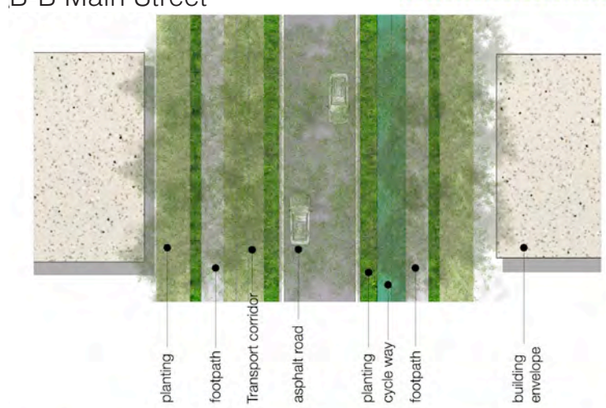
04 THE PROPOSAL

STREET SECTIONS

B-B Main Street

section

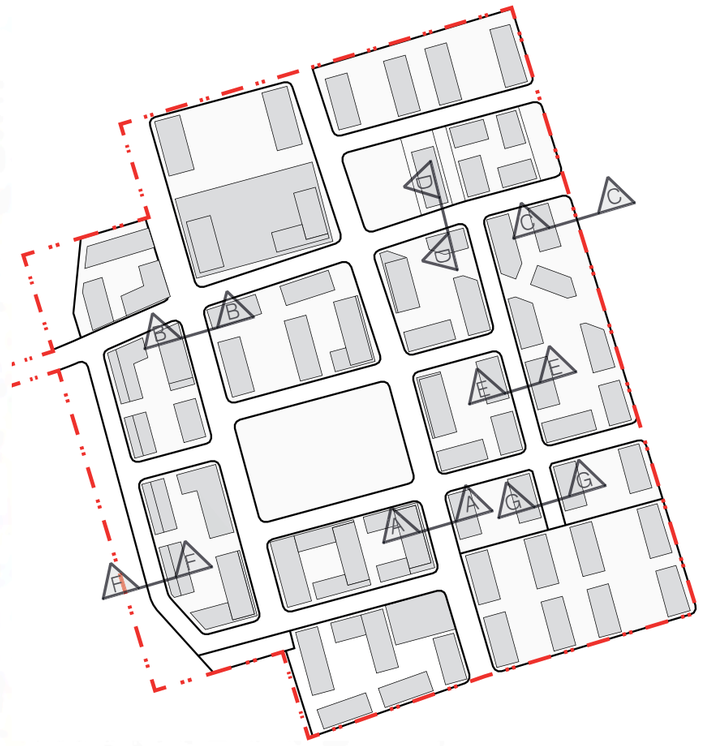


plan

D-D Village Street

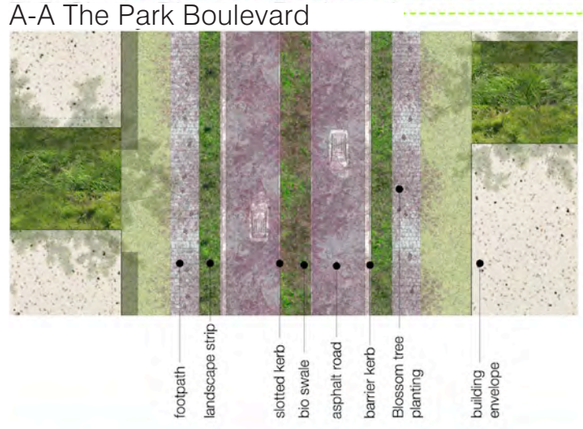
section

plan



A-A The Park Boulevard

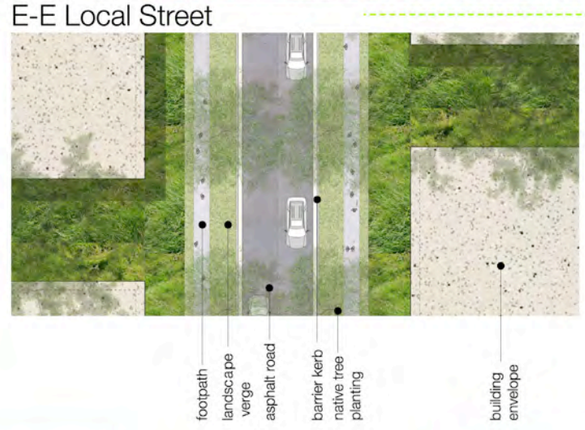
section



plan

E-E Local Street

section



plan

G-G Play Street

LAND USE

Land Use Plan

The proposed land uses have been strategically located to support a sustainable and active community. The following types of land uses are proposed:

Melrose Park Town Centre (Local Centre)

+ Melrose Park Town Centre will be located in the heart of the Site, bounded by the two main streets and the main east-west connection to the existing community;
+ It will be located within 250m of the Victoria Road Transport Corridor;
+ The Town Centre will contain a mix of uses including retail, employment, commercial, child care, minimum 150 affordable dwellings and community uses.

Mixed Use

+ It is envisioned that 1,500+ contemporary jobs will be co-located with the Town Centre, creating a symbiotic relationship as one provides desirability and amenity and the other provides activity and subsequently safety;
+ The remainder of the Mixed Use precinct will be predominately Residential Flat Buildings with 4.5m ground floor to ceiling heights that can facilitate future transitions to retail, commercial or Small-Office-Home-Office (SOHO) uses.

Residential

+ The Masterplan includes approximately 4,900 dwellings that will take the form of high quality Residential Flat Buildings;
+ The high density residential area will benefit from the public spaces interspersed throughout, the well designed streets and pedestrian priority Park Boulevard, and from the mixed use and local centre areas land uses.

Public Open Space

+ An integrated network of open spaces has been proposed to provide amenity for the future residents of Melrose Park;
+ The Masterplan allows for the provision of 34,100m^2 of public open space. All open spaces will be dedicated to Council in an effort to create 'true' public open spaces that are accessible to the wider community;
+ Each of the open spaces has been expertly designed, are unique, and are linked together via a network of green and walkable streets.

04 THE PROPOSAL

PROPOSED OWNERSHIP

The development will be staged and delivered by PAYCE, before being apportioned and sold or dedicated to Council.

