



PLANNING PROPOSAL

MELROSE PARK NORTH

8, 38-42, 44 & 44a Wharf Road, 15-19 & 29 Hughes Avenue & 655 Victoria Road, Melrose Park

PARRAMATTA WE'RE BUILDING AUSTRALIA'S NEXT GREAT CITY

Planning Proposal drafts

Proponent versions:

No.	Author	Version
1.	Michael Woodland Consulting	February 2016
2.	Michael Woodland Consulting	March 2017 (Revised Planning Proposal)
3.	JBA Urban Planning Consultants	March 2017
4.	JBA Urban Planning Consultants	May 2017

Council versions:

No.	Author	Version
1.	City of Parramatta Council	20 June IHAP Meeting recommending Gateway Determination

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INTRODUCTION

This Planning Proposal explains the intended effect of, and justification for, the proposed amendment to *Parramatta Local Environmental Plan 2011*. It has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment (DP&E) guides, 'A Guide to Preparing Local Environment Plans' (April 2013) and 'A Guide to Preparing Planning Proposals' (August 2016) and 'Guidance for merged councils on planning functions' (May 2016).

Background and context

Precinct

In December 2016, the City of Parramatta Council adopted the Northern Structure Plan for Melrose Park. The Structure plan intends to act as a guide for future development in the precinct and is based on the recommendations of Council's Employment Land Strategy (adopted by Council in July 2016), which identifies the Melrose Park precinct as being suitable for redevelopment for non-industrial uses.

In July 2016, Council also endorsed the Melrose Park Structure Plan Principles document, which was developed by Council Officers in response to the complexity of the Melrose Park Precinct. The diagram establishes principles for the precinct, which must be taken into consideration by all future planning proposals in the precinct.

The Melrose Park North precinct comprises of land bound by Victoria Road to the north, Wharf Road to the east, Hope Street to the south and Hughes Avenue to the west (refer to **Figure 1**). The eastern boundary is shared with the City of Ryde Council (refer to **Figure 2**).

The Site

Prior to the adoption of the Northern Structure Plan, a draft Planning Proposal was submitted to Council on behalf of PAYCE MP DM Pty Ltd (Payce), the landowner of 38-42, 44 & 44A Wharf Road, Melrose Park, in February 2016 to rezone the land for non-industrial uses, however, the assessment of this Planning Proposal was placed on hold until the finalisation of the Northern Structure Plan had occurred. During 2016, a number of other landowners in the northern part of Melrose Park also expressed an interest in redeveloping their properties, including land at 8 Wharf Road and 15-19 Hughes Avenue and 655 Victoria Road, who submitted a preliminary Planning Proposal.

As a result of the Northern Structure Plan being adopted by Council, in March 2017, City of Parramatta Council received a revised draft Planning Proposal from Michael Woodland Consulting on behalf of PAYCE MP DM Pty Ltd (Payce) (the proponent) to rezone land and amend development standards at 38-42, 44 & 44A Wharf Road, Melrose Park (Site 1).

Also in March, JBA Urban Planning Consultants lodged a draft Planning Proposal for land at 8 Wharf Road, Melrose Park on behalf of the landowner, Jae My Holding Pty Ltd (the proponent) to amend PLEP 2011 (Site 3).

In May 2017, a draft Planning Proposal for land at 15-19 Hughes Avenue & 655 Victoria Road, Ermington was lodged by JBA Urban Planning Consultants on behalf of the land owner, the Ermington Gospel Trust. A summary of the changes to the planning controls proposed by the proponents is contained in **Table 2**.

To enable a consistent approach to be taken in the assessment of planning proposals in the Melrose Park precinct, Council Officers have incorporated the three planning proposals into one Planning Proposal, referred to as the Melrose Park North Planning Proposal (The Site).

Despite no formal planning proposal being received for 19, 27, 29 and 31 Hope Street (Site 4), these properties are proposed to be included in the Melrose Park North Planning Proposal as a deferred matter. This will recognise that the Site is being considered for a change in the planning controls but will allow time for the owners of this site to engage with Council on the planning controls for these sites. Whilst the matter is designated a deferred matter the existing

industrial zoning and current FSR and Height controls will apply to the site so the owners can continue to operate the activities that are currently permitted under the existing zoning.

The Subject Site consists of eighteen allotments (refer to **Table 1**) with a total area of approximately 28ha. The site is currently occupied as follows:

Site	Owner	Current Use	Legal Description
1.	Payce MP DM Pty Ltd (referred to as Payce)	Pharmaceutical manufacturing and ancillary administration activities.	Lot 10 DP 1102001, Lots 11& 12 DP787611, Lot 2 DP 128544, Lot 6 DP 232929 & Lot 1 DP 127769
2.	Ermington Gospel Trust (referred to as the Ermington Church)	Place of Public Worship and car parking.	Lot 1 DP 399372, Lot 1 DP 588575 & Lots 1 & 2 DP 509307
3.	Jae My Holdings Pty Ltd (referred to as 8 Wharf Road)	Warehouse and ancillary administration uses.	Lot 8 & 9 DP 111186
4.	19, 27, 29 & 31 Hope Street	Automotive repair, workshops	Lot G DP 369480, Lot 7 DP 232929 & Lots E & F DP 376231

Table 1. Sites subject to the Planning Proposal

The Site is surrounded by low density residential development to the north, west and east. Industrial uses occupy land to the south of the site down to Parramatta River, with the exception of Melrose Park Public School, which is zoned SP1 Special Uses (Educational Establishment).

The site is located close to Victoria Road, which is identified as a key strategic corridor and is within approximately 2.5km of Meadowbank and West Ryde Train Stations. West Ryde Town Centre is approximately 2km east of the site and Ermington Centre is approximately 2km west of the Site. Sydney Olympic Park is within close proximity to the site and provides a range of sporting, open space and recreation facilities.



Figure 1. Site subject to Melrose Park North Planning Proposal

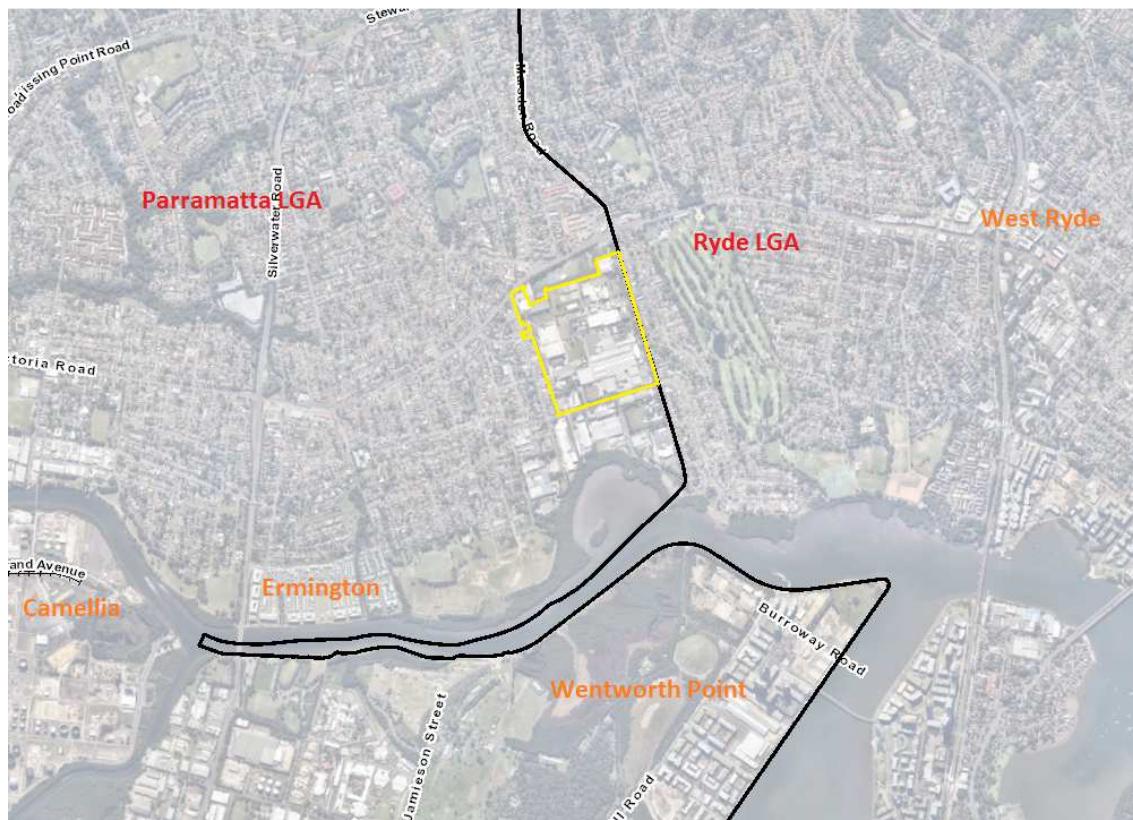


Figure 2. Context of subject site on a regional scale

Under *Parramatta Local Environmental Plan 2011* the site has the following planning controls (also refer to Part 4 – Mapping):

Site		Zone	FSR	HOB	Heritage
1.	38-42, 44 and 44A Wharf Road and 29 Hughes Avenue	IN1 General Industrial and R2 Low Density	1:1	9m & 12m	I311. Stand of lemon-scented gums & two moveable items.
2.	15-19 Hughes Avenue & 655 Victoria Road	SP1 Special Uses & R2 Low Density Residential	0.5:1, 1:1 & 2:1	9m, 12m & 28m	Nil
3.	8 Wharf Road	IN1 General Industrial	1:1	12m	I311. Stand of lemon-scented gums & two moveable items
4.	19, 27, 29 & 31 Hope Street	IN1 General Industrial	1:1	12m	Nil

Table 2. Current planning controls on the Site



Figure 3. Existing industrial building



Figure 4. Existing industrial building



Figure 5. Existing industrial building



Figure 6. View east across Payce site



Figure 7. Existing building at 8 Wharf Road



Figure 8. Church building on Hughes Ave



Figure 9. Church carpark



Figure 10. Industrial buildings on Hope Street

PART 1 – OBJECTIVE AND INTENDED OUTCOMES

The objective of this Planning Proposal is to amend the *Parramatta Local Environmental Plan 2011* (PLEP 2011) to enable the redevelopment of the subject site for residential and mixed use development in an area identified for urban renewal by Council's Employment Lands Strategy.

