

Extract from the Parramatta Local Environmental Plan 2011 – Planning controls relating to the Telopea Precinct

Relevant Clauses from the Parramatta LEP 2011 relating to the Telopea Precinct:

- Clause 6.2 Design Excellence
- Clause 6.16 Height of buildings for certain land in Telopea Precinct
- Clause 6.17 Floor space ratio for certain land in Telopea Precinct
- Clause 6.18 Development requiring the preparation of a development control plan
- Clause 8.1 Arrangements for designated State public infrastructure

Extraction of Maps from the Parramatta LEP 2011 relating to the Telopea Precinct:

- Land Use Zoning
- Maximum Height of Buildings.
- Maximum Floor Space Ratio.
- Heritage
- Key Sites
- Intensive Urban Development Area Map

Refer to the full copy of the Parramatta Local Environmental Plan 2011 here
<https://www.legislation.nsw.gov.au/view/html/inforce/current/epi-2011-0540>

6.12 Design excellence

- (1) The objective of this clause is to ensure that development exhibits design excellence that contributes to the natural, cultural, visual and built character values of Parramatta.
- (2) This clause applies to development involving the erection of a new building or external alterations to an existing building on land identified as "Parramatta North Urban Renewal Area" and "Telopea Precinct" on the [Key Sites Map](#) or as "B" on the [Design Excellence Map](#).
- (3) Development consent must not be granted for development to which this clause applies unless the consent authority considers that the development exhibits design excellence.
- (4) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters—
 - (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
 - (b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,
 - (c) whether the development detrimentally impacts on view corridors,
 - (d) whether the development detrimentally impacts on any land protected by solar access controls established in the Parramatta Development Control Plan,
 - (e) the requirements of the Parramatta Development Control Plan,
 - (f) how the development addresses the following matters—
 - (i) the suitability of the land for development,
 - (ii) existing and proposed uses and use mix,
 - (iii) heritage issues and streetscape constraints,
 - (iv) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
 - (v) bulk, massing and modulation of buildings,
 - (vi) street frontage heights,
 - (vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,
 - (viii) the achievement of the principles of ecologically sustainable development,

(ix) pedestrian, cycle, vehicular and service access, circulation and requirements,

(x) the impact on, and any proposed improvements to, the public domain.

(5) Development consent must not be granted to the following development to which this clause applies unless an architectural design competition that is consistent with the Design Excellence Guidelines has been held in relation to the proposed development—

(a) development in respect of a building that is, or will be, higher than 55 metres above ground level (existing),

(b) development having a capital value of more than \$100,000,000,

(c) development for which the applicant has chosen to have such a competition.

(6) Subclause (5) does not apply if the Council certifies in writing that the development is one for which an architectural design competition is not required.

(7) In deciding whether to grant development consent to the development application, the consent authority is to take into account the results of the architectural design competition.

(8) In this clause—

Parramatta Development Control Plan means the Parramatta Development Control Plan, as in force at the commencement of [State Environmental Planning Policy Amendment \(Telopea Precinct\) 2018](#).

6.16 Height of buildings for certain land in Telopea Precinct

(1) The consent authority may, despite clause 4.3, grant consent to development for the purposes of a building on land shown edged heavy blue and identified as "Area A" on the [Height of Buildings Map](#) with a maximum height as follows, but only if the development has a site area of at least 3,000 square metres and includes a footpath or road, at least 8 metres wide, between Benaud Place and Evans Road, Telopea—

(a) 34 metres—if the site area of the development is 6,000 square metres or less,

(b) 40 metres—in any other case.

(2) Despite clause 4.3, the maximum height for a building on land shown edged heavy blue and identified as "Area B" on the [Height of Buildings Map](#) may exceed the maximum height identified for that land on the [Height of Buildings Map](#) by 5 metres, but only if the consent authority is satisfied that the building will have retail premises, business premises or community facilities on any ground level.