Roads, Open Spaces and Infrastructure

PAYCE intend to deliver all roads, open spaces and infrastructure unencumbered and to council standards so that they can be dedicated to the City of Parramatta Council. The design team looks forward to working with the Council to ensure the spaces delivered will be of high quality and will become benchmark assets to Council.

Residential Superlots

Residential superlots will be developed by a range of architects to ensure variation of style through the precinct and on completion will be strata titled. The strata title will include all buildings, basement car parking, communal open space and any through-site links (publicly accessible communal open space).

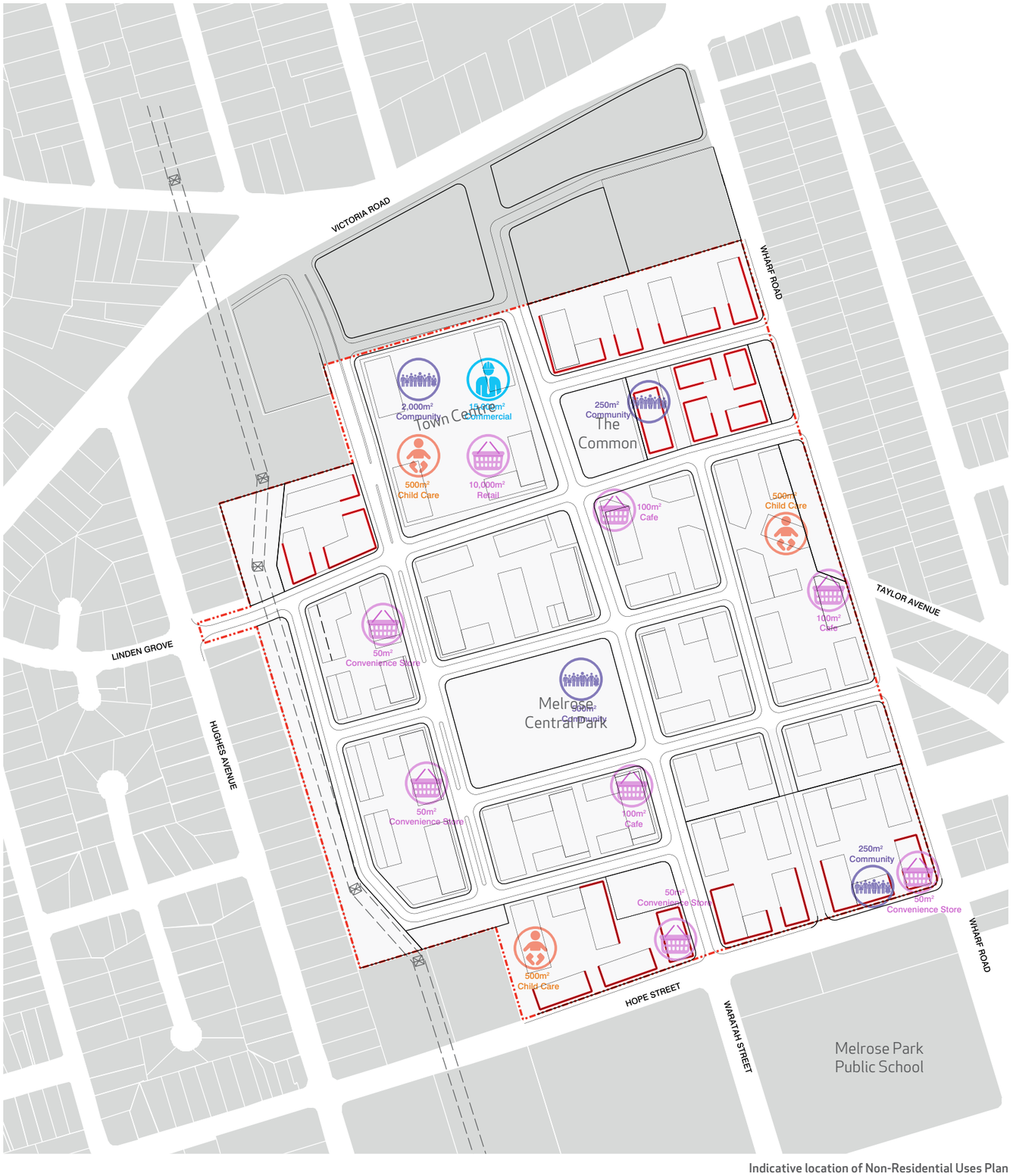
Melrose Park Town Centre

The Town Centre will be developed by PAYCE, who will retain the ownership and take over running of the Centre and all associated car parking and plazas. The commercial buildings will be leased from PAYCE to a variety of tenants.

The affordable housing apartments will be retained by PAYCE and managed by a Community Housing Provider (CHP) who will rent them at a discount to market rent for a period of 10 years.

Proposed Ownership Plan

NON-RESIDENTIAL USES



Indicative location of Non-Residential Uses Plan

The Proposal envisages a variety of non-residential uses spread throughout the Site. Non-residential uses are concentrated in the Town Centre, but the high density residential areas will also be supported by child care, convenience shopping, cafés and community facilities.

Community Spaces

The main community centre will be in Melrose Park Town Centre, taking advantage of the high quality retail, commercial and public domain offering. Events and usages can spill out into plaza spaces and cross the road into the Common.

Passing foot traffic generated by the Town Centre will allow the community centre to advertise their schedules with ground floor displays that in turn will activate the plaza.

Smaller community facilities will also be provided near the Common and the Central Park. These will augment the open spaces with uses such as end of trip facilities, sports storage etc and will include an amphitheatre at The Central Park.

The community facility near Hope Street will relate to Melrose Park Public School and can add to the future smaller centre planned as part of the Melrose Park Southern Structure Plan when finalised.

Child Care

Three large child care centres will be built on the Site, each offering facilities for around 90 children. These centres have been distributed around the Site in locations convenient for both the existing Melrose Park community and future residents of the development. They aim to support and enhance the existing facilities offered by Melrose Park Public School.

Retail Spaces

The development's retail offering is focused on the Town Centre, with 10,000m² of retail to include a supermarket and supporting shops.

Additional cafés, convenience stores and potentially small grocers are distributed throughout the Site around parks, at key street junctions or on high traffic areas such as the Park Boulevard. Retail on Hope Street will tie in with the future smaller centre in the Melrose Park Southern Structure Plan when finalised.

