing resident relocation
  - Worried about relocation process and would like assurance that residents will return
  - Would like to see examples of other renewed housing estates

All feedback received at the workshops, meetings, pop up stalls, email address and project office was provided to the project team for consideration into the final master plan.



**feeling safe**

**transport**



**walkability**

**retail centre**



**Landscape & environment**

**community facilities**



# DRIVERS FOR CHANGE

Telopea is an ideal location for renewal, more housing and better facilities. It is a tree-covered suburb amidst rapidly growing employment and education hubs. As Parramatta develops a stronger character and identity within the growing Sydney region, Telopea has an opportunity to strengthen its own identity as an active and inclusive community. The planned light rail stop will provide an arrival point into Telopea, linking a plaza to community and retail spaces. Telopea's existing natural amenities and plans for future infrastructure mean it is well positioned for urban renewal.

Telopea is a suburb positioned for change. It is only 10 minutes north of Parramatta and is in close proximity to several major retail centres such as Westfield Parramatta and Carlingford Court; and employment precincts including Rydalmere, Parramatta CBD, Macquarie Park and Norwest. It has convenient access to a range of public and private schools and nearby bushland and park areas.

Arguably, the quantum and quality of social housing, and infrequent rail services linking with key destinations, present the most significant barriers to transform the suburb into a vibrant community and highly sought after place to live.

However, the NSW Government's commitment to the Parramatta Light Rail, offering more frequent services and better routes as well as the opportunity to develop the current housing stock will facilitate the urban renewal of Telopea.

## PARRAMATTA LIGHT RAIL

The NSW Government is developing a light rail network that will kick-start revitalisation and job growth along a corridor more than 20 km long.

The Parramatta Light Rail network will connect key services, employment and educational facilities at Parramatta CBD, Westmead, Western Sydney University Rydalmere, Sydney Olympic Park, Rydalmere Industrial Precinct and Strathfield.

The preferred network for Parramatta Light Rail will include:

- A core spine linking precincts within Greater Parramatta including Westmead Health Precinct, Parramatta CBD and Camellia.
- The replacement of the existing heavy rail service between Camellia and Carlingford with a more frequent light rail service.
- Transport interchanges at Westmead.
- Parramatta, Carlingford, Olympic Park and Strathfield Stations will be designed to facilitate access to the wider transport network.

## INDICATIVE TIMELINE

Late 2016	Transport for NSW consulted with the community about the future light rail service.
2017	Transport for NSW will consult formally on an Environmental Impact Statement and procure construction contracts.
2018	Construction will commence.



Stage 1 of the Parramatta Light Rail (Source: TfNSW)

## IMPLICATIONS ON THE MASTER PLAN

The light rail will increase public transport accessibility in Telopea, with better access to essential services, education and employment. Telopea will become more attractive as a place to live and more suitable for higher residential densities. The delivery of a new light rail stop provides the opportunity to better integrate public transport with new public space, retail and community facilities.

## SOCIAL HOUSING

Telopea currently has a significant amount of social housing that lies within walking distance of the future light rail stop. The social housing dwellings largely exist on large parcels of land in single ownership within the central core of Telopea and the accommodation is near the end of its lifecycle.

The redevelopment of social housing with modern, well designed dwellings provide a better housing experience for residents and help improve the amenity of Telopea. The redevelopment of the large sites of social housing will also facilitate the delivery of new roads, public spaces and facilities for the neighbourhood and new modern housing with a mix of private, affordable and social housing.

### FUTURE DIRECTIONS FOR SOCIAL HOUSING

Future Directions for Social Housing in NSW sets out the NSW Government's vision for social housing over the next 10 years. Future Directions is underpinned by three strategic priorities:

- More social housing.
- More opportunities, support and incentives to avoid and/or leave social housing.
- A better social housing experience.

As part of Future Directions, Communities Plus is committed to a large-scale building program to deliver new social, affordable and private housing. Communities Plus is a new approach to delivering integrated communities and improved social outcomes. Telopea is a key project within the Communities Plus Program.

### IMPLICATIONS ON THE MASTER PLAN

The Telopea Master Plan will assist the NSW Government to provide more social housing. Currently, there are approximately 640 government-owned social housing units clustered in Telopea.

There is an opportunity to upgrade the current social housing, provide new social housing and develop a range of new private dwellings. The integrated housing model will create diverse housing opportunities to appeal to a range of future residents of a variety of ages, incomes and family structures.