

Attachment 1 outlines the planning history of the Telopea precinct and provides a summary of the planning controls that apply.

Timeframe	Planning Milestones
July 2015	<ul style="list-style-type: none"> Council and Land and Housing Corporation (LAHC) entered into a partnership to develop a Telopea Master Plan which aimed at setting the vision and outcomes for urban renewal of Telopea, including identifying improved local infrastructure.
13 March 2017	<ul style="list-style-type: none"> Council (under Administration) endorsed the Master Plan for the purpose of informing the future Telopea planning process.
Mid - Late 2017	<ul style="list-style-type: none"> The (then) Department of Planning and Environment declared Telopea a 'Priority Precinct' and subsequently exhibited the Telopea Precinct Proposal (Stage 1) and supporting technical studies in late 2017.
18 December 2017	<ul style="list-style-type: none"> Council endorsed a submission providing in principle support for Stage 1 of the Precinct Proposal (Stage 1) but underscored that: <ol style="list-style-type: none"> Further analysis was required given proposed density controls were set to the upper limit; A development control plan (DCP) was not yet resolved; and Local infrastructure requirements and a new development contributions plan were not yet resolved.
19 December 2018	<ul style="list-style-type: none"> The NSW Government introduced new planning controls (via an amendment to the Parramatta LEP 2011) for the Telopea precinct which have the potential to realise the delivery of 4,500 new homes (10,000 residents) and a new retail precinct. The rezoning resulted in amendments to the planning controls including changes to land use zoning, density (floor space ratio) and height of buildings (detailed below). The rezoning did not include a DCP or contributions framework.
December 2019	<ul style="list-style-type: none"> Frasers Property and Hume Housing were announced as LAHC's development partner for the redevelopment of the majority of LAHC owned properties within the Telopea Precinct.
29 June 2020	<ul style="list-style-type: none"> Initial VPA Letter of Offer submitted by Frasers Property Australia and LAHC to Council for consideration
18 December 2021	<ul style="list-style-type: none"> Amendments made to the SEPP (State and Regional Development) 2011 that allowed development (>\$100m) on or behalf of LAHC to be deemed 'State Significant Development'.
12 February 2021	<ul style="list-style-type: none"> Council was notified by the Department of Planning, Industry and Environment (DPIE) that LAHC and Frasers intends to lodge a Concept Plan and Stage 1A (detailed development) for the Telopea Estate Redevelopment.
10 May 2021	<ul style="list-style-type: none"> Council resolved to place the draft DCP for the Telopea Precinct on public exhibition
19 May – 17 June 2021	<ul style="list-style-type: none"> Public exhibition of the Draft DCP for the Telopea precinct
17 September 2021	Frasers/LAHC lodge SSD Application with DPE & associated Letter of Offer to enter into a VPA
1 October 2021	Second revised VPA Offer submitted to Council for consideration

25 October 2021	Telopea DCP endorsed by Council at its meeting of 11 October and came into effect on 25 October 2021.
13 Oct - 9 Nov 2021	SSD Application on public exhibition.
22 November 2021	Council endorses formal submission to DPE on SSD Application.
1 June 2022	Third revised VPA Offer submitted to Council for consideration
27 September 2022	Fourth and current revised VPA Offer submitted to Council for consideration

Summary of Planning Controls – Parramatta Local Environmental Plan 2011 (PLEP 2011)

Zoning

The Telopea precinct is zoned a combination of land use zones including, B4 Mixed Use, R4 High Density Residential, R3 Medium Density Residential, R2 Low Density Residential, RE1 Public Open Space. The zoning map for the precinct is shown in **Figure 1** below.