Commercial Spaces

The Employment Hub in the Town Centre will be the focus of job creation at Melrose Park. At least 15,000m² of varied commercial space will support contemporary sustainable jobs for the Site. Additional jobs will be generated through the retail and child care offering. In this way, the development will encourage a live-work culture in the area.

Opportunity for SOHO

Small-Office-Home-Office (SOHO) environments are popular for individuals who are self employed. It is a model that is growing in popularity in the digital age, where meetings can occur digitally or off-site. SOHO models are suitable for businesses such as start-ups, mortgage brokers, consultancies, accountants, architects, physiotherapists, dentists, etc.

The development allows for SOHO products in any residential building as generous 4.5m floor to floor dimensions have been allowed for all ground floors, but the figure opposite identifies locations that could be more suitable to SOHO products due to their proposed zoning or their proximity to larger streets, the Town Centre or their proposed zoning.

SOHO uses will further encourage a live-work culture in the area.

04 THE PROPOSAL

BUILDING HEIGHTS + INDICATIVE ENVELOPES

The following built form outcomes are achieved in the proposal:

Building Height Distribution

+ Building heights range between 4-18 storeys, with tallest buildings located in the core of the Site overlooking either new public open spaces or the Park Boulevard or Main Street;
+ Low rise apartments in the order of 4-8 storeys are proposed in the outer lots of the development to aid with the sensitive transition of the Site to the neighbouring low-rise dwellings.

Built Form Transition

+ To ensure a sensitive transition to existing low density dwellings along Wharf Road, all development with an address to Wharf Road will be limited to 4 to 6 storeys;
+ All development along the western and southern boundary will be 6 to 8 storeys to help transition building heights to the existing dwellings on Hughes Avenue and existing industrial on Hope Street.
+ Both eastern and western boundaries are co-located with open space buffers to assist in the transition of building forms (refer to Public Domain and Open Space on page 47);
+ Taller building form is concentrated at the core of the Site, close to the amenity afforded by large open spaces such as the Central Park and the Common.

Building Orientation

+ Both north-south and east-west building orientations are proposed so that a variety of apartment types are encouraged and so that they address and frame the new roads;

Solar Access and Overshadowing Impacts

+ All buildings over 10 storeys are orientated along a north-south axis to reduce the impacts of overshadowing on residences, open space and adjoining neighbourhoods;
+ Taller residential buildings are proposed to address the Main Street, Park Boulevard or one of the major parks. This allows the width of the roads (22-25m) to absorb part of the bulk and scale of taller building forms and ensures minimal overshadowing of residences;
+ Taller buildings are proposed at the core of the Site to minimise overshadowing impact on neighbours;
+ North-south roads are oriented as close to true north as possible, given connectivity constraints. This orientation ensures that north, east and west façades of buildings can achieve at least 2 hours of direct solar access in mid-winter as per the Apartment Design Guide.

Building Depths

+ 18m for buildings orientated on an east/west axis;
+ 20m for buildings orientated on a north/south axis.

Floor to Floor Heights - Residential

+ Ground Floor - 4.5m;
+ Upper levels of 3.1m;
+ Roof top plant allowance of 2.4m.

Building Heights Plan

BUILDING SETBACKS + BUILDING SEPARATION

Building setbacks include setbacks from the street, property boundaries, upper floors of buildings as well as building separation.

Building Setbacks

+ All buildings are required to have a 6m setback to Wharf Road;
+ All other frontages require a 3m front setback to allow for outdoor dining, garden apartments and to create consistent street walls;
+ Upper level setbacks are required above 10 storeys and will be further developed as part of the preparation of a site specific Development Control Plan.

Building Separation is as per Section 2F of the Apartment Design Guidelines (ADG):

+ For 'facing' buildings (habitable to habitable) up to 8 storeys - min. 18m separation is provided;
+ For 'facing' buildings (habitable to habitable) over 9 storeys - min. 24m separation is provided;
+ For 'bookend' façades (i.e habitable to non-habitable) up to 4 storeys - minimum 9m separation is provided;
+ For 'bookend' façades (i.e habitable to non-habitable) between 5-8 storeys - minimum 12m separation is provided;
+ For 'bookend' façades (i.e habitable to non-habitable) over 9 storeys - minimum 18m separation is provided;

It is anticipated that the design team will work closely with Council over the coming months to prepare a site specific Development Control Plan for the Site.

Building Setbacks Plan

04 THE PROPOSAL

SITE SECTIONS

The historic benching of the Site has resulted in large, sudden changes in topography. These will have to be graded out in order to integrate the Site with the former Bartlett Park Site, Wharf Road and Hope Street, and to facilitate easy movement through and around the new development. The sections illustrate the significant cut and fill will therefore be required.

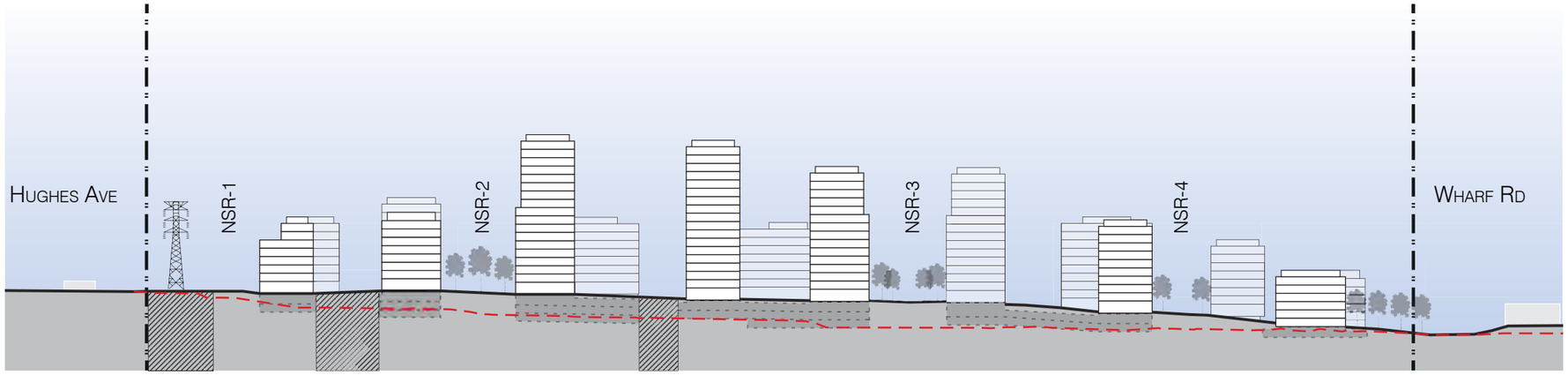
Re-grading in parts of the Site will result in the following improved urban design and built form outcomes:

+ Connections between Victoria Road and Hope Street and possible future connections to Parramatta River;
+ Pedestrian permeability and connectivity throughout the Site;
+ Removal of the large retaining walls at the Site boundaries, improving the interface between the Site and its wider suburban context.