The objectives of the Planning Proposal are to:

- Support a Greater Parramatta (and metropolitan area) through the urban renewal of the Site to create a vibrant mixed use development and increase public amenity to and along Parramatta River;
- Encourage and support future employment generation on the Site to increase the number of employees and provide for higher employment densities to respond to market trends in the pharmaceutical industry;
- Provide improve public transport connection to and from the Site;
- Provide high quality urban renewal including quality residential housing development, incorporating a range of housing types, including affordable housing for Melrose Park and surrounding locality;
- To provide an innovative Town Centre with a range of commercial and retail employment activities which are more compatible with the residential uses in the area than industrial uses;
- Provide improved parklands, public recreational areas of open space and community facilities for the residents and workers of Melrose Park and surrounding area; and
- Integrate into the surrounding community through sound planning and environmental considerations.

The intended outcomes of the Planning Proposal are to:

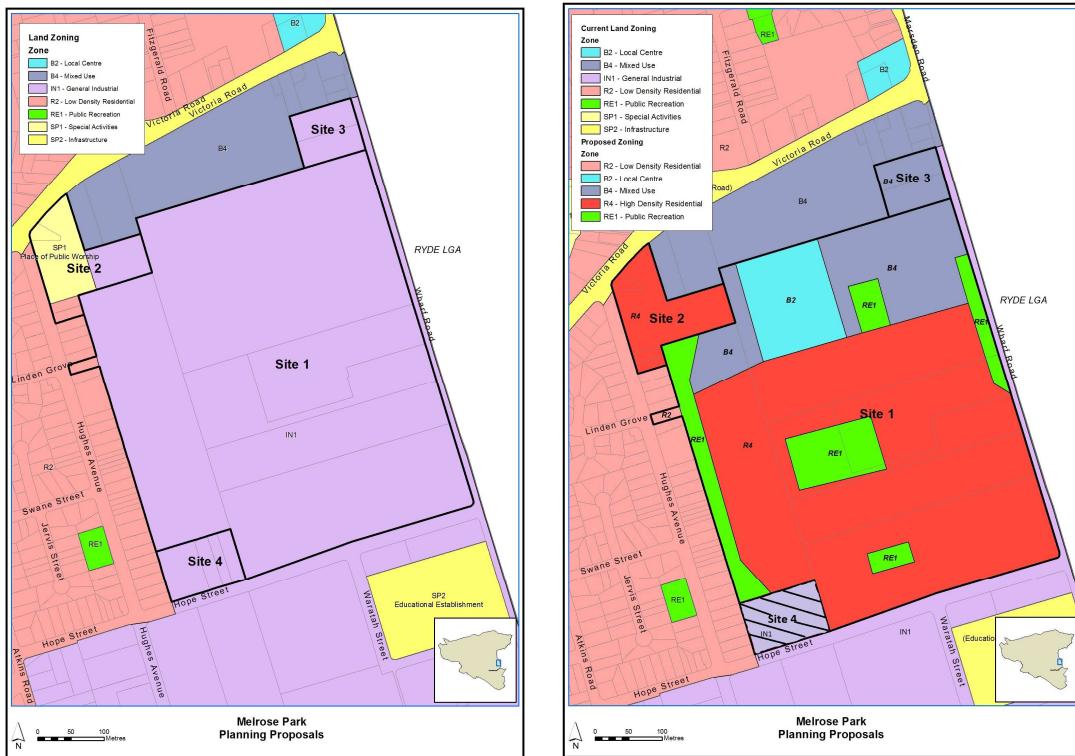
- Address the lack of housing diversity, affordability and availability within the locality;
- Provide appropriate services and employment opportunities to arrest the decline in employment at the Site, ensure higher contemporary employment densities that suit the resident profile in the area and changing employment characteristics;
- Allow for development that will complement and support other centres including West Ryde, Meadowbank and Ermington;
- Provide for new areas of public open space, parklands and community facilities, with logical connections to the surrounding area and river; and
- Allow for public domain upgrades.

PART 2 – EXPLANATION OF PROVISIONS

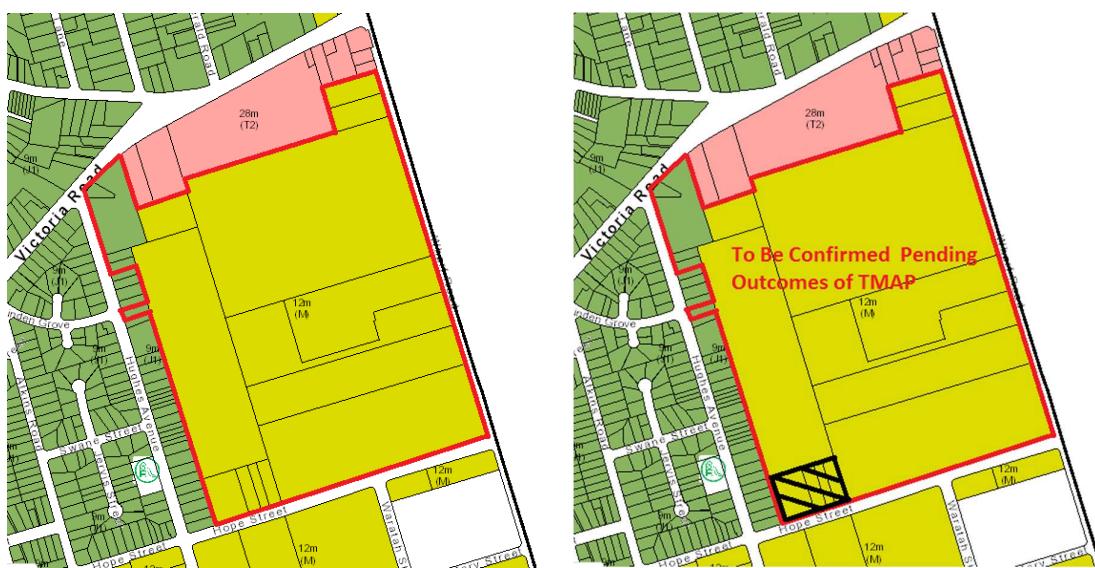
This Planning Proposal seeks to amend *PLEP 2011* in relation to the zoning, height and floor space ratio controls.

In order to achieve the desired objectives, the following amendments to the *PLEP 2011* would need to be made:

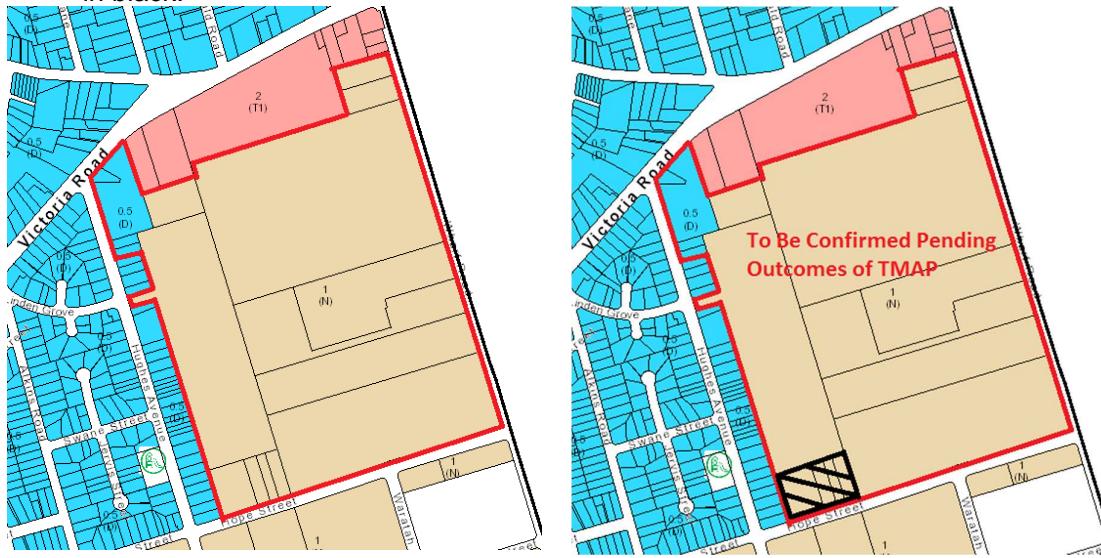
1. Amend the zone in the **Land Zoning Maps** (Sheet LZN_017 and Sheet LZN_018) from part IN1 General Industrial, R2 Low Density Residential and SP1 Place of Public Worship to part B2 Local Centre, B4 Mixed Use, R4 High Density Residential and RE1 Public Recreation, as per the Figures 11 and 12 below. The deferred Site (4) is hatched in black)



2. Amend the maximum building height in the **Height of Buildings Maps** (Sheet HOB_017 and HOB_018) from part 9m and 12m to heights to be determined as a result of the TMAP outcomes. Refer to Section 48 in the associated report. The deferred Site (4) is hatched in black.



3. Amend the maximum FSR in the **Floor Space Ratio Maps** (Sheet FSR_017 and Sheet FSR_018) from part 0.5:1, 1:1 to FSRs to be determined as a result of the TMAP outcomes. Refer to Section 48 in the associated report. The deferred Site (4) is hatched in black.



Figures 15 & 16. Existing (left) and proposed (right) FSR controls on the Site

Deferred matter

Despite no formal planning proposal being received for Site 4, these properties are proposed to be included in the Melrose Park North Planning Proposal. As part of the holistic approach being taken for the northern part of the precinct, land owners detailed above were requested to submit a planning proposal to Council to enable a comprehensive precinct-wide assessment to be undertaken. Despite multiple attempts to gain an understanding of the redevelopment intentions that the four landowners have for these properties, no indication has been provided.

As a result, the intended approach for managing this Site is to include it in the Planning Proposal but to designate it as a deferred matter. This will recognise that the Site is being considered for a change in the planning controls but will allow time for the owners of this site to engage with Council on the planning controls for these sites. If the engagement occurs prior to the TMAP being completed it may be possible to have the matter rezoned as part of the Planning Proposal currently being commenced. If the landowner is not willing to engage the site will remain a deferred matter until the owners are willing to work with Council to work out the issues relevant to their site. Whilst the matter is designated a deferred matter the existing industrial zoning and current FSR and Height controls will apply to the site so the owners can continue to operate the activities that are currently permitted under the existing zoning. In this case they effectively retain the right to continue to use the site as they are able to do now but have a path they can follow when are ready to talk about redevelopment opportunities for their site.

