

PCU071695



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

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

17 July 2017

Dear Catherine,

Gateway request – 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)

Please find attached a Planning Proposal seeking to amend the Parramatta Local Environmental Plan 2011 as it relates to the abovementioned land.

Council at its meeting of 11 July 2017 considered the Planning Proposal and resolved:

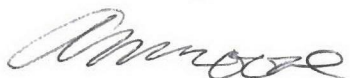
- (a) **That** Council considers the report that was submitted to the Independent Hearing and Assessment Panel (IHAP) on 20 June 2017 (**Attachment A**) and its recommendation (**Attachment B**) which supports the progression of the Planning Proposal for the land at 8, 38-42, 44 and 44A Wharf Road, Melrose Park, and 15-19 Hughes Avenue and 655 Victoria Road, Ermington.
- (b) **That** Council endorse the Planning Proposal for land at 8, 38-42, 44 and 44A Wharf Road, Melrose Park, and 15-19 Hughes Avenue and 655 Victoria Road, Ermington (**Attachment 1 of Attachment A**) which seeks to amend the Parramatta Local Environmental Plan 2011 (PLEP) in relation to the subject site by:
1. Rezoning 38-42, 44 and 44A Wharf Road, Melrose Park from IN1 General Industrial and R2 Low Density Residential to a mix of R4 High Density Residential, B4 Mixed Use, B2 Local Centre and RE1 Public Recreation;
 2. Rezoning 15-19 Hughes Avenue and 655 Victoria Road, Ermington from Part SP1 Special Activities and R2 Low Density Residential to R4 High Density residential; and
 3. Rezoning 8 Wharf Road, Melrose Park from IN1 General Industrial to B4 Mixed Use.
 4. Designating 19, 27, 29 and 31 Hope Street as a deferred matter and retaining the current zone of IN1 General Industrial and current building height and FSR controls.
 5. Amending the applicable maximum building height and FSR controls on the site subject to the outcomes of the TMAP.
 6. Inserting a new local provision that includes a minimum non-residential floor space requirement on the site.
- (c) **That** the Planning Proposal be forwarded to the Department of Planning and Environment for Gateway determination.

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- (d) **That** the preparation of the TMAP proceed and the outcomes be reported to Council prior to the exhibition of the Planning Proposal to allow Council to endorse the FSR and building height limits to be included in the exhibition material prior to exhibition.
- (e) **That** a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to formal exhibition of the Planning Proposal.
- (f) **That** Council officers proceed with the preparation of an Infrastructure Needs List and subsequent negotiations for a Voluntary Planning Agreement (VPA) with the proponents in relation to the Planning Proposal on the basis that any VPA entered in to is in addition to Section 94A developer contributions payable.
- (g) **That** the site-specific DCP and VPA be publicly exhibited concurrently with the Planning Proposal, should Gateway determination be issued.
- (h) **That** Council advises the Department of Planning and Environment that the CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012 and
- (i) **Further, that** Council authorises the CEO to correct any minor anomalies of a non-policy and administrative nature that arise during the plan-making process.

Council requests that it exercise its plan making delegations in this instance.

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,



Amberley Moore
Project Officer - Land Use Planning

Attachments (electronic only):

1. Melrose Park North Planning Proposal – 8, 38-42, 44 & 44A Wharf Road, Melrose Park and 15-19 Hughes Avenue & 655 Victoria Road, Ermington)
2. Payce Planning Proposal supporting documents
3. Ermington Gospel Trust Planning Proposal supporting documents
4. 8 Wharf Road Planning Proposal supporting documents
5. Report to Council, 10 July 2017
6. Extract of minutes, Council meeting 10 July 2017
7. Report to IHAP, 20 June 2017
8. Extract of minutes, IHAP meeting 20 June 2017