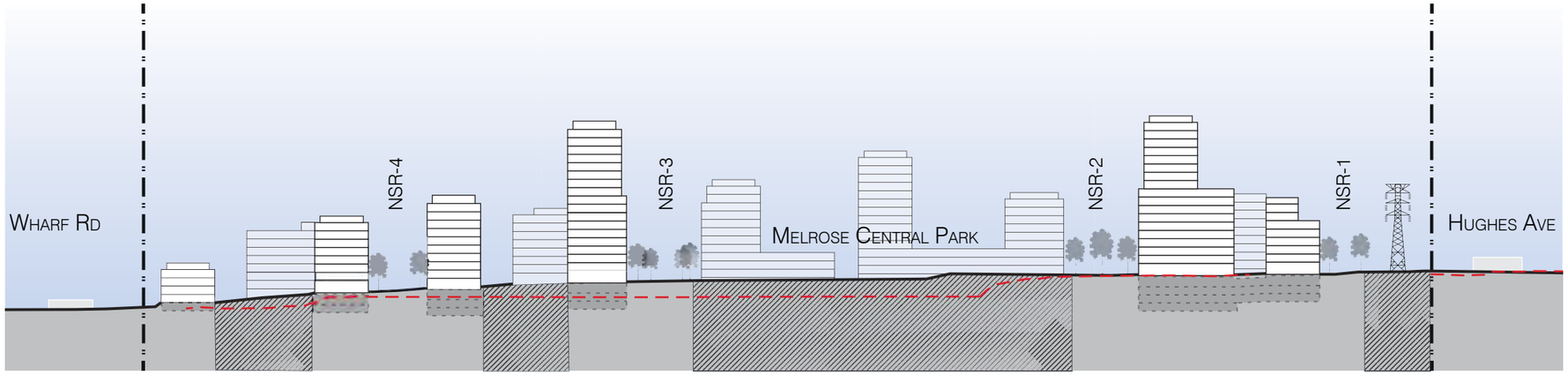
The proposed building heights contained within the Local Environmental Plan (LEP) will be measured from existing ground level (AHD). Any changes in ground plane resulting from grading will have to be factored into the calculation of height. The following standard floor-to-floor heights were used throughout the precinct:

+ 4.5m ground floor,
+ 3.1m typical floor,
+ 2.4m lift overrun.

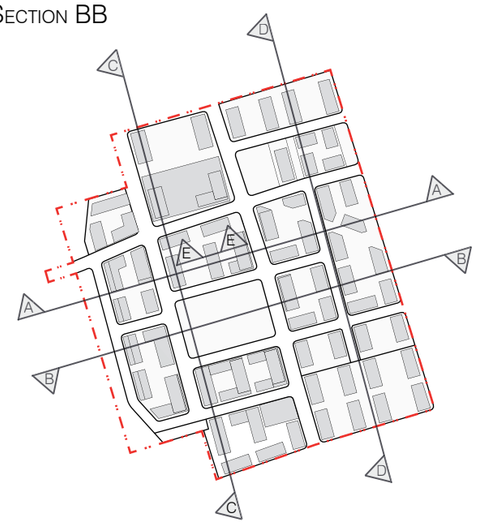
Indicative site sections have been prepared to communicate the distribution of height across the Site.

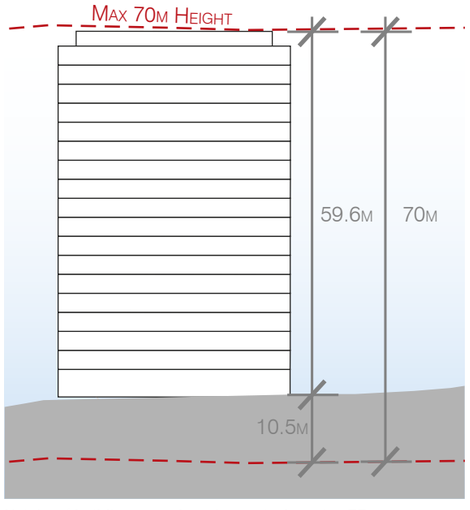


SECTION AA



SECTION BB





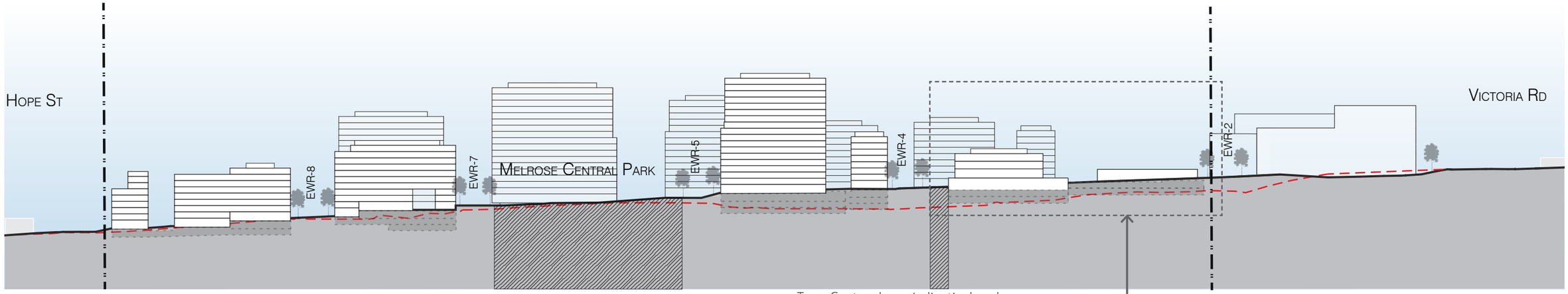
Height of buildings - explanative typical section EE