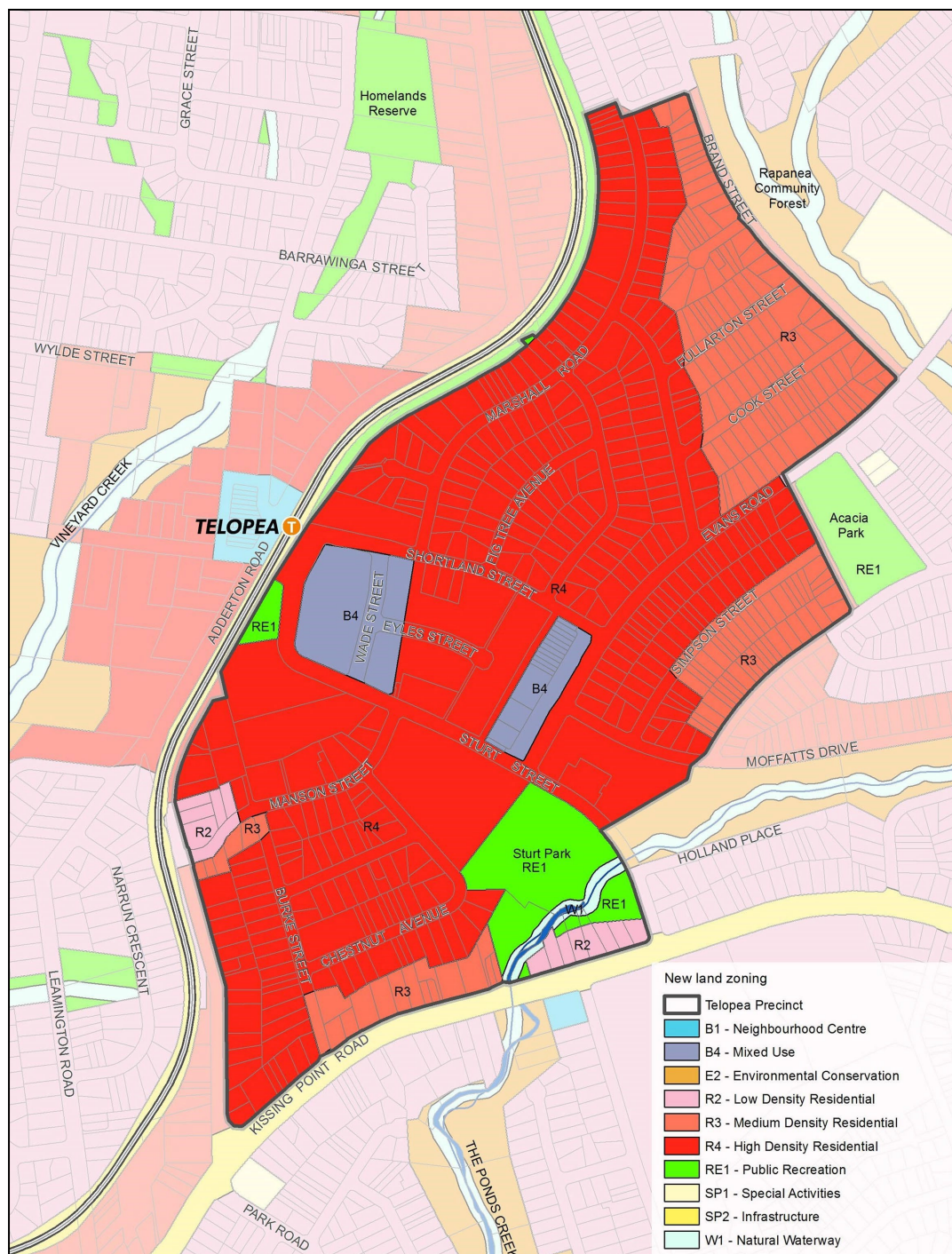


Figure 1: Telopea Precinct – Land Use Zoning (PLEP 2011)

Floor Space Ratio and Height of Building

The highest density (floor space ratio (FSR)) and height of buildings are adjacent to the Light Rail station and within the Core area – allowing shop top housing or residential flat buildings in the corridor between the light rail stop and the existing shops. The height of buildings in the Core area allows a range of 22, 14 and 13 storeys. The FSR and heights surrounding the Core area allow for 9 and 7 storey residential flat buildings. To the edges of the Precinct, 3 and 4 residential flat buildings are permitted as well as 1 to 2 storey multi-unit dwellings. The floor space ratio and height of building maps for the precinct are provided below in **Figures 2 and 3** below.

The planning controls also allow an increase to FSR and height of building in order to incentivise site amalgamation or the provision of community facilities within the precinct. The incentivised areas are as follows:

- a) Area A: An additional 1:1 FSR (totaling 3:1) and 12 metres of building height (totaling 40 metres) can be achieved when all sites within Area A are amalgamated and a footpath/road connection is provided.
- b) Area B: Community facilities are to be excluded from the calculation of FSR on sites in Area B and an additional 5 metres of building height (totaling a split of 70 metres and 50 metres) if retail, business or community facilities are provided on the ground floor.
- c) Area C: An additional 0.3:1 (totaling 2:1) can be achieved if sites within Area C are amalgamated to a minimum size of 2,000 square metres.

The location of Areas A, B and C are also shown in the floor space ratio and height of building maps for the precinct in **Figure 2 and 3** below.