Non-residential floorspace component

Insert a new local provision that includes a minimum non-residential FSR component within the B2 Local Centre zone on the site. This component will be further investigation prior to the exhibition of the Planning Proposal.

2.1 Other relevant matters

2.1.1 Voluntary Planning Agreement

The site and proposed development potential uplift being sought lends itself to the provision of public benefits, consistent with Council's Voluntary Planning Agreements policy. The proponents have expressed interest in entering into a Voluntary Planning Agreement (VPA). The proponents of the sites have confirmed that they are willing to enter into discussions with Council regarding a VPA under Section 93F of the *Environmental planning and Assessment Act 1979*.

2.1.2 Draft DCP

Given the size and nature of the site and the increases in density sought, a site-specific Development Control Plan (DCP) will be prepared as part of the Planning Proposal process. The DCP will provide the objectives and controls that will help guide the development over the site and will address the following:

- Density and form
- Street network
- Street character
- Site access and permeability
- Passive and active recreational open space
- Pedestrian and cycle connections
- Future community hub / community uses
- Affordable housing
- Design excellence
- Smart City approaches

The site-specific DCP will be prepared following Gateway determination with the intention that it will be exhibited with the Planning Proposal and will form an amendment to Part 4 of the Parramatta Development Control Plan 2011.

PART 3 – JUSTIFICATION

This part describes the reasons for the proposed outcomes and development standards in the Planning Proposal.

3.1 Section A - Need for the planning proposal

This section establishes the need for a planning proposal in achieving the objective and intended outcomes. The set questions address the strategic origins of the proposal and whether amending the LEP is the best mechanism to achieve the aims on the proposal.

3.1.1 Is the Planning Proposal a result of any study or report?

The Planning Proposal is the result of the following strategic studies and reports:

- **Employment Lands Strategy 2016** – The subject site is identified as a ‘Structure Plan Precinct’ that is suitable for redevelopment for non-industrial uses. See Section 3.2.1 for more information.

3.1.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is the best and most appropriate means of achieving the desired future redevelopment of the Site. The current industrial zoning and built form controls do not allow the site to be developed in a manner that will deliver a sustainable urban framework, built form outcomes, open space or sufficient employment densities.

3.2 Section B – Relationship to strategic planning framework

This section assesses the relevance of the Planning Proposal to the directions outlined in key strategic planning policy documents. Questions in this section consider state and local government plans including the *Parramatta Employment Lands Strategy*, NSW Premier's *Priorities 2015*, the *NSW Draft Centres Policy 2009*, NSW Government's *A Plan for Growing Sydney*, *Draft West Central District Plan*, State Environmental Planning Policies, local strategic and community plans and applicable Ministerial Directions.

3.2.1 Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

Parramatta Employment Lands Strategy

The ELS was adopted by Council in July 2016 and provides recommendations for the future direction of all “employment lands” within the Parramatta LGA. Employment lands include those with a land use zone of either IN1 – General Industrial, IN2 – Light Industrial, IN3 – Heavy Industrial, B5 Business Development and B6 – Enterprise Corridor.

Within the Strategy, employment lands are separated into precincts, each with their own recommendations. Melrose Park is Precinct 11 within the ELS and has previously accommodated a large concentration of large scale pharmaceutical manufacturing companies and warehousing / distribution centres. However, this precinct is undergoing change and the restructuring of this industry has affected the viability of the precinct to continue operating for the purposes of industrial uses.

In addition to providing recommendation for each precinct, the ELS identifies a number of key actions that are aimed at ensuring employment generating uses are retained within the precinct and incorporated into future redevelopments. The two actions in relation to the planning proposal are:

- A3 – Rezoning to zones that facilitate higher employment densities
- A11 – Proposed rezoning must be supported by an Economic Impact Study

Over the past 10-15 years, the following remnant industrial lands have transformed into waterside communities:

- Former AGL Gasworks at Breakfast Point
- Former Union Carbide Site and Allied Feeds Site at Rhodes
- Former industrial and reclaimed lands at Wentworth Point
- Former industrial and employment lands at Shepherds Bay, Meadowbank
- Ermington Naval Stores
- The City of Parramatta Council Depot Site, Parramatta

In addition, the following current industrial / employment Sites have been identified for future urban renewal by the State Government:

- Former industrial lands at Camellia
- Cumberland Hospital, North Parramatta

It is acknowledged that the current employment and industrial lands at Camellia, Rydalmer and Silverwater are strategically important employment precincts due to their size and location to key transport corridors. The Camellia Precinct has been targeted for urban renewal and is currently under investigation by the State Government in collaboration with The City of Parramatta Council and major landowners. This precinct is expected to retain significant employment land and likely to retain large areas for general industrial uses to meet demand in the subregion.

A requirement of the ELS is that any new development in the precinct must provide the equivalent number of jobs that could be achieved under the current zoning. Under the Proposal, it is estimated that the new land uses will provide between 1,478 – 1,873 jobs in the northern part of the site, which represents a net increase of 504-899 jobs, noting that existing jobs will continue to decrease regardless of the rezoning. This represents an average of 1,700 new jobs for the northern part of the site. The above figures relate only to the northern precinct, with the southern precinct also required to provide for employment generating land uses. However, given the northern precinct is a significant portion of the overall precinct, it is expected that more jobs would need to be provided as part of the northern redevelopment than the southern redevelopment. As a result, there is potentially a shortfall in the number of jobs proposed to be provided within the northern precinct and this will need to be resolved prior to the exhibition of any planning proposal.

NSW Premier's Priorities

The NSW Premier has announced the following 12 priorities for the state. This replaces previous State plans and should be considered in the context of the Government's key areas of focus including transport, health, education, environment, police and justice, infrastructure, family and community services, economy and accountability.

- Creating jobs
- Building infrastructure
- Reducing domestic violence
- Improving service levels in hospitals
- Tackling childhood obesity
- Improving education results
- Protecting our kids
- Reducing homelessness
- Driving public sector diversity
- Keeping our environment clean
- Improving Government services

The Planning Proposal is consistent with the relevant priorities namely, creating jobs; building infrastructure; tackling childhood obesity (through improved open space, active choices and healthy environments); and keeping our environment clean.

Draft West Central District Plan

The *Draft West Central District Plan* outlines the Greater Sydney Commission's (GSC) vision for the Blacktown, Cumberland, Auburn, Parramatta and The Hills Local Government Areas.

This vision includes cementing the West Central District as Sydney's economic powerhouse, supported by planned investment in new transport infrastructure, the provision of new and diverse housing options, and the expansion and diversification of employment opportunities that build on and respect the regions significant cultural and

landscape assets.

It seeks to provide the district level planning framework to implement the goals and directions outlined in *A Plan for Growing Sydney* and is intended to be used to inform the preparation of Local Environmental Plans, Planning Proposals, and strategic land use and transport and infrastructure planning.

The productivity, liveability and sustainability goals relevant to the assessment of this application include:

Productivity

- Driving growth of the Central City
- Growing the West Central Districts with a smart jobs economy
- Improving access to a greater number of jobs and centres within 30 minutes
- Attracting employment and urban services activity

Liveability

- Improving housing choice
- Improving housing diversity and affordability
- Creating great places
- Fostering cohesive communities
- Respond to the need for additional services

Sustainability

- Delivering Sydney's Green Grid
- Creating an efficient West Central District

The Draft Plan's key goals are to provide a *productive, liveable and sustainable city*□

An assessment of compliance with the productivity, liveability and sustainability priorities relevant to the assessment of this Planning Proposal are summarised below.

Priority	Response
<p>Productivity Priority 1: Integrate Transport and Land Use Strategy</p> <p>Any relevant land use and transport initiatives in Council's Strategic Plan and Local Environmental Plan should align with the updated future Transport Strategy and planning principles for the priority growth areas across the District.</p>	<ul style="list-style-type: none">• The Proposal is near Victoria Road, a major strategic transport corridor from Parramatta to the Sydney CBD.• The Site is within general proximity to the West Ryde and Meadowbank Railway Stations.• The redevelopment of the Site will support the NSW Government's strategic transport initiatives identified in the Long Term Transport Masterplan via the creation of:<ul style="list-style-type: none">- A new private Electric Hybrid bus service to Meadowbank Railway Station and wharf- A new private Western Sydney

	Ferry Loop Service and wharf upgrade.
Productivity Priority 2: Deliver housing diversity Relevant planning authorities should consider the needs of the local population base in their local housing strategy and how to align controls that: <ul style="list-style-type: none"> - Address housing diversity that is relevant to the needs of the existing and future local housing market. - Deliver quality design outcomes for both buildings and places. 	<ul style="list-style-type: none"> • The Proposal has been designed to accommodate high density residential accommodation, with a range of potential apartment types and sizes, consistent with local housing needs. • The Northern Structure Plan, Masterplan and Landscape Masterplan demonstrate a high quality design outcome will be achieved for both buildings and public spaces/places. However, it is noted that the future built form outcome is still subject to further urban design refinement as part of the Site Specific DCP process and following the results of the TMAP.
Productivity Priority 3: Manage growth and change in strategic and district centres and, as relevant local centres Planning Proposals should consider: <ul style="list-style-type: none"> - Opportunities for existing centres to grow and new centres to be planned to meet the forecast demand across a range of retail types. - The need to reinforce the suitability of centres for retail and commercial uses while encouraging a competitive market. - The commercial requirements of retailers and commercial operators. - How a Proposal will deliver on the strategic and district centre's job targets. - Meet the retail service needs of the community. - Facilitate the reinforcement and/or expansion of allied health and research activities. - Promote the use of walking, cycling and integrated public transport solutions. - Provide urban spaces such as meeting places and playgrounds. - Respond to the centre's heritage 	<ul style="list-style-type: none"> • The Proposal will facilitate the creation of a new Town Centre within proximity to existing and proposed strategic transport links. • The supporting Northern Structure Plan and Masterplan were tested to ensure the commercial requirements of retail and commercial operators can be accommodated on-Site. • The Planning Proposal will facilitate up to 1,800 new jobs in the precinct, which will assist in achieving the 2036 job target of 156,000 jobs identified in the District Plan. However, requirement of the ELS is that any new development in the precinct must provide the equivalent number of jobs that could be achieved under the current zoning, which is 2,546 under the existing IN1 General Industrial zone. It is unclear of the capacity of the southern precinct to provide employment generating uses and therefore further investigation is required to determine if this figure is sufficient for the precinct. • The Retail Assessment prepared to support the Planning Proposal demonstrates the creation of up to 10,500 m² of new retail floor space