LEGEND

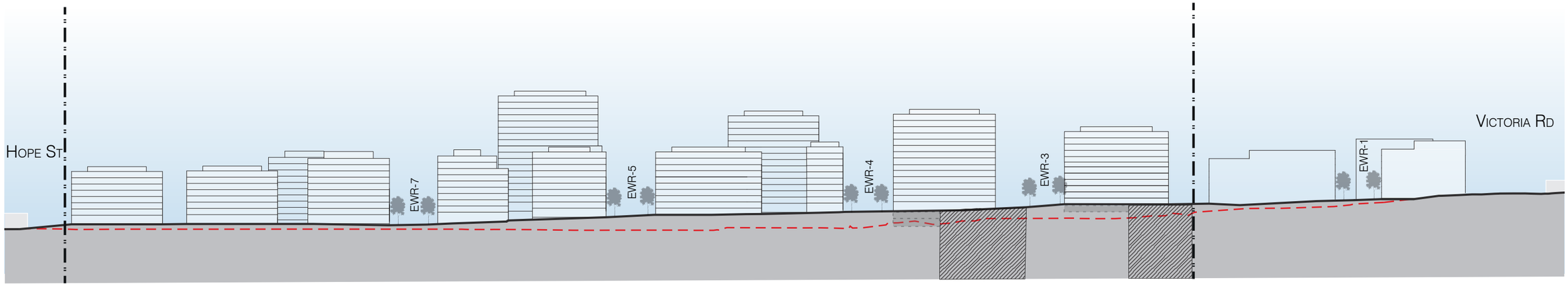
- SITE BOUNDARY
- EXISTING GROUND LEVEL *
- PROPOSED GROUND LEVEL **
- PROPOSED BUILDING
- BASEMENT
- DEEP SOIL ZONE

* Based on Survey by LTS Lockey on 21/01/16.
** Based on concept grading plan provided by Northrop Consulting Engineers.

SITE SECTIONS



Section CC

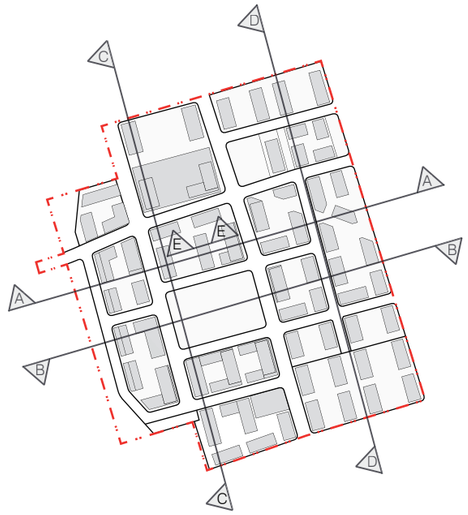


Section DD

Legend

- Site Boundary
- Existing Ground Level *
- Proposed Ground Level **
- Proposed Building
- Basement
- Deep Soil Zone

* Based on Survey by LTS Lockey on 21/01/16.
** Based on concept grading plan provided by Northrop Consulting Engineers.



SUSTAINABILITY OBJECTIVES

FRESH AIR AND NATURAL VENTILATION

Natural Ventilation is the movement of sufficient volumes of fresh air through a dwelling to create a comfortable indoor environment.

The following objectives are being developed for the project:

+ All habitable rooms will have the provision for natural ventilation and fresh air,
+ User operability will enable occupants to customise their environment and regulate access,
+ Dwelling design will facilitate effective cross ventilation and the harnessing of prevailing breezes.

SUNLIGHT AND DAYLIGHT

Access to sunlight and daylight provides residents with pleasant conditions in which to live.

The following objectives are being developed for the project:

+ Provide access to direct sunlight [during winter] and good quality daylight in all habitable spaces,
+ Window to wall ratio of facade design will seek to optimise the provision of quality daylight into habitable spaces whilst minimising of thermal load in the interior spaces.

ENERGY & CARBON EFFICIENCY

All building and infrastructure designs will seek to minimise their energy demand and carbon emissions footprint.

Specific approaches will include the following:

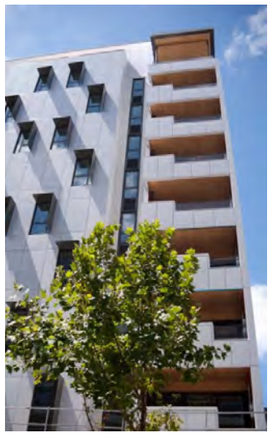
+ Passive energy efficiency through building orientation and floor planning, facade design and fenestration,
+ Harnessing of prevailing breezes for cooling, winter sun for warming, and thermal mass for comfort,
+ Smart lighting controls, energy sub-metering and controls,
+ On-site renewable energy systems will be investigated and developed in order to provide future residents with access to resilient, low carbon and affordable energy.

IMMERSED IN NATURE

Humans have an innate need to be connected with nature and life-like processes. Environmental elements which facilitate the human-nature relationship can improve occupant experience, mood and well being.

Specific approaches will include the following:

+ Enhance dwellings connection to planting, e.g. landscape, planters, green walls, green roofs or tree canopy,
+ Landscape design will consider the incorporation of water features,
+ The use of natural materials such as wood and stone will be optimised in public spaces.



WASTEWATER ECOLOGY

Wastewater is comprised of stormwater runoff, rainwater and black-water. A project-wide wastewater ecology will be developed that will optimise the amount of non-potable water available for landscape irrigation and toilet flushing, and will comprise of active waste-water treatment technologies and landscape filtration.

Specific approaches will include the following:

+ Clean stormwater runoff before it enters waterways,
+ Harvest rainwater for reuse on-site,
+ Active treatment of site-generated wastewater, for re-use in toilet flushing and irrigation,
+ Water polishing embedded in landscape design and features,
+ Low flush and low flow bathroom fixtures in dwellings,
+ Water sensitive landscape planting and irrigation systems.

FOOD RESILIENCE

Food security is one of the most critical aspects of climate change yet it is not addressed in current planning or building design policy. Resilience against food security can be considered during site planning through initiatives such as making allowance for community gardens, productive street trees, tended gardens and kitchen gardens to supplement fresh food supply.

Specific approaches will include the following:

+ Incorporate community gardens and edible landscapes into design,
+ Provide space for balcony gardens,
+ Facilitate community education relating to urban agriculture.

SUSTAINABLE CONSTRUCTION

Construction materials and methodologies have the potential for significant environmental impact but also have the possibility of being environmentally restorative.