Figure 2: Telopea Precinct – Floor Space Ratio Map

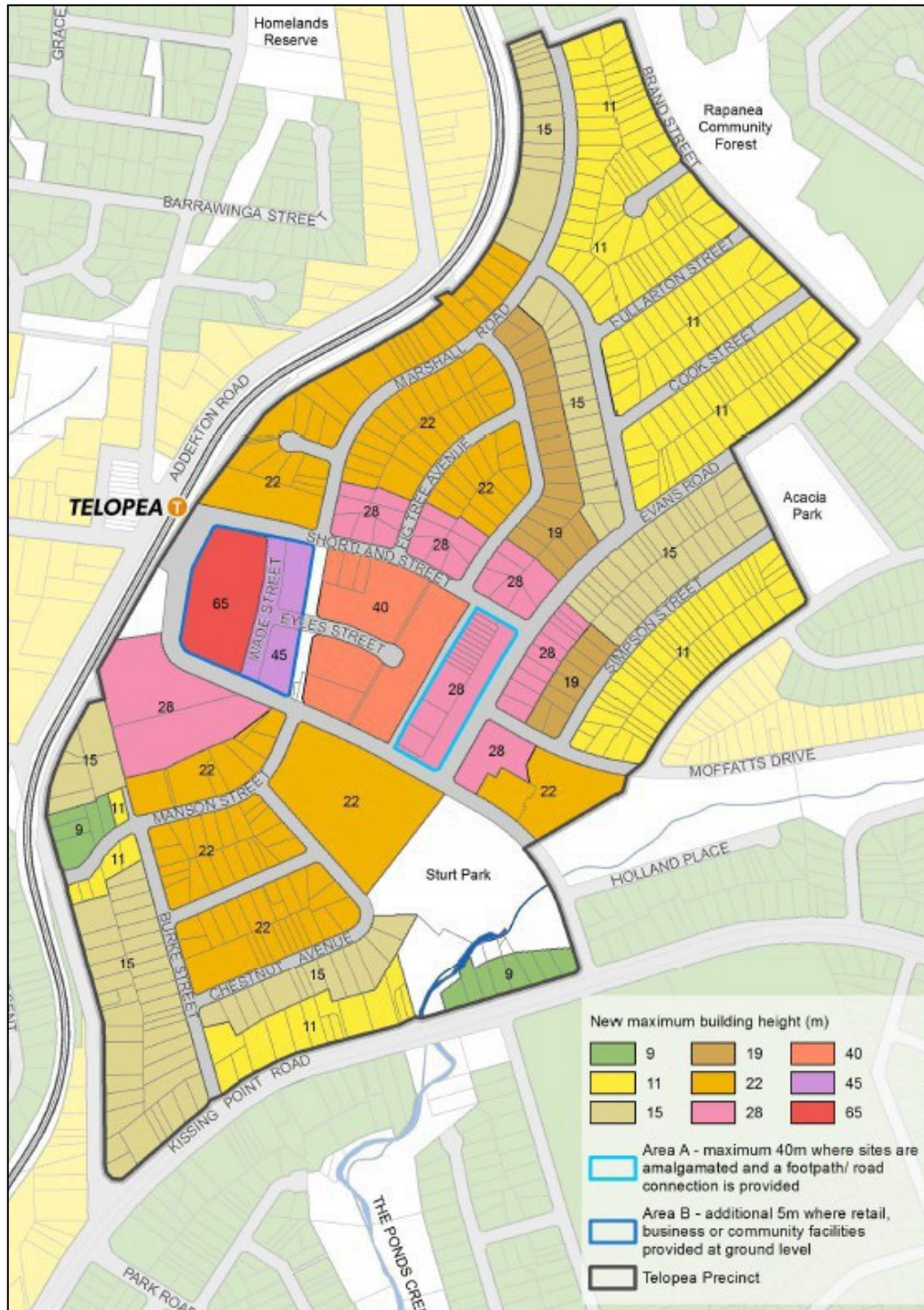


Figure 3: Telopea Precinct – Height of Buildings Map

Clause 6.12 of the Parramatta LEP 2011 sets out design excellence provisions within the Telopea Precinct. Development must demonstrate how it meets design excellence criteria. Furthermore, development higher than 55 metres or which has a capital investment value of over \$100m must undergo an architectural design competition.

The rezoning of Telopea also included the insertion of two clauses into the Parramatta LEP 2011. The clauses are summarised as follows:

- Clause 8.1: Development consent cannot be granted for residential development within the Telopea Precinct unless the Secretary of the NSW Department of Planning, Industry and Environment certifies that satisfactory arrangements have been made to contribute to the provision of State infrastructure.