(3) Despite clause 4.3, the maximum height for a building on land identified as "Telopea Precinct" on the [Key Sites Map](#) may exceed the maximum building height identified for that land on the [Height of Buildings Map](#), but only if the consent authority is satisfied that—

(a) the building is in Zone B4 Mixed Use or Zone R4 High Density Residential, and

(b) any additional height that exceeds the maximum will be used for or in relation to an open roof-top, and

(c) there will be no additional overshadowing.

(4) In this clause—

open roof-top means an area used for the purpose of recreation by building tenants, including communal amenities and gardens.

6.17 Floor space ratio for certain land in Telopea Precinct

(1) The consent authority may, despite clause 4.4, grant consent to development for the purposes of a building on land shown edged heavy blue and identified as "Area A" on the [Floor Space Ratio Map](#) with a maximum floor space ratio as follows, but only if the development has a site area of at least 3,000 square metres and includes a footpath or road, at least 8 metres wide, between Benaud Place and Evans Road, Telopea—

(a) 2.4:1—if the site area of the development is 6,000 square metres or less,

(b) 3:1—in any other case.

(2) Despite clause 4.4(2), the maximum floor space ratio for a building on land shown edged heavy blue and identified as "Area B" on the [Floor Space Ratio Map](#) may exceed the floor space ratio shown for the land on the [Floor Space Ratio Map](#), but only if the consent authority is satisfied that the additional floor space will be used for community facilities.

(3) Despite clause 4.4(2), the floor space ratio for a building on land shown edged heavy pink and identified as "Area C" on the [Floor Space Ratio Map](#) is not to exceed 2:1 if the site area is at least 2,000 square metres.

6.18 Development requiring the preparation of a development control plan

- (1) The objective of this clause is to ensure that development on certain land occurs in accordance with a site-specific development control plan.
- (2) This clause applies to development on land identified as "Telopea Precinct" or as "C" on the [Key Sites Map](#).
- (2A) Development consent must not be granted for development on land to which this clause applies unless—
 - (a) a development control plan that provides for the matters specified in subclause (3) has been prepared for or applies to the land, or
 - (b) in the case of land identified as "Telopea Precinct" on the [Key Sites Map](#)—
 - (i) the development is of a minor nature and is consistent with the objectives of the zone in which the land is situated, or
 - (ii) the development is for the purposes of a dwelling house, a dual occupancy or a secondary dwelling.
- (3) The development control plan must provide for all of the following—
 - (a) design principles drawn from an analysis of the site and its context,
 - (b) heritage conservation, including both Aboriginal and European heritage,
 - (c) encouragement of sustainable transport, including increased use of public transport, walking and cycling, road access and the circulation network and car parking provision, including integrated options to reduce car use,
 - (d) impact on, and improvements to, the public domain,
 - (e) identification and conservation of native flora and fauna habitat and habitat corridors on the site, including any threatened species, populations or ecological communities,
 - (f) application of the principles of ecologically sustainable development,
 - (g) identification, extent and management of watercourses, wetlands and riparian lands and any buffer areas,
 - (h) environmental constraints, including climate change, acid sulfate soils, flooding, contamination and remediation,
 - (i) opportunities to apply integrated natural water-cycle design and integrated renewable energy design.

8.1 Arrangements for designated State public infrastructure

- (1) The objective of this clause is to require satisfactory arrangements to be made for the provision of designated State public infrastructure before the development of land wholly or partly for residential purposes, to satisfy needs that arise from development on the land, but only if the land is developed intensively for urban purposes.
- (2) Despite all other provisions of this Plan, development consent must not be granted for development for the purposes of residential accommodation (whether as part of a mixed use development or otherwise) in an intensive urban development area that results in an increase in the number of dwellings in that area, unless the Secretary has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to the land on which the development is to be carried out.
- (3) This clause does not apply to a development application to carry out development on land in an intensive urban development area if all or any part of the land to which the application applies is a special contributions area (as defined by section 7.1 of the Act).