<p>and history.</p> <ul style="list-style-type: none">- Promote community arts and cultural activities.- Reflect crime prevention through environmental design (CPTED) principles.- Manage the transition between higher intensity activity in and around a centre and lower intensity activity that frames the centre.	<p>will not result in any adverse impacts at existing or planned retail centres. Further, the Proposal will ensure sufficient floorspace is provided to meet the retail and service needs of existing and future residents within Melrose Park.</p> <ul style="list-style-type: none">• The Northern Structure Plan and Masterplan have been designed to provide shared access routes for bicycles and pedestrians. These routes connect with existing and proposed bus and ferry stops / routes to promote walking, cycling and increased public transport use within the Site.• The Proposal also provides an opportunity to improve through site connectivity between Hughes Avenue, Wharf Road and the Parramatta River foreshore.• The Proposal seeks to create 3.4 ha of open space for active and passive recreation. As evidenced in the Northern Structure Plan and Masterplan, this land may also accommodate new community gardens, a local nursery, and an amphitheatre, to promote community interaction. However, Council's standard benchmark for open space provision requires a minimum of 15% of a site (excluding environmentally sensitive land) within 250m of all high density dwellings to ensure accessible public space offering diverse recreation options is provided. This equates to a minimum of 3.75ha of public open space to be provided within the site. The current Proposal of 3.4ha of public open space does not meet the minimum requirement and will need to be addressed post-Gateway.• The Heritage Assessment prepared to support the Proposal concludes the Site is not located in an area of Aboriginal cultural heritage or archaeological significance. Further, subject to the implementation of the management and mitigation measures outlined in
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	<p>the Assessment, the Proposal will have a negligible impact on local heritage item 311 in the PLEP 2011.</p> <ul style="list-style-type: none"> • The Structure Plan, Masterplan and Landscape Masterplan include best practice design principles to ensure future buildings are designed to minimise opportunities for crime. • The proposed height limits will facilitate the construction of taller buildings within the central portion of the Site to create an articulated skyline that transitions sensitively to the adjacent neighbourhoods.
Productivity Priority 4: Plan for a growing and vibrant Parramatta City	N/A – the Site is not located within the Parramatta CBD
Productivity Priority 5: Expand health and education activities in Westmead	N/A – this Site is not located in Westmead.
Productivity Priority 6: Grow economic activities in Blacktown Strategic Centre	N/A – this Site is not located within the Blacktown Strategic Centre.
Productivity Priority 7: Grow economic activities in the Norwest Strategic Centre	N/A – this Site is not located in the Norwest Strategic Centre.
Productivity Priority 8: Prioritise the provision of retail floor space in centres Planning Proposals should address: <ul style="list-style-type: none"> - Existing and future supply and demand for retail floor space within the District based on the Department of Planning and Environment's medium population growth scenario (does the EIA address this scenario?). - The accessibility of different types of retail and commercial floor space to communities  - Opportunities to allow retail and commercial activities to innovate.  - The impacts of new retail and 	<p>The Retail Assessment prepared to support the Proposal demonstrates there will be deficit of approximately 13,700 m² of retail floorspace within the Melrose Park trade area by 2021. Further, this assessment concludes the proposed retail floor space will not compromise the viability and vitality of existing or planned retail centres within the Melrose Park trade area. □</p> <p>The new roads, walking/cycling and public transport connections outlined in the supporting Northern Structure Plan and Masterplan demonstrate the Town Centre will be highly accessible for residents and workers within and external to the Site.</p> <p>The Melrose Industrial Precinct has been in a state of decline since 2011, with approximately 1,195 of the 2,690</p>

<p>commercial Proposals to the viability and vitality of existing and planned centres. □</p> <ul style="list-style-type: none"> - The need for new retail development to reinforce/enhance the public domain. □ - The net social, economic and environmental benefits of new supply within different locations. <ul style="list-style-type: none"> □ 	<p>jobs within the precinct lost since 2011. The introduction of new retail and commercial floor space will reverse this decline by providing up to 504-899 new jobs (or a total of up to 1,873 jobs) on-Site. However, requirement of the ELS is that any new development in the precinct must provide the equivalent number of jobs that could be achieved under the current zoning, which is 2,546 under the existing IN1 General Industrial zone. It is unclear of the capacity of the southern precinct to provide employment generating uses and therefore further investigation is required to determine if this figure is sufficient for the precinct.</p> <p>The Northern Structure Plan and Masterplan demonstrate the Proposal will facilitate the provision of a suitable mix of retail uses. </p>
<p>Productivity Priority 9: Protect and support employment and urban services land</p> <ul style="list-style-type: none"> - Relevant planning authorities should take a precautionary approach to rezoning employment and urban support lands, or adding permissible uses that would hinder their role and function. - Proposals to rezone employment and urban services land maybe supported where a net community benefits assessment is provided, and an alternate strategy has been endorsed by the relevant planning authority. 	<p>As outlined in Section 7.7, Parramatta Council adopted <i>the Employment Lands Strategy 2016</i>. This strategy responds to the policy directions and actions outlined in <i>A Plan for Growing Sydney</i> and the findings of the <i>Employment Lands Development Program Update Report 2014</i>. Specifically, the Strategy seeks to:</p> <ul style="list-style-type: none"> - Facilitate the growth of Parramatta as Australia's next great city - Promote opportunities for employment and economic growth - Facilitate the renewal of employment land precincts to attract business and investment - Protect strategically important employment lands - Facilitate the preparation of structure plans for key employment precincts <p>Due to the preparation of the Strategy, Council identified that existing employment lands within the local government area (LGA) are well utilised and aligned with demand, and the LGA could accommodate a net reduction of up to 15 per cent of existing employment lands over the long-</p>

	<p>term. □</p> <p>In terms of Melrose Park, the Strategy acknowledges the Precinct accommodates a large concentration of pharmaceutical companies, however, recent restructuring within this industry has affected the viability of the precinct for employment generating uses. Accordingly, the Strategy recommends the preparation of a Structure Plan to investigate opportunities for urban renewal, including the provision of space for smaller biotech firms and specialised research infrastructure. □</p> <p>PAYCE prepared several studies to identify the highest and best use for the Site and identify the benefits associated with rezoning the Site for high density residential and mixed uses. These studies concluded the Proposal will facilitate the transition of □ the Precinct to meet floorspace requirements of key growth industries of employment in Parramatta, as well as meet the evolving nature of floorspace requirements of pharmaceutical companies who would otherwise completely transition off the Precinct.</p>
<p>Livability Priority 1: Deliver West Central's five year housing targets</p>	<p>To date, five year housing targets have not been identified, □</p> <p>The Planning Proposal will assist with the creation approx. 4,900 new dwellings which represents approximately 2.5% of the 202,500 new dwellings targeted within the West Central District by 2036. However, the final density on the Site is subject to the outcomes of the TMAP and further urban design testing as part of the Site Specific DCP process.</p>
<p>Livability Priority 2: Deliver Housing Diversity</p> <p>Planning Proposals should demonstrate:</p> <ul style="list-style-type: none"> - Housing diversity that is relevant to the needs of the existing and future local housing market. - Deliver quality design outcomes for both buildings and places. 	<p>The Planning Proposal will facilitate a range of built forms and housing choices on-site, with approximately a minimum of 150 affordable dwellings propose to be accommodated on-site. □</p> <p>As outlined in Sections 4.3 and 8, the Northern Structure Plan and Masterplan have been designed to provide a high quality built form that seamlessly integrates with the adjoining development to the residential development located immediately north, east and west of the</p>

	Site. <input type="checkbox"/>
Livability Priority 3: Implement the Affordable Rental Housing Target A target of 5 to 10 per cent of new floor space will be applied at the rezoning stage, where appropriate research identifies a current or future need for affordable rental housing, or for land within a new urban renewal or greenfield area.	<ul style="list-style-type: none"> The initial provision of a minimum of 150 affordable rental housing are proposed to be secured via a VPA. <input type="checkbox"/> PAYCE are seeking a target of 250 (or more) affordable rental housing dwellings on the Site, subject to ongoing discussions with Council and the DP&E and the GSC regarding the provision of affordable rental housing and the mechanisms and incentives to provide such housing. Council requests that consideration be given to calculating affordable housing contributions based on 10% of total site yield. This reflects CoP's submission to the GSC's draft District plans and CoP's recent draft Affordable Housing Discussion paper. <input type="checkbox"/>
Livability Priority 4: Increase social housing provision	N/A – This Site is not a Site with a high concentration of social housing.
Liveability Priority 5: Facilitate the development of safe and healthy places Planning Proposals should demonstrate: <ul style="list-style-type: none"> How the development will facilitate a healthy and safe built environment. Consider the inclusion of planning mechanisms such as floor space bonuses to incentivise the provision of: <ul style="list-style-type: none"> Neighbourhoods with good walking and cycling connections, particularly to schools. Social infrastructure such as public libraries or child care. Urban agriculture, community and roof gardens for productive food systems. 	<p>The Proposal will facilitate the creation of a high quality, safe and healthy built environment via:</p> <ul style="list-style-type: none"> The provision of active streetscapes at <input type="checkbox"/> a human scale <input type="checkbox"/> New areas of public open space with <input type="checkbox"/> space for community gardens <input type="checkbox"/> New multi-purpose community facilities <input type="checkbox"/> to allow social interaction for existing <input type="checkbox"/> and future residents <input type="checkbox"/> The creation of new cycle, walking and transport infrastructure to link the Site with Melrose Park Public School, George Kendall Reserve and the broader Parramatta Valley Cycleway to promote the use of healthy and sustainable modes of transport within the District <input type="checkbox"/>
Livability Priority 6: Facilitate enhanced walking and cycling connections Planning Proposals should demonstrate how enhanced walking and cycling outcomes will be provided to deliver	As outlined above, the Proposal will create permeability through the Site and will provide new walking and cycling connections that link in with existing local, district and regional transport infrastructure