Specific approaches will include the following:

+ Consideration of off-site fabrication for selected building elements,
+ Optimisation of the use of structural and non-structural timber,
+ Reduction in the use of concrete and Portland Cement
+ Reduction in the use of steel,
+ Selection and procurement of materials with lower embodied energy and environmental impacts.

SOCIAL VALUE

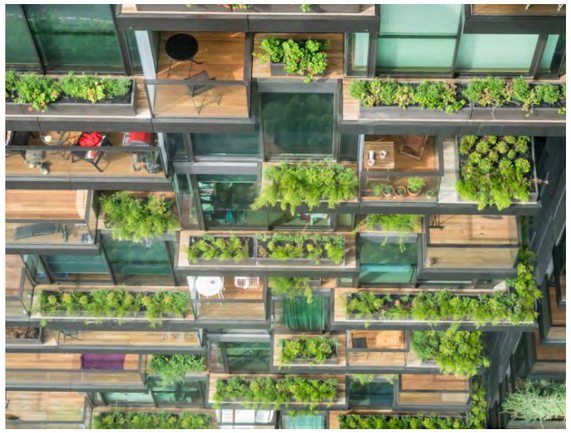
Social return on investment involves measuring and accounting for extra financial value that is not currently reflected in conventional cost-benefit analysis. These values include social issues such as productivity, health, crime reduction, employment, skills development and education.

Approaches under consideration include the following:

+ Achieve social return on investment through community amenities,
+ Place-making and wayfinding through design,
+ Active living, walkability and universal accessibility,
+ Create spaces such as plazas which facilitate markets and gatherings.

04 THE PROPOSAL

SUSTAINABILITY OBJECTIVES



WASTE AVOIDANCE

The effective management and minimisation of domestic waste from residential developments contributes to the physical and visual amenity of the building as well as limiting potentially harmful impacts on the environment. Minimising waste is relevant to all stages of the development's life cycle, including construction. Waste management also includes the way in which waste is collected and stored in a manner that is safe and convenient, and should be considered early on in the design process.

Specific approaches will include the following:

+ Appropriately reuse or recycle construction materials, and adopt industry best practice waste-diversion targets,
+ Supply organic waste management and reuse facilities for the community,
+ Provide district recycling management facilities on Site,
+ Facilitate programs which encourage up-cycling and exchanging of goods, including a potential exchange centre for residents who wish to on gift or exchange furniture or appliances.

INNOVATION CATALYST

The Proposal will include an 'Innovation Centre of Excellence' which will be dedicated to community education, engagement and the on-going exploration and development of more sustainable construction and living practices.

Initiatives that are currently under consideration include the following:

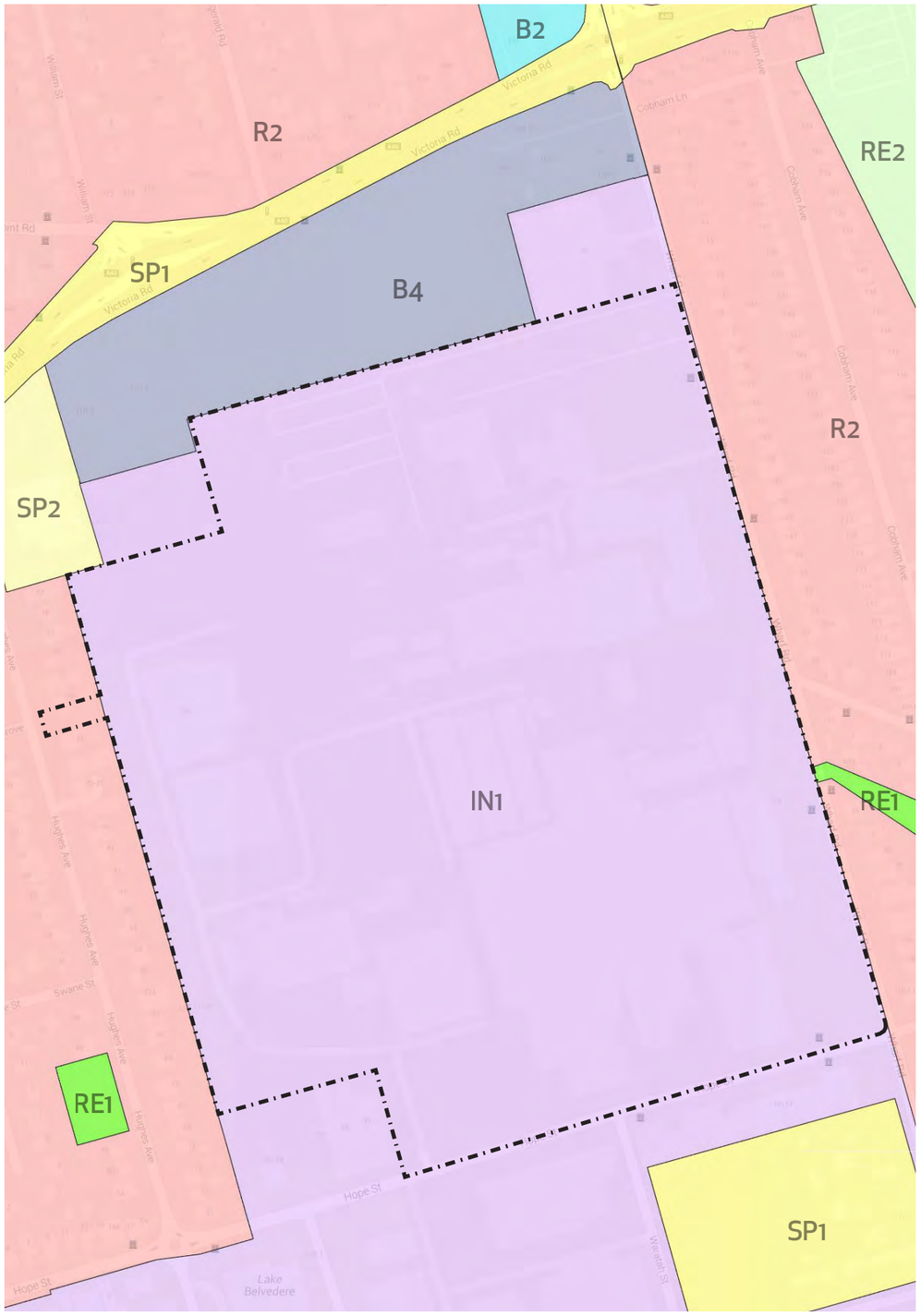
+ Trialling new or emerging renewable energy technologies and systems, potentially in partnership with industry and tertiary or research institutions,
+ Trialling new or emerging waste-water treatment and re-use systems,
+ Demonstration of highly energy and water efficient appliances and equipment, for use by residents and tenants throughout the Site and local community,
+ Displays and education relating to the selection and installation of healthy materials and products.