- (4) In this Part—

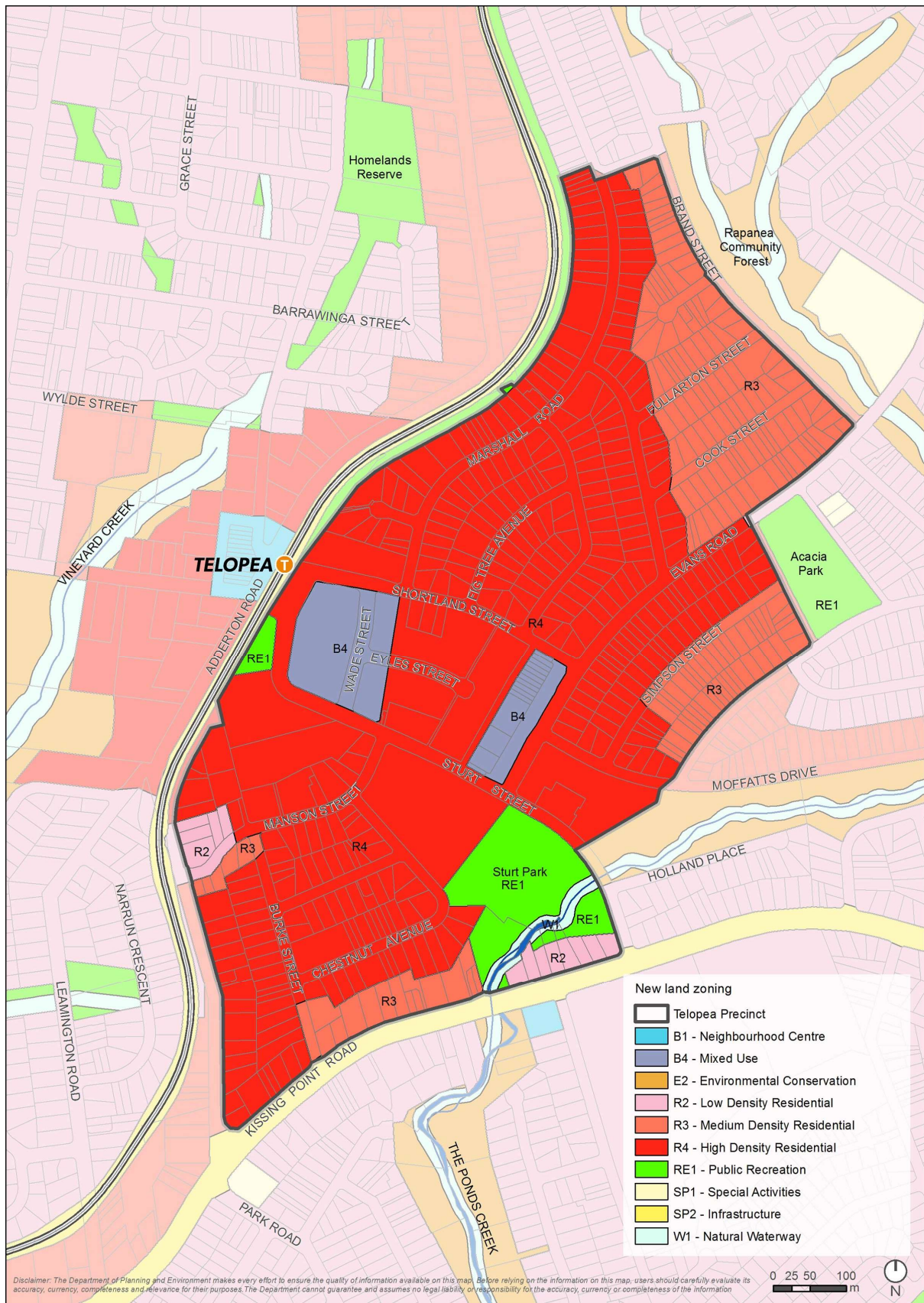
designated State public infrastructure means public facilities or services that are provided or financed by the State (or if provided or financed by the private sector, to the extent of any financial or in-kind contribution by the State) of the following kinds—

- (a) State and regional roads,
- (b) bus interchanges and bus lanes,
- (c) land required for regional open space,
- (d) social infrastructure and facilities (such as schools, hospitals, emergency services and justice purposes),
- (e) light rail infrastructure.