District and regional connections and walkable neighbourhoods.	and open spaces.
Livability Priority 7: Conserve Heritage and unique local characteristics Planning Proposals should: <ul style="list-style-type: none">- Demonstrate adaptive re-use of historic and heritage listed buildings and structures in a way that enhances and respects heritage values.- Protect Aboriginal cultural and natural heritage places, spaces and qualities.	<ul style="list-style-type: none">• As outlined in Sections 5.3.8 and 5.3.9, the Site contains a local heritage item (Item 311) which comprises landscape planting and two moveable heritage items. <input checked="" type="checkbox"/>• There are no known Aboriginal cultural heritage or archeological resources on-Site. <input checked="" type="checkbox"/>• The Heritage Assessment prepared to support the Proposal concludes the Proposal is acceptable subject to the recommended management measures.
Livability Priority 8: Foster the creative arts and culture Planning Proposals should: <ul style="list-style-type: none">- Integrate arts and cultural outcomes into urban development through Planning Proposals that nurture a culture of art in everyday local spaces and enhance access to the arts in all communities.- Give due consideration to the inclusion of planning mechanisms that would incentivise the establishment and resourcing of creative hubs and incubators and accessible artist run spaces.	As evidenced in the Northern Structure Plan and Masterplan, the Site has been designed to accommodate floor space for community facilities to promote community interaction, such as the arts and cultural activities.
Livability Priority 9: Share resources and spaces Planning Proposals should: <ul style="list-style-type: none">- Consider the delivery of shared local facilities and public libraries as multifunctional shared spaces.	The Proposal seeks to create a 2,000 m ² multi-purpose community centre which has the potential to accommodate a library kiosk.
Liveability Priority 10: Support Innovative school planning and delivery	N/A <input checked="" type="checkbox"/> Notwithstanding, consultation with the Department of Education and Communities has revealed that the proposed development will generate the need for additional capacity and expansion and

	upgrade of facilities at the the existing Melrose Park Public School. Notwithstanding, the proposed VPA will facilitate a contribution of \$2 million to improve educational outcomes at Melrose Park Public School. □
Livability Priority 11: Support planning for emergency services	N/A – the Proposal will not generate the need for new emergency services in the locality.
Livability Priority 12: Support planning for cemeteries and crematoria	N/A
Sustainability Priority 1: Maintain and improve water quality and waterway health	The Site has key potential benefits in terms of water quality and water treatment to improve runoff and better connections to and along the harbour foreshores.
Sustainability Priority 2: Protect and conserve the values of the Parramatta River and Sydney Harbour Planning Proposals should: <ul style="list-style-type: none"> - Conserve and interpret Aboriginal and European heritage. - Protect and enhance aquatic and terrestrial biodiversity. - Enhance access to and along the foreshore and provide connected green space around the foreshore. 	As previously outlined, the Site does not contain any known items of Aboriginal cultural or archaeological significance. Further, appropriate measures are proposed to protect the European historic heritage values of the Site. □ The flora and fauna assessments prepared to support the Proposal demonstrate there are no significant biodiversity values on-site. □ The Proposal will provide new through Site connections to the foreshore and will enhance public access to this valuable resource. This will also facilitate a key priority project (upgrading access to the Parramatta foreshore from Westmead to Rhodes, as identified in the District Plan).
Sustainability Priority 3: Enhance access to the Parramatta River and Sydney Harbour foreshore and waterways Planning Proposals should consider ways to manage competing demands placed on Sydney Harbour including: <ul style="list-style-type: none"> - Growth in boat ownership. - Change in boat size. - Demand for moorings and marinas dinghy storage and other boat support infrastructure. - Demand for on-street boat parking. 	The Proposal will enhance access to the foreshore and will facilitate new/upgrades of existing wharf infrastructure and associated private ferry services to improve accessible modes of travel along the waterway.

<ul style="list-style-type: none"> - Public access to the foreshore and waterway. - Protection of flora and fauna. 	
Sustainability Priority 4: Avoid and minimize impacts on biodiversity	N/A – as outlined above, the Site has no known biodiversity values.
Sustainability Priority 5: Align strategic planning to the vision for the green grid	The Proposal will assist with the on-going implementation of Sydney's Green Grid by providing an additional 3.4 ha of open space as part of the development.
Sustainability Priority 6: Protect, enhance and extend the urban canopy Planning Proposals should consider: <ul style="list-style-type: none"> - How tree canopy cover in land release and established urban areas can be protected and increased, with a focus on providing shade to streets. Councils should include green cover and shade tree planning along major transport corridors in local infrastructure investment planning, development control and design.	The Structure Plan, Masterplan and Landscape Masterplan identify the locations for tree planting within the public domain. The Proposal will increase the canopy cover across the Site by providing 900 additional (1,200 total) trees on-Site, consistent with the objective of this priority.
Sustainability Priority 7: Improve protection of ridgelines and scenic areas	N/A - the Site is not located within a scenic area.
Sustainability Priority 8: Discourage urban development in the Metropolitan Rural Area	N/A - this Site it not located in the Metropolitan Rural Area.
Sustainability Priority 9: Consider environmental, social and economic values when planning for the Metropolitan Rural Area	N/A - this Site it not located in the Metropolitan Rural Area.
Sustainability Priority 10: Provide for rural residential development while protecting the values of the Metropolitan Rural Area	N/A - this Site it not located in the Metropolitan Rural Area.
Sustainability Priority 11: Support opportunities for District waste management	N/A - this Site it not located near any district waste management facilities.
Sustainability Priority 12: Mitigate the urban heat island effect Planning Proposals should: <input type="checkbox"/> <ul style="list-style-type: none"> - Consider where the urban heat 	Significant landscaping treatments are proposed to mitigate the urban heat island effect, with particularly reference to the climatic conditions of Western Sydney. <input type="checkbox"/> The mitigation of urban heat will also

<p>island effect is experienced, and the location of vulnerable communities and use strategic plans to reduce impacts from extreme heat.</p>	<p>extend to proposed materials in both the built form and public domain elements. □</p>
<p>Sustainability Priority 13: Integrate land use and transport planning to consider emergency evacuation needs</p> <p>Planning Proposals should:□</p> <ul style="list-style-type: none"> - Consider land use and local road planning so that it is integrated with emergency evacuation planning and considers the cumulative impact of growth on road evacuation capacity 	<p>The Traffic Report demonstrates the Proposal will not result in any adverse traffic impacts, subject to the implementation of the recommended road upgrades and travel demand management measures. □</p> <p>The TMAP currently being prepared for the Precinct will fully address this issue to support the proposed road network's integration into the existing local network to allow for acceptable accessibility for emergency vehicles. □</p>
<p>Sustainability Priority 14: Use buffers to manage the impacts of rural activities on noise, odor and air quality</p>	<p>N/A - this Site is not located within proximity to rural lands.</p>
<p>Sustainability Priority 15: Assist local communities to develop a coordinated understanding of natural hazards and responses to reduce that risk</p>	<p>N/A - this action relates to work being undertaken by the GSC.</p>

NSW Draft Centres Policy 2009

In 2009, the then Department of Planning released the *Draft Centres Policy – Planning for Retail and Commercial Development*. The document was released as a *Consultation Draft* and endorsed *Not Government Policy*. Notwithstanding its current status (presently unknown), the Draft policy outlines key principles, which should apply to the planning of centres:

- retail and commercial activity should be located in centres to ensure the most efficient use of transport and other infrastructure, proximity to labour markets, and to improve the amenity and livability of those centres □
- the planning system should be flexible enough to enable centres to grow, and new centres form □
- the market is best placed to determine the need for retail and commercial development □
- the role of the planning system is to regulate the location and scale of development to accommodate market demand □
- the planning system should ensure that the supply of available floorspace always accommodates the market demand, to help facilitate new entrants into the market and promote competition □
- the planning system should support a wide range of retail and commercial premises in all centres and should contribute to ensuring a competitive retail and commercial market □
- retail and commercial development should be well designed to ensure it contributes to the amenity, accessibility, urban context and sustainability of centres □ The Draft

Policy also introduces the concept of a *Net Community Benefit Test* (NCBT), noting that net community benefit arises when the sum of the benefits of a rezoning are greater than the sum of all costs from a community welfare perspective. Both the *Economic Impact Assessment* prepared by AEC and the *Economic Impact Assessment – Proposed Retail* prepared by Leyshon Consulting undertake an analysis of the Proposal in relation to this policy and the NCBT.

A Plan for Growing Sydney

On 14 December 2014, the NSW Government released ‘*A Plan for Growing Sydney*’ which outlines actions to achieve the Government’s vision for Sydney which is a ‘strong global city and a great place to live’.