MELROSE PARK
MELROSE PARK
metrobus

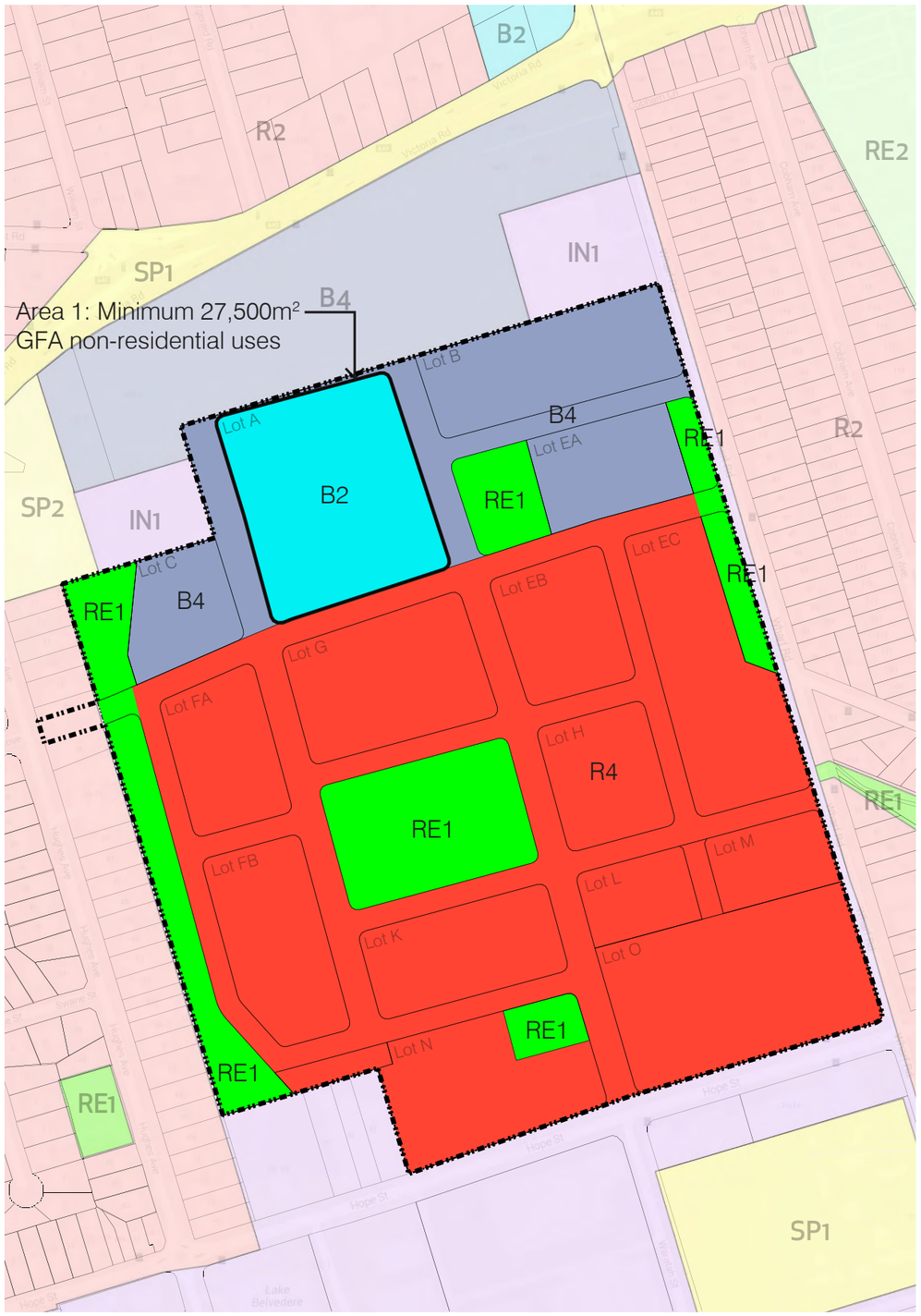
05 PROPOSED PLANNING CONTROLS

05 PROPOSED PLANNING CONTROLS

LAND ZONING

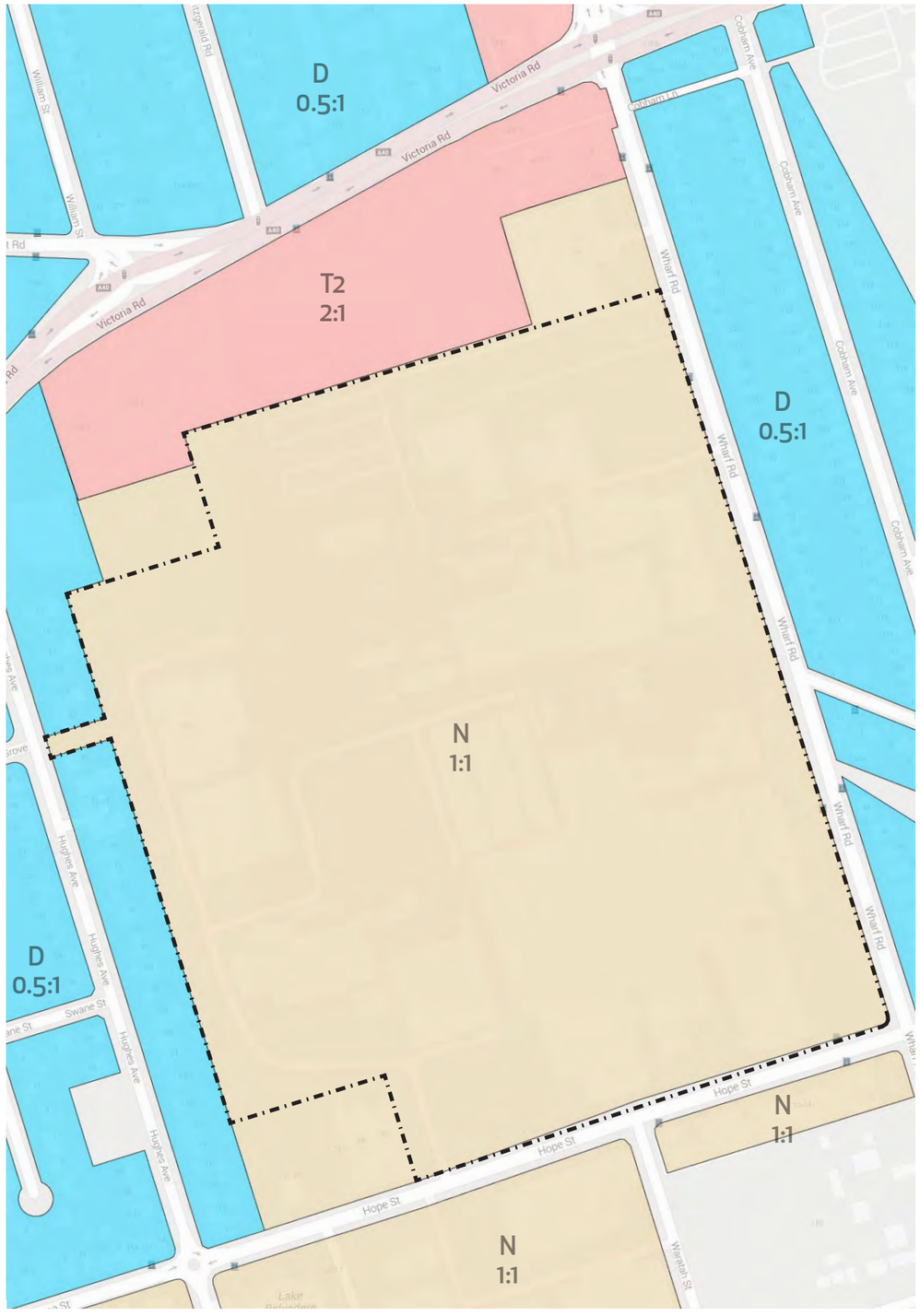


EXISTING - IN1 (GENERAL INDUSTRIAL).