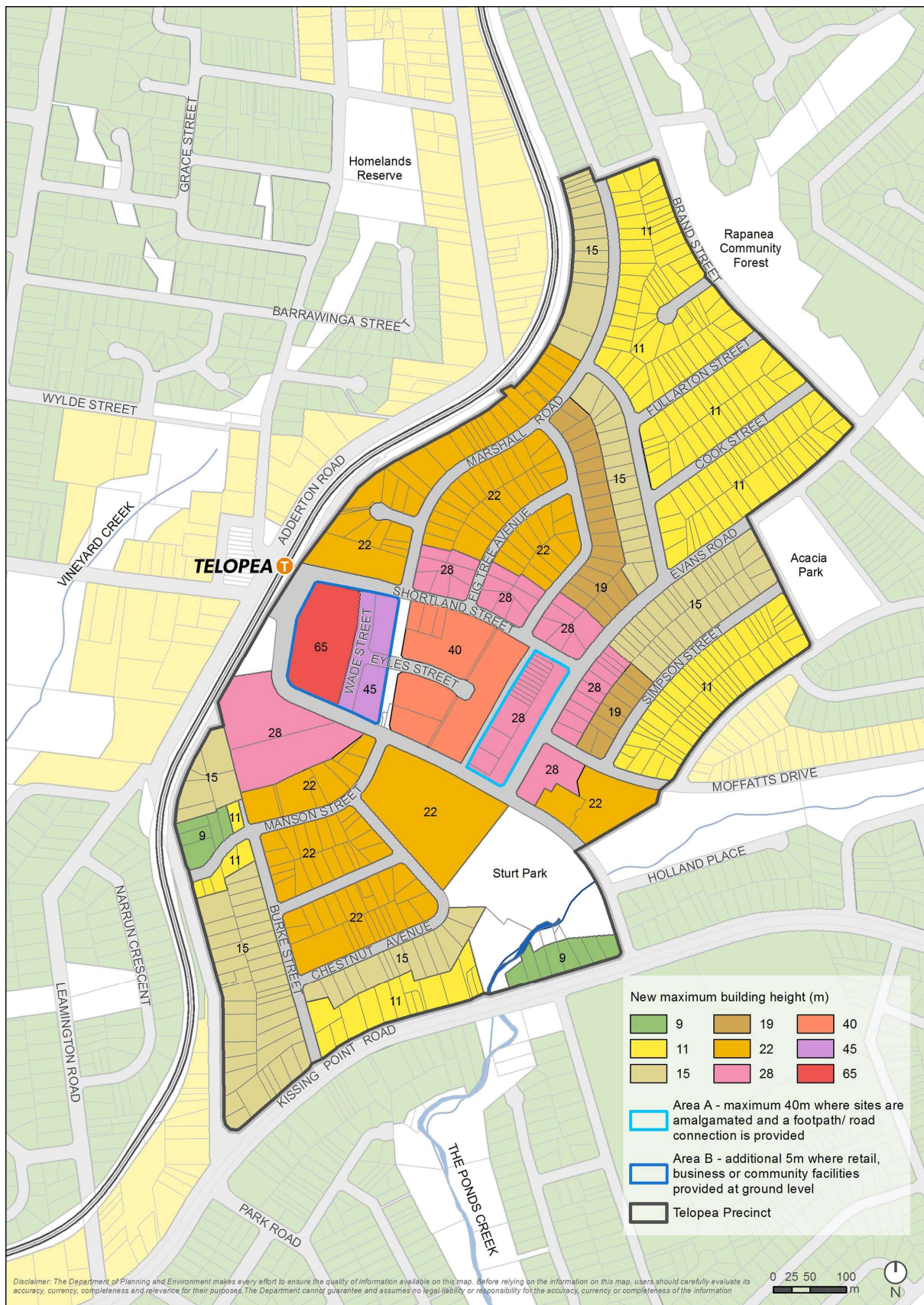
intensive urban development area means the area of land identified as “Intensive Urban Development Area” on the [Intensive Urban Development Area Map](#).