The City of Parramatta is part of the West Central Subregion. *A Plan for Growing Sydney* identifies the following directions, actions and priorities for Parramatta and the West Central Subregion that are relevant to the site and planning proposal:

Goal, Direction, Action	Response
GOAL 1 SYDNEY’S COMPETITIVE ECONOMY	<p>An overriding Goal identifies Western Sydney as the key to Sydney’s success. <input type="checkbox"/></p> <p>The Proposal supports this fundamental policy setting by successfully transitioning an existing outdated industrial land to provide for a contemporary employment area with approximately 1,800 jobs provided in the northern precinct to support Western Sydney in terms of housing (quantity, affordability & choice) and employment opportunities to meet future population.</p> <p>However, requirement of the ELS is that any new development in the precinct must provide the equivalent number of jobs that could be achieved under the current zoning, which is 2,546 under the existing IN1 General Industrial zone. It is unclear of the capacity of the southern precinct to provide employment generating uses and therefore further investigation is required to determine if this figure is sufficient for the precinct. <input type="checkbox"/></p>
Direction 1.2: Grow Greater Parramatta – Sydney’s second CBD	<p>The Site’s location close on the edge of the extended Global Economic Corridor, Parramatta CBD and potential long term future connections to Sydney Olympic Park will support a greater Parramatta in terms of increased housing choice and economic drivers from an increased workforce for the Site.</p>
Direction 1.3: Establish a New Priority Growth Area– Greater	<p>The Plan outlines actions to deliver housing and employment in this area</p>

Parramatta to the Olympic Peninsula	<p>through the priority revitalisation projects (Wentworth Point, Carter Street, Sydney Olympic Park and Camellia). □</p> <p>The Site is not located within this growth area, however due to its proximity and ability for future connections (both road and river) can support this new corridor.</p>
ACTION 1.3.4: GROW THE KNOWLEDGE ECONOMY AS PART OF THE EXTENSION OF THE GLOBAL ECONOMIC CORRIDOR	<p>The Site is located in the edge of the extended Global Economic Corridor and will encourage employment opportunities, including potentially the retention of existing major companies that have a long standing presence in the locality. □</p> <p>Two existing companies (Reckitt Benckiser and Pfizer) have indicated interest to remain on Site subject to the timely provision of suitable facilities and improved amenity as detailed in the proposed Masterplan (Attachment 19).</p>
Direction 1.6: Expand the Global Economic Corridor Direction 1.7: Grow strategic centres – providing more jobs closer to home ACTION 1.7.2: IMPROVE COUNCILS' ACCESS TO DATA ON THE DEMAND AND SUPPLY OF HOMES, OFFICE AND RETAIL SPACE The Government will: □ work with councils through the Employment Lands Development Program to provide a stronger evidence base for evaluation decisions in relation to proposed and existing industrial land by providing demand and supply data sets on industrial development, including freight and logistics	<p>The Site is located immediately adjacent to the extended Global Economic Corridor from Macquarie Park to Sydney Olympic Park and can support surrounding strategic centres through direct and indirect economic impacts and increased housing choice. □</p> <p>The Site is not located within a Strategic Centre – which are identified for future economic and housing growth, although Action 1.7.2 requires Government to work with Councils on improved data for decisions around industrial land. □</p> <p>This Proposal is supported by a comprehensive Economic studies undertaken by AEC which concludes the Site is in transition and it is not viable to continue as industrial uses, with the proposed development allowing for approximately 1,800 new full time jobs representing an additional 504 - 899 jobs and intensification of employment density. However, requirement of the ELS is that any new development in the precinct must provide the equivalent number of jobs that could be achieved under the current zoning, which is 2,546 under the existing IN1 General Industrial zone. It is unclear of the capacity of the</p>

	southern precinct to provide employment generating uses and therefore further investigation is required to determine if this figure is sufficient for the precinct.
<p>Direction 1.9: Support priority economic sectors</p> <p>ACTION 1.9.2: SUPPORT KEY INDUSTRIAL PRECINCTS WITH APPROPRIATE PLANNING CONTROLS</p> <p>The Industrial Lands Strategic Assessment Checklist will guide the assessment of proposed rezonings of industrial lands. It poses questions about whether the Site is near or within direct access to key economic infrastructure, how it contributes to a significant industry cluster, and how the proposed rezoning would impact on industrial land stocks and employment objectives in each subregion. The Checklist allows for evidence-based decisions and aims to prevent encroachment on important industrial sites.</p> <p>The Government will: <input type="checkbox"/></p> <p>undertake an analysis of Sydney's stock of industrial zoned land to identify key industrial precincts and use the findings to:</p> <ul style="list-style-type: none"> • determine where improved planning controls are required to better protect industrial land from conversion to other uses; <input type="checkbox"/> • identify where improved and innovative planning controls will allow for the ongoing evolution of industrial activities to more intensive commercial activities; and <input type="checkbox"/> • update the Industrial Lands Strategic Assessment Checklist. <input type="checkbox"/> • assess new Proposals to convert existing industrial zoned land to 	<ul style="list-style-type: none"> • Any rezoning of industrial land must address specific actions and undertake an assessment under the <i>Industrial Lands Strategic Assessment Checklist</i> as detailed in Action 1.9.2. <input type="checkbox"/> • This is strongly supported by the AEC and Leyshon reports, which provides the evidence base to support a rezoning from industrial to a mixed use precinct. <input type="checkbox"/>

other uses under the Industrial Lands Strategic <input type="checkbox"/>	
GOAL 2 SYDNEY'S HOUSING CHOICES	This report strongly maintains that the Proposal meets these objectives to justify reduction of IN1 industrial land.
Direction 2.1: Accelerate housing supply across Sydney ACTION 2.1.1: ACCELERATE HOUSING SUPPLY AND LOCAL HOUSING CHOICES	<ul style="list-style-type: none"> The Proposal is consistent with this direction by accelerating housing supply through the provision of approximately 4,900 residential apartments. <input type="checkbox"/> An indicative apartment mix is likely to be in the range of: <ul style="list-style-type: none"> - Studio apartment – 2% <input type="checkbox"/> - 1 bedroom apartments – 25% <input type="checkbox"/> - 2 bedroom apartments – 65% <input type="checkbox"/> - 3 bedroom apartments – 5% <input type="checkbox"/> - 4 bedroom apartments – 3% <input type="checkbox"/> Affordable rental housing –minimum 150 apartments. However, the total number of affordable housing units is yet to be determined and further discussion and consideration of Council's Social Housing Policy and Draft Affordable Housing Discussion Paper is required.
ACTION 2.1.2: ACCELERATE NEW HOUSING IN DESIGNATED INFILL AREAS (ESTABLISHED URBAN AREAS) THROUGH THE PRIORITY PRECINCTS AND URBANGROWTH NSW PROGRAMS ...Locations with large lots within the existing urban area that are close to centres on the rail, light rail and rapid bus systems are particularly suited to urban renewal...	<ul style="list-style-type: none"> The 28 ha Site provides an excellent opportunity to deliver sustainable urban renewal outcomes. <input type="checkbox"/> Although the Site is not identified as a Priority Precinct, it is considered that it can support other identified precincts as well as provide for suitable infill development within an existing urban area and close to strategic transport corridors and existing services. <input type="checkbox"/> This action also relates to the Site as the Victoria Road Corridor (Parramatta to the Sydney CBD via Ryde) is identified as a long- term opportunity for Rapid Bus transit (RBT) and possible light rail to support urban renewal opportunities.
Direction 2.2: Accelerate urban renewal across Sydney – providing homes closer to jobs	<ul style="list-style-type: none"> The Proposal is located on the edge of the extend Global Economic Corridor in close proximity to Victoria Road, a major connector from

<p>ACTION 2.2.2: UNDERTAKE URBAN RENEWAL IN TRANSPORT CORRIDORS WHICH ARE BEING TRANSFORMED BY INVESTMENT, AND AROUND STRATEGIC CENTRES</p> <p>Future investments in rail and light rail corridors identified in the Long Term Transport Master Plan and the Rebuilding NSW -State Infrastructure Strategy 2014 have significant potential to act as a catalyst for new housing development and will give new communities shorter commutes to major job centres. The scale of investment will mean these corridors are transformational in nature. They offer the potential to deliver homes close to jobs and give residents the choice to walk or use public transport. They will provide a legacy for future generations.</p> <p>The subregional planning process may identify additional opportunities for significant urban renewal along other transport corridors. Direction 2.3: Improve housing choice to suit different needs and lifestyles</p> <p>ACTION 2.3.1: REQUIRE LOCAL HOUSING STRATEGIES TO PLAN FOR A RANGE OF HOUSING TYPES</p> <p>ACTION 2.3.3: DELIVER MORE OPPORTUNITIES FOR AFFORDABLE HOUSING</p>	<p>Parramatta to the Sydney CBD and other identified strategic centres at Sydney Olympic Park and the Camellia urban renewal area. □</p> <ul style="list-style-type: none"> • The redevelopment of the Site will support the NSW Government's strategic transport initiatives identified in the Long Term Transport Masterplan, including response to: <ul style="list-style-type: none"> • Sydney's Rail Future □ • Sydney's Light Rail Future □ • Sydney's Bus Future □ • Sydney's Ferry Future □ • A detailed analysis of the Site in the context of these transport initiatives is provided in Section 9 of this report. □ • Further, the proposed public transport initiatives as part of the public benefit strategy for the Site (ie private bus and ferry services), will support the urban transformation of Melrose Park. □ • The Proposal includes the initial provision of a minimum of 150 affordable rental housing apartments managed by a Community Housing Provider. However, the total number of affordable housing units is yet to be determined and further discussion and consideration of Council's Social Housing Policy and Draft Affordable Housing Discussion Paper is required. □
<p>GOAL 3 SYDNEY'S GREAT PLACES TO LIVE</p>	<p>□</p>
<p>Direction 3.1: Revitalise existing suburbs</p>	<p>The Masterplan will provide significant opportunities for new housing and community benefits such as affordable rental housing choice, retail opportunities, retention of existing employment and opportunities for new jobs within the Site through the creation of up to 1,478 - 1,873 jobs. However, requirement of the ELS is that any new development in the precinct must provide the equivalent number of jobs that could be achieved under the current zoning, which is 2,546 under the</p>

	<p>existing IN1 General Industrial zone. It is unclear of the capacity of the southern precinct to provide employment generating uses and therefore further investigation is required to determine if this figure is sufficient for the precinct.</p> <p>The Proposal also provides a number of social benefits to existing and new communities through new open space and active parks as well as significant upgrades to George Kendall Reserve, Parramatta River cycleway and ferry wharf.</p>
Direction 3.2: Create a network of interlinked, multipurpose open and green spaces across Sydney	<p>The Proposal creates 3.4 ha of new parkland and open space within the Site to be dedicated to Council for the community. However, 3.75ha is the minimum amount required as per best practice guidelines. This will need to be revised prior to exhibition of the Planning Proposal.</p>

Comment:

The Planning Proposal is generally consistent with the objectives of this Plan. The proposal seeks to require provide a minimum component of non-residential floor space which has the potential to support the provision of employment uses. However, given the northern precinct is a significant portion of the overall precinct, it is expected that more jobs would need to be provided as part of the northern redevelopment than the southern redevelopment. As a result, there is potentially a shortfall in the number of jobs proposed to be provided within the northern precinct and this will need to be resolved prior to the exhibition of any planning proposal.

The Planning Proposal is also consistent with *A Plan for Growing Sydney* as it will provide additional housing supply through the delivery of new dwellings and facilitate urban renewal on a site close to an existing public transport corridor. The Planning Proposal will also connect with the Sydney Green Grid and provide a green corridor on the site along the Parramatta Valley Cycleway which will protect native vegetation and biodiversity and provide walking and cycling connections.