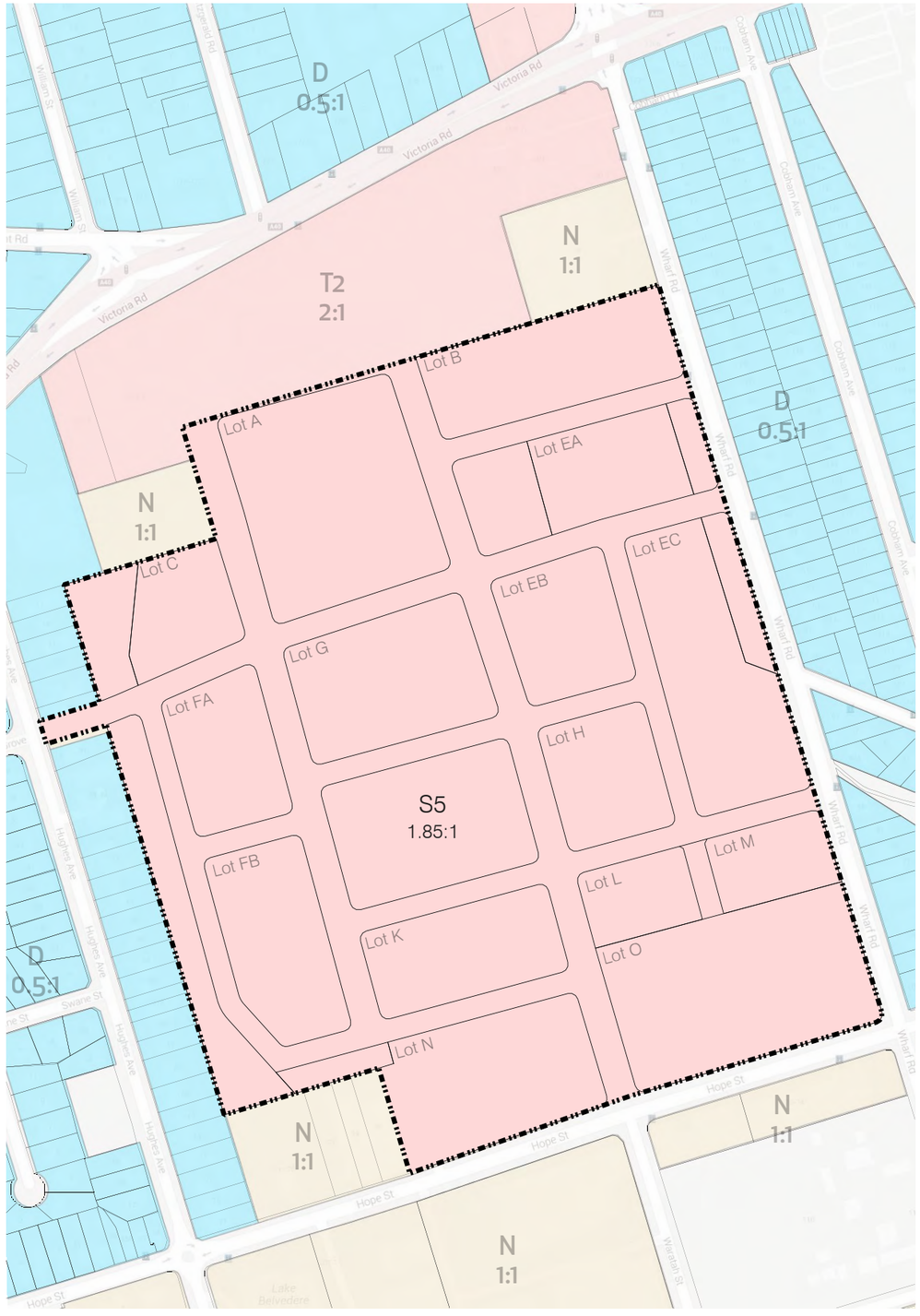


PROPOSED - B2 (LOCAL CENTRE), B4 (MIXED USE), R4 (HIGH DENSITY RESIDENTIAL) AND RE1 (PUBLIC RECREATION).

FLOOR SPACE RATIO



EXISTING - N (1:1).



PROPOSED - S5 (1.85:1).