Intensive Urban Development Area Map means the [Parramatta Local Environmental Plan 2011 Intensive Urban Development Area Map](#).

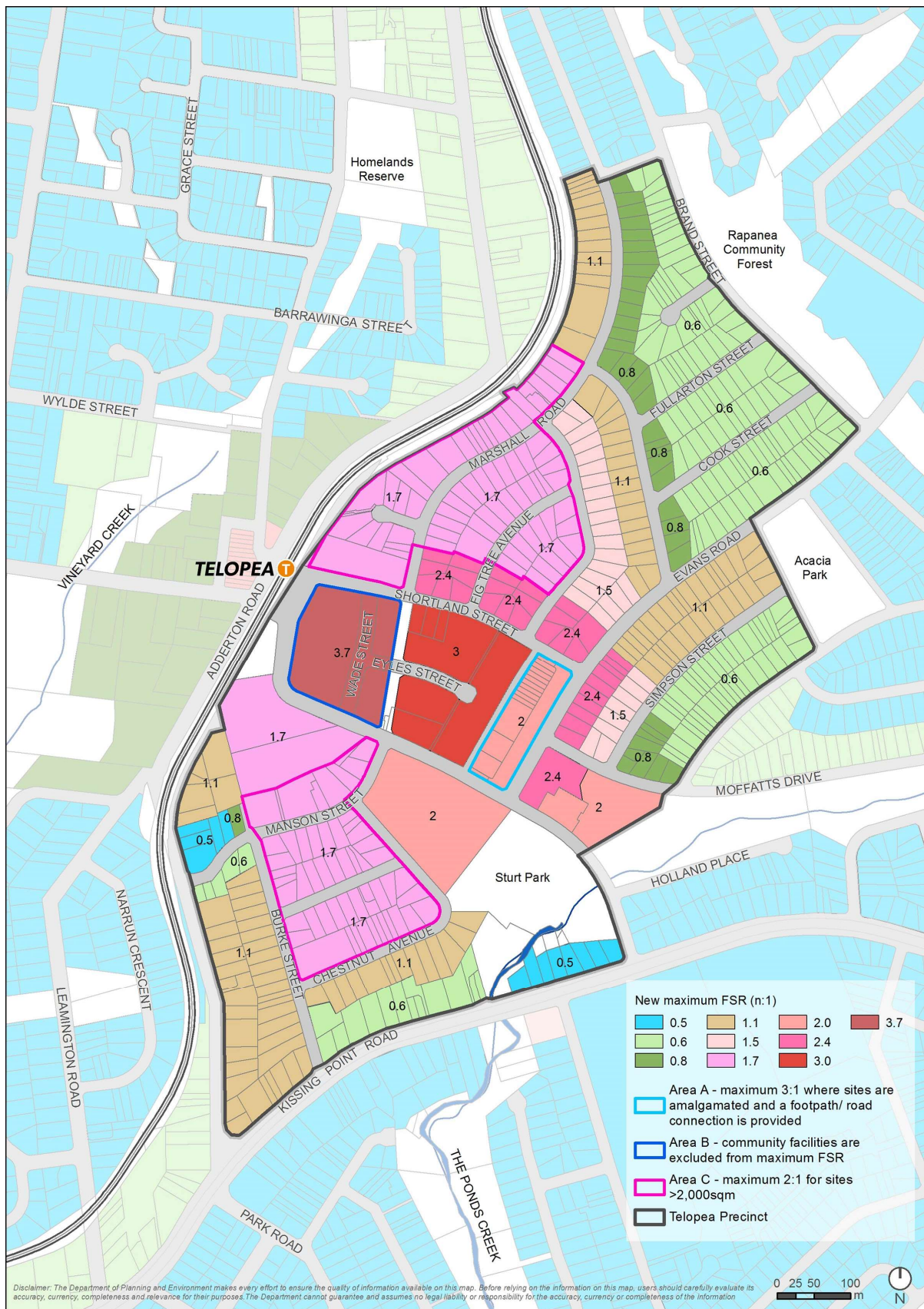
Teloopa Precinct –Land Use Zoning



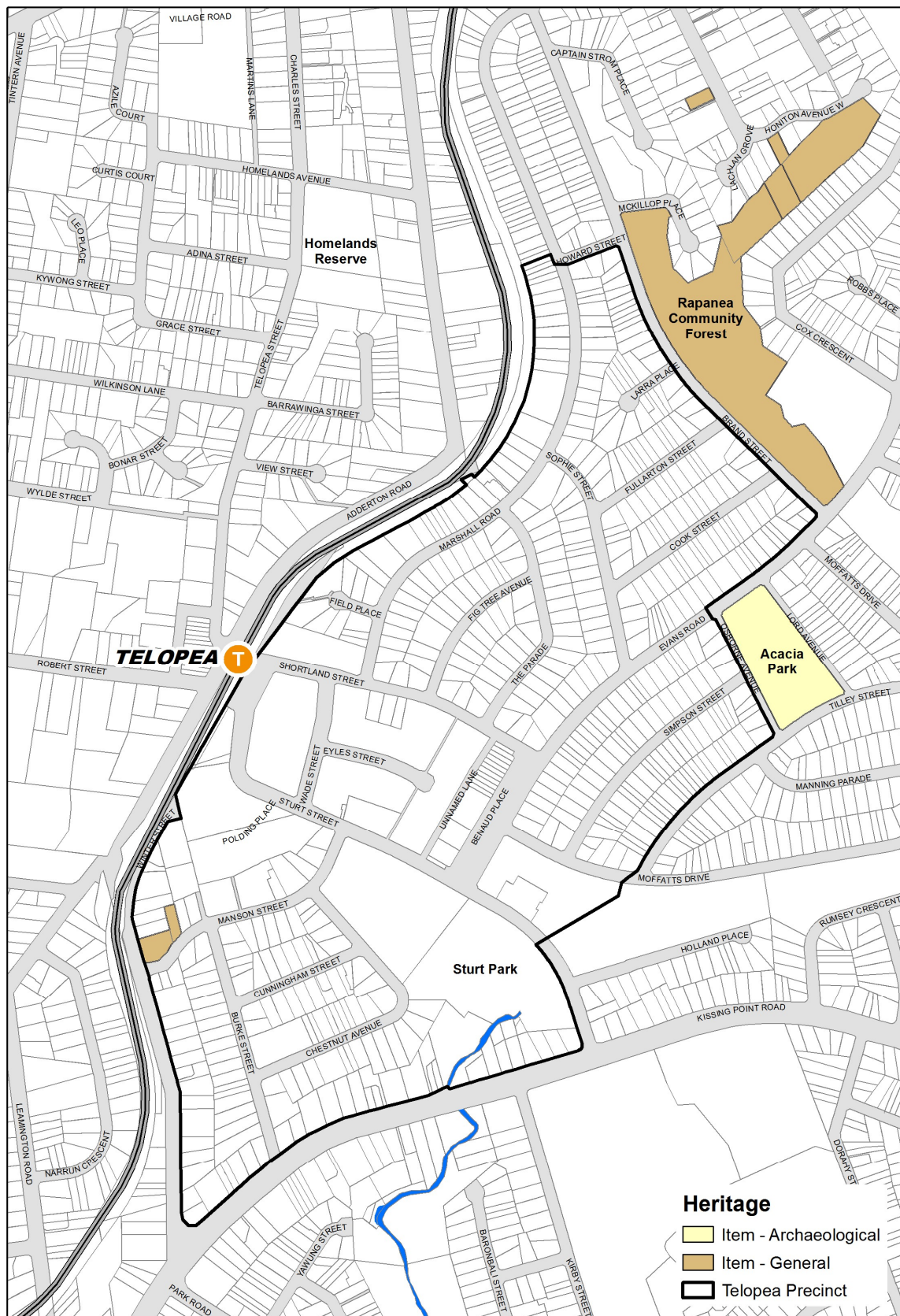
Teloepa Precinct –Maximum Height of Buildings Map