Draft Central Draft Subregional Plan

The *Draft West Central Draft Subregional Strategy 2007* was prepared under the then NSW Government's 2005 Metropolitan Strategy. The NSW state government is currently working on updated subregional plans to be prepared in consultation with Councils and the local community. The subregional strategy will deliver the key deliverables of the Metropolitan Strategy as it relates to the subregion.

In terms of housing, within the Draft Strategy there is recognition that two thirds of growth would ideally occur within 800 metres of a train station or 400 metres from a high frequency bus route. The Site is within 400 metres of a high frequency bus route identified in the long Term Transport Masterplan and other transport policies. The Proposal will assist in meeting future growth and take pressure off less accessible Sites,

which is positive and consistent with wider strategic directions.

In terms of jobs growth, the real issue facing the Site is the current job decline. The Proposal seeks to reverse this decline, with appropriate new mixed development and an intended new local provision with a minimum requirement for non-residential floorspace in the B2 Local Centre zone to ensure an appropriate amount is provided. The Draft Strategy also identified industrial employment areas for retention or transformation.

Draft Towards our Greater Sydney 2056

In November 2016, the Greater Sydney Commission released *Towards our Greater Sydney 2056* - a draft amendment to *A Plan for Growing Sydney*. The document aligns with the district plans and introduces the concept of three cities – Eastern City, Central City and Western City. The City of Parramatta LGA is located within the Central City.

Towards our Greater Sydney 2056 identifies the following directions, actions and priorities for the Central City and Greater Parramatta that are relevant to the Site and Planning Proposal:

A Productive Greater Sydney

Metropolitan priority: A growing city

- Support the generation of over 817,000 additional jobs
- accommodate 1.74 million additional people and more than 725,000 new homes

Metropolitan priority: A city with smart jobs

- Increase knowledge-intensive jobs and health and education jobs

Metropolitan priority: A 30-minute city

- Improve accessibility to jobs across all districts
- Improve the ability to walk to local services and amenities

Accelerate housing opportunities

- The feasibility of development, including financial viability across a range of housing configurations (one, two and three+ bedrooms) and consistency with market demand. Proximity to services including schools and health facilities.
- Consideration of heritage and cultural elements, visual impacts, natural elements such as flooding, special land uses and other environmental constraints.
- Consideration of local features such as topography, lot sizes, strata ownership and the transition between the different built forms.

A Liveable Greater Sydney

Metropolitan priority: An equitable, polycentric city

- provide equitable access to health, open space and community and cultural infrastructure

Metropolitan priority: A city of housing choice and diversity

- support a range of housing choices at different price points to suit people through all stages of life
- provide affordable rental housing specifically for eligible households on very low and low incomes
- increase housing supply that broadens choice and diversity
- in existing areas, prioritise new housing in places where daily needs can be met within walking distance or by public transport.

Metropolitan priority: A collaborative city

- achieve pathways for collaborative and shared use of social infrastructure, community resources and underutilised public assets such as schools, open spaces and residual government owned land to promote liveability, quality of life and resource efficiency
- lead the collaboration in the development of major city-shaping areas, such as the Western Sydney Airport and GPOP.

3.2.2 Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?

The following strategic planning documents are relevant to the Planning Proposal.

Parramatta 2038 Community Strategic Plan

Parramatta 2038 is a long term Community Strategic Plan for the City of Parramatta and it links to the long-term future of Sydney. The Plan formalises several big and transformational ideas for the City and the region.

Parramatta is the second fastest growing LGA in NSW, growing at 3% per annum. The Plan identifies ways in which the City will manage this growth and maintain its liveability, including the plan to provide an additional 50,000 jobs by 2038.

The Planning Proposal is considered to meet the strategy objectives by allowing for a new Town Centre for Melrose Park. The Proposal also allows for increased housing with improved connections to public transport and other strategic centres.

Draft Parramatta Ways

The Draft Parramatta Ways was released by Council in April 2017. It is a Plan to improve walkability across Parramatta. The Planning Proposal is consistent with Draft Parramatta Ways as it provides for public open space along the western edge of the site and pedestrian and cycling connections to, from and through the site as well as to the exiting Parramatta Valley Cycleway. Further opportunities and improved access around the site will be explored in further detail in the Site Specific DCP and through VPA negotiations.

Parramatta Economic Development Strategy (2011-2016)

This Strategy was prepared in response to the NSW Government's previous State Plan and the Metropolitan Plan seeking the creation of 280,000 net additional jobs in Western Sydney, including 27,000 new jobs in Parramatta CBD and 7,000 in Westmead by 2036.

The Strategy states that by 2036 Parramatta will consist of four specialised and interconnected employment centres including: Parramatta CBD, Westmead, Rydalmer and Camellia. It envisages that these centres will accommodate many jobs in the Parramatta LGA. The Strategy identifies six priorities, of relevance is the priority area *to promote and accommodate jobs growth and house the workforce of the future*.

The Economic Impact Assessment prepared by AEC notes the following priority areas that are relevant to the economic report in terms of providing employment lands within the LGA:

Activating the CBD property market

Recognising the significant amount of Council owned land in the CBD, Council plans to convert them to valuable residential, commercial and public open space in the next 5-10 years. These Sites include: Civic Place alongside the station, a series of city centre carpark sites and large parcels of the Parramatta River foreshore.

Renewing three specialist employment precincts

The Strategy identifies that treating Rydalmere, Camellia and Westmead as potential 'specialised centres' will give Parramatta the best chance of exceeding job targets, maximising the city's university asset, broadening the city's economic base and projecting a knowledge-based identity to the outside world. It will also provide an advantage for Sydney by increasing employment in one of Sydney's most highly accessible locations.

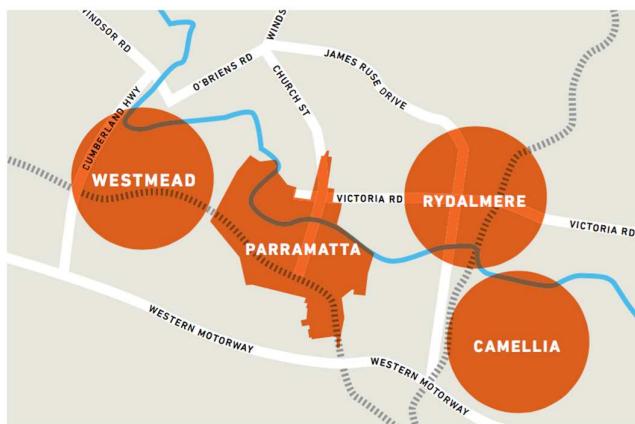


Figure 17. Specialist employment precincts

The recommendations in the AEC report Shown in **Attachment 5** are consistent with these priority areas by supporting Parramatta through the urban renewal of the Melrose Park Precinct to support these centres and offset the rezoning of this former industrial land to mixed uses and contemporary employment opportunities.

3.2.3 Is the planning proposal consistent with the applicable State Environmental Planning Policies?

The following State Environmental Planning Policies (SEPPs) are of relevance to the site (refer to Table 1 below).

Table 1 – Comparison of planning proposals with relevant SEPPs

State Environmental Planning Policies (SEPPs)	Consistent : Yes - ✓ No - ✗ or N/A	Comment
SEPP No 1 Development Standards	N/A	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.
SEPP 4 – Development Without Consent and Miscellaneous Exempt	N/A	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.

and Complying Development		
SEPP 6 – Number of Storeys in a Building	N/A	Standard instrument definitions apply.
SEPP 19 – Bushland in Urban Areas	✓	This SEPP applies to the Parramatta LGA and applies to urban remnant bushland, seeking to appropriately protect and preserve bushland and habitat. The Site is not zoned open space and is not identified as having biodiversity significance. As outlined in the <i>Flora and Fauna Report</i> by UBM the vegetation is relatively recent. □ Where trees exist on the Site they are generally in the landscaped setback area to the east of the Site, which is respected in the Northern Structure Plan by a linear Park. The Planning Proposal, in-principle, is consistent with the SEPP.
SEPP 32 – Urban Consolidation (Redevelopment of Urban Land)	✓	SEPP 32 aims to promote the orderly and economic use and development of land (an Object of the EP&A Act) by enabling urban land that is no longer required for the purpose for which it is zoned or used for to be redeveloped for multi-unit housing and related development (objective 2(1)(a)). □ The land is no longer suited for General Industrial purposes for which it is zoned. The Proposal is wholly consistent with the objectives of SEPP 32 and supports urban consolidation on an appropriate site, to reduce reliance on outlying “greenfield” development sites and to make efficient use of infrastructure. □
SEPP 55 Remediation of Land	✓	Phase 1 investigations have completed by Senversa, GHD, Geotechnique, and DLA Environmental Services for the site. The investigations revealed that due to the existing industrial uses on the site there is the potential for some contamination to be present. It is also acknowledged that while there are no obvious indicators of contamination at surface level, a number of areas will require further investigation and remediation to enable redevelopment for the intended uses. A Phase 2 investigation will be required to be undertaken as part of the development assessment process to establish appropriate management and remediation actions.
SEPP 64 – Advertising and Signage	N/A	Not relevant to proposed amendment. May be relevant to future DAs.
SEPP No 65 Design Quality of Residential Flat Development	✓	SEPP 65 and the supporting <i>Apartment Design Code</i> (ADG) seek to improve the design quality of residential apartment development in New South Wales. Nine <i>Design Quality Principles</i> are established in the SEPP, while the ADG provides further guidance in expanding upon and meeting such principles. The Northern Structure Plan and Masterplan are designed to have close regard to SEPP 65 and associated ADG. The preliminary designs and Masterplan for the Site are generally compliant with

