



Our Reference: RZ/1/2016
Contact: Amberley Moore
Telephone: 9806 5115

Ms Catherine Van Laeren
Director, Sydney Region West
NSW Department of Planning, Industry and Environment
GPO Box 39
SYDNEY NSW 2001

2 September 2019

Dear Catherine,

Revised Planning Proposal for land at 8, 38-42, 44 & 44A Wharf Road, Melrose Park and 15-19 Hughes Avenue & 655 Victoria Road, Ermington (Melrose Park North Planning Proposal)

I refer to the Gateway Determination (PP_2017_COPAR_009_00) issued by the then Department of Planning and Environment on 27 September 2017 and subsequent Alteration of Gateway Determination issued on 27 March 2019 granting Council a 12 month extension (revising the completion date to 27 March 2020) to complete the Planning Proposal for the above land (Melrose Park North Planning Proposal). The Gateway Determination requested that Council amend the Planning Proposal following completion of a Transport Management Accessibility Plan (TMAP), urban design testing, identification of infrastructure requirements and other conditions. The Gateway Determination requested that Council submit the revised Planning Proposal and TMAP to the Department for endorsement prior to proceeding to public exhibition.

Following receipt of the Gateway Determination, Council have been working collaboratively with the applicant and relevant State Agencies (TfNSW, RMS and DPIE) to progress the TMAP to enable Council to determine the proposed planning controls for the site. A draft TMAP has since been prepared for the entire Melrose Park Precinct (both North and South) and identifies that up to 11,000 dwellings can be accommodated within the precinct subject to significant transport infrastructure being carried out such as (but not limited to) West Metro Station at Sydney Olympic Park, bridge to Wentworth Point and associated light rail or bus service, and upgrades to Victoria Road/Kissing Point Road.

In conjunction with the TMAP work, Council has also carried out significant urban design testing in consultation with the applicant to determine the capacity of the precinct from a built form and urban design perspective.

The Department of Education has also since advised Council and the applicant of their requirements with regards to future school needs and this has also informed the revised Planning Proposal.

At its meeting on 12 August 2019, Council considered a report on the revised Planning Proposal (refer to Appendix 14 of Attachment 1) for Melrose Park North and resolved the following:

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- (a) **That Council resolve to proceed with the revised Planning Proposal (Attachment 2) for land at 8, 38-42, 44 and 44A Wharf Road, Melrose Park and 15-19 Hughes Avenue and 655 Victoria Road, Ermington for the purposes of forwarding it to the Department of Planning, Industry and Environment for approval to proceed to public exhibition seeking the following amendments to the Parramatta Local Environmental Plan (PLEP) 2011:**
- 1) *Amend the Land Use Zone map to rezone the site from part IN1 General Industrial and part SP1 Special Activities (Place of Public Worship) to part R4 High Density Residential, part B2 Local Centre, part RE1 Public Recreation and part SP2 Infrastructure (Educational Establishment)*
 - 2) *Amend the Height of Buildings map to increase the building heights from part 9m and part 12m to multiple heights ranging from 28m (6 storeys) to 90m (26 storeys)*
 - 3) *Amend the Floor Space Ratio (FSR) map to increase the FSR from 1:1 to 1.85:1 subject to recommendation (h) being achieved*
 - 4) *Amend the Land Reservation Acquisition map to reflect areas of open space to be dedicated to Council and land for the new school site to the State Government*
 - 5) *Amend the Additional Local Provisions map to include the site and insert a site specific provision in Part 6 Additional local provisions – generally of PLEP 2011 to ensure:*
 - 5.1) *That design excellence provisions be inserted into PLEP 2011 for the site applicable to buildings of 55m and above in height without the provision on bonuses.*
 - 5.2) *The total residential gross floor area within the planning proposal site not exceed 507,245m²*
 - 5.3) *A minimum of 30,000m² of non-residential floor space is to be provided within the site to serve the retail and commercial needs of the incoming population*
- (b) **That Council update the Planning Proposal at Attachment 2 to reflect the changes detailed at Attachment 1, including the land use map and street locations and widths.**
- (c) **That Council continue to proceed with the drafting of a site specific DCP and it be reported back to Council prior to the commencement of any public exhibition period.**

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- (d) **That** Council continue Voluntary Planning Agreement (VPA) negotiations based on the floor space ratio of 1.85:1 and the draft VPA be reported back Council prior to the commencement of any public exhibition period.
- (e) **That** Council forward the revised Planning Proposal to the Department of Planning, Industry and Environment for approval to be placed on public exhibition.
- (f) **That** the draft Planning Proposal, draft Site Specific DCP and draft VPA be placed on public exhibition concurrently for a minimum period of 28 days and in accordance with the public consultation strategy detailed in this report.
- (g) **That** Council endorse the Transport Management and Accessibility Plan (TMAP) for the purposes of public exhibition.
- (h) **That** Council endorse the following implementation plans provided at **Attachment 1** which stages the delivery of dwellings subject to traffic and transport infrastructure being in place to serve the incoming population as identified in the TMAP.
- (a) Implementation Plan A – Provides up to 11,000 dwellings over the north and south precincts subject to identified road and traffic works, the bridge to Wentworth Point with light rail or equivalent bus service and Sydney West Metro being delivered. Implementation Plan A will facilitate an FSR 1.85:1 for the northern part of the precinct with and an appropriate development potential in the southern precinct.
- (b) Implementation Plan B – Should there be no State Government commitment towards Sydney West Metro, the bridge to Wentworth Point and associated light rail or bus service then only 6,700 dwellings can be accommodated within the precinct. Accordingly, a 40% reduction in yield will be applied to the development in Melrose Park to ensure both north and south precincts are treated equitably.
- (i) **That** satisfactory arrangements provisions be inserted into PLEP 2011 to ensure that the number of dwellings constructed aligns with the delivery of the required infrastructure as identified in the TMAP as per the implementation plans detailed in recommendation (h).
- (j) **That** the planning proposal be updated to reflect the dwelling mix specified in the Parramatta DCP for residential flat building.
- (k) **Further, that** Council authorise the Acting CEO to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the Planning Proposal that may arise during the amendment process.

The revised Planning Proposal (refer to Attachment 1) has been amended to reflect Council's resolution and has also been updated to address the Department's Gateway Determination Conditions. The revised Planning Proposal for Melrose Park North is therefore being submitted to the Department for endorsement to enable the Planning Proposal and TMAP to proceed to public exhibition. As detailed in resolution (f), the draft Site Specific DCP and draft VPA will be exhibited concurrently with the Planning Proposal should it be endorsed by the DPIE and will be subject of a further report to Council.

Should you require any further information or wish to discuss this matter please contact me on 9806 5115 or via email at amoore@cityofparramatta.nsw.gov.au.

Yours sincerely,



Michael Rogers

LAND USE PLANNING MANAGER

Attachments (electronic only):

1. *Revised Melrose Park North Planning Proposal – 8, 38-42, 44 & 44A Wharf Road, Melrose Park and 15-19 Hughes Avenue & 655 Victoria Road, Ermington (Melrose Park North)*