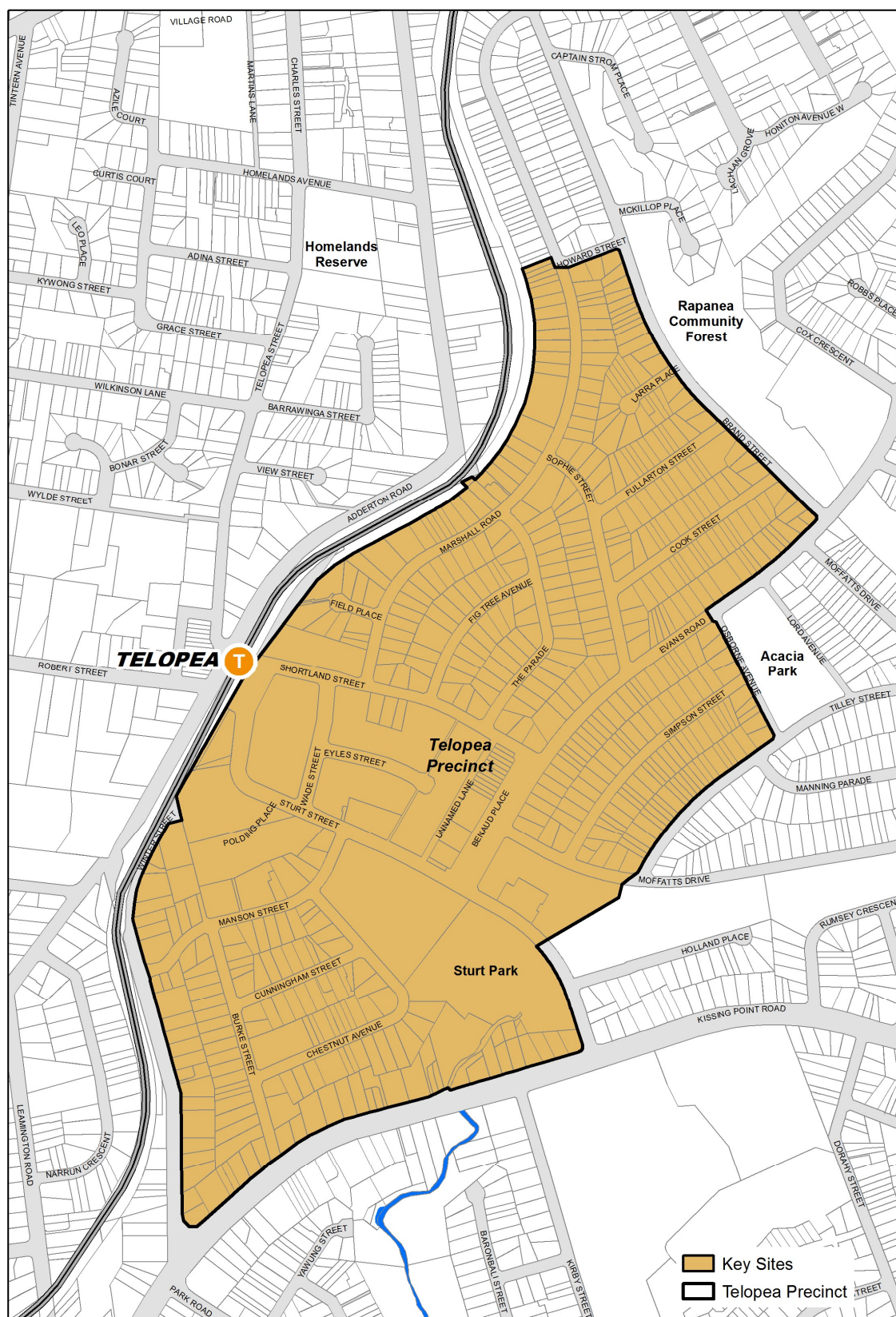
Teloepa Precinct –Maximum Floor Space Ratio Map



Telopea Precinct –Heritage Map



Telopea Precinct – Key Sites Map



Telopea Precinct – Intensive Urban Development