		<p>the ADG. Design details will be refined as part of the Site-Specific DCP and to ensure compliance with the ADG across the Site.</p>
SEPP (Affordable Rental Housing) 2009	✓	<p>This SEPP has 7 aims, including to facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards. There is currently no affordable rental housing on the Site.</p> <p>The City of Parramatta Council has an <i>Affordable Housing Policy</i> (May 2009) and has released a draft Affordable Housing Discussion Paper, which aims to encourage and facilitate the provision of affordable rental housing in collaboration with others. One identified role of the Council in the Policy is “<i>Promoting affordable housing provision by the private sector</i>”.</p> <p>There is no statutory requirement to provide affordable rental housing in the development. PAYCE has guaranteed to initially provide a minimum of 150 dwellings rented at discount market rental as affordable rental housing (to be secured through a VPA). Further, PAYCE are targeting 250 affordable dwellings (or more) subject to further discussion with Council and State Government.</p> <p>The provision of affordable rental housing on other parts of the Site is yet to be determined, however, any new development will be required to be consistent with the requirement of the SEPP and Council’s policy.</p> <p>The affordable rental housing would be owned by PAYCE, held for 10 years as affordable rental housing and managed by a registered Community Housing Provider (CHP). The management by a CHP will ensure the housing is made available to those in need, and consistent with the provisions of the SEPP and governing regime established by NSW Housing.</p> <p>The Planning Proposal, and provision of affordable rental housing, is consistent with the SEPP (Affordable Rental Housing) and the Council’s <i>Affordable Housing Policy</i>.</p>
SEPP (BASIX) 2004	✓	<p>SEPP - BASIX aims to minimise the demand of residential development upon energy demand and the State's potable water supply, particularly by setting a target of 40% reduced water use and 20% less energy use compared to average usage and verification through a Certification system. Future development applications will need to demonstrate that the BASIX requirements are met.</p> <p>The requirements of BASIX will be met in the development phase of the Proposal.</p>

SEPP (Exempt and Complying Development Codes) 2008	✓	The Planning Proposal will not contain provisions that conflict or obstruct the application of this SEPP.
SEPP (Infrastructure) 2007	✓	<p><i>SEPP (Infrastructure) 2007</i> aims to facilitate the effective delivery of infrastructure across the State. This includes by identifying matters to be considered in the assessment of development adjacent to types of infrastructure development, and providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing.</p> <p>Many of the provisions relate to development by the Crown and exempt development of certain development by on behalf of the Crown, which is not relevant to the Proposal.</p> <p>Clause 104 of Division 17 identifies the capacity or size of developments that should be referred to Roads and Maritime Services (RMS). The RMS and Transport for NSW will need to continue to be closely consulted throughout the Planning Proposal process, given the potential impacts (and opportunities) of the development up on Victoria Road, and wider commitments for public transport enhancement associated with the Planning Proposal.</p> <p>In terms of noise considerations, the Site is located within close proximity to Victoria Road and is not subject to aircraft noise limitations. Noise considerations to and from the proposed development can be addressed through the detailed design stage and would not be a determinative factor in rezoning the Site.</p>
SEPP (State and Regional Development) 2011	✓	<p>The SEPP outlines criteria and processes associated with certain types of development (or within certain areas) deemed to be of State or Regional Significance, and the associated determination regime for such development. Future development applications for the Site would be subject to the SEPP and are proposed to be determined under Part 4 of the EP&A Act.</p> <p>Where development has a capital investment value exceeding \$20 million, Council staff would undertake the assessment although the determination function exercised by the Sydney West Central Planning Panel.</p> <p>At this stage, it is not envisaged that any development applications of the Site would be considered as State Significant.</p>
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	✓	<p>The Site is not within a zoned area of Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005, although the generic provisions of the deemed SEPP apply.</p> <p>The Proposal is fully land-based and is around 300-</p>

	<p>500 metres from the foreshore at the closest Hope Street frontage.</p> <p>The Site does not adjoin the Harbour, and will not affect any foreshore access or natural systems. Indeed, the proposed public benefits will improve foreshore access and connections, one of the key objectives of the REP.</p> <p>There are provisions within Part 2 of the Plan which outline principles within the wider catchment (Clause 13) and Waterway Area (Clause 14).</p> <p>The Proposal is consistent with these principles. Part 3 of the Plan deals with land zoned in the Plan and associated objectives. The Site is not zoned in the Plan. Clause 18(2) deals with matters which Council must consider in assessing all development covered by the Plan.</p> <p>There are 12 objectives related to the Sydney Harbour Catchment in Clause 13 of the Plan. The Planning Proposal reasonably considers these matters and development of the Site has key potential benefits in terms of water quality and water treatment to improve runoff and better connections to and along the harbour foreshores.</p> <p>Taller buildings within the Site will be visible from parts of the Harbour/waterway. However, such impact will not be immediate and will be within an urban backdrop.</p> <p>Given the separation from the Harbour waters (and commitment to design excellence for taller buildings), the design aspects can be considered at development stage.</p> <p>The Plan is also accompanied by Sydney Harbour Foreshores and Waterways Area Development Control Plan (the DCP). As stated in the DCP itself (Part 1.1), it <i>principally relates to the waterway and adjoining land identified on the maps accompanying this plan</i>. The land is not in the waterway and does not immediately adjoin Harbour land.</p>
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3.2.4 Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)

In accordance with Clause 117(2) of the EP&A Act 1979 the Minister issues directions for the relevant planning authorities to follow when preparing planning proposals for new LEPs. The directions are listed under the following categories:

- Employment and resources
- Environment and heritage
- Housing, infrastructure and urban development
- Hazard and risk
- Regional planning
- Local plan making

The following directions are considered relevant to the subject Planning Proposal:

Ministerial Direction	Consistent	Comment
3.1 Residential Zones	Yes	The Proposal complies with this objective The proposed development on the Site allows for a wide range of residential apartment types which met existing market demand.
3.2 Caravan Parks and Manufactured Estates	N/A	N/A
3.3 Home Occupations	N/A	The Proposal complies with this objective The Proposal will allow home occupations in accordance with the provisions of PLEP 2011.
3.4 Integrating Land Use and Transport	Yes	The Proposal complies with this objective The Proposal is consistent with this Direction and meets the objectives as detailed below: – The Proposal includes several transport and traffic initiatives including road intersection upgrades, upgrades to the Parramatta River cycle way, new Electric Hybrid bus and ferry connections to existing rail stations and potentially to other strategic centres. – The Proposal will seek to provide increased choice in public transport through the above initiatives as well as other sustainable measures including permeable urban design for bikes and walking, green travel club for residents and employers to reduce car dependency.
3.5 Development Near Licensed Aerodromes	N/A	N/A
3.6 Shooting Ranges	N/A	N/A
4. Hazard and Risk		
4.1 Acid Sulphate Soils	Yes	The Proposal complies with this objective The Site has a low Classification of 5. The soil type and likely groundwater is such that this issue is not critical and able to be managed with new development Proposals.
4.2 Mine Subsidence and Unstable Land	N/A	N/A
4.3 Flood Prone Land	Yes	The Proposal complies with this objective The Site is not below the 1 in 100-year flood level and the Site is not

		known to be flood liable.
4.4 Planning for Bushfire Protection	N/A	N/A
5. Regional Planning		
5.1 Implementation of Regional Strategies	N/A	N/A
5.2 Sydney Drinking Water Catchments	N/A	N/A
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	N/A
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	N/A
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010)	N/A	N/A
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	N/A	N/A
5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	N/A	N/A
5.8 Second Sydney Airport: Badgerys Creek	N/A	N/A
5.9 North West Rail Link Corridor Strategy	N/A	N/A
6. Local Plan Making		
6.1 Approval and Referral Requirements	Yes	The Proposal complies with this objective The Proposal does not include consultation, concurrence or referral above and beyond the provisions of the PLEP 2011. The Proposal does not include designated development.
6.2 Reserving Land for Public Purposes	Yes	The Proposal complies with this objective. The Proposal seeks to rezone existing private land to RE1 Public Recreation
6.3 Site Specific Provisions	Yes	The Proposal complies with this objective. The Proposal seeks to rezone the Site to several zones in

		accordance with the Standard Instrument (SI).
7. Metropolitan Planning		
7.1 Implementation of A Plan for growing Sydney	Yes	The Proposal is consistent with the relevant Goals and directions in the Strategy.

Table 2 – Comparison of the Planning Proposal with relevant Section 117 Directions

3.3 Section C – Environmental, social and economic impact

This section considers the potential environmental, social and economic impacts which may result from the Planning Proposal.

3.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

There is no known critical habitat or threatened species, populations or ecological communities, or their habitats likely to be adversely affected as a result of the Proposal. As detailed in the Flora and Fauna report by UBM Ecological Consultants (Attachment 14), the development and clearing of the Site has resulted in little remaining remnant vegetation.

There are no mapped areas of remnant vegetation on the Site within maps published by the NSW Office of Environment and Heritage.

The Site is not identified on the Natural Resources – Biodiversity map, nor the Natural Resources – Riparian Land and Resources Map in Parramatta LEP 2011. The report by UBM states:

(The Site) was landscaped in the early 1950 with a mixture of non-local native trees and shrubs with an exotic understorey of horticultural species. This quasi-native landscaping style was popular in the mid-20th Century when the trend for using 'broadly Australian plants' was at its height. The landscaping on the Pfizer property is well maintained by garden staff, while the other properties appear to have been neglected for some time.

As can be seen from the aerial photos (in the UBM report), the majority of existing tree cover occurs along the eastern end of the Site (part of the landscaped setback identified as having heritage significance). This has been respected by the Northern Structure Plan underpinning the Masterplan, which provides a landscaped setback and buffer zone to the east of the Site.

There is the possibility of some habitat for fauna within the Site. Overall, this is likely to be very low due to the nature of development of the Site and lack of overall vegetation and could be verified through the Planning Proposal process by further survey and fieldwork on the Site, including nocturnal surveys.

3.3.2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Built Form and Amenity

The major landowner's (Payce) Planning Proposal was referred to Council's Urban Design Team in April 2017. Council officers have worked extensively with the proponent over a number of months to refine the concept plan for the subject site which has formed the basis for this Planning Proposal. A number of urban design workshops have been held which have informed the revised concept plan and provided a number of urban design principles (refer to section 77 of the associated report). Council's urban design team will provide further input once the outcomes of the TMAP are known and densities for the site is being determined. Further involvement will also be had during the preparation of the site-specific DCP.

Although the provided preliminary designs are subject to change, issues were raised in relation to street design and interaction, parking and open space. The matter of building height interface between the entire Site and the surrounding low density development will need further refining once the densities for the Site have been established.

Heritage

A detailed assessments of heritage impacts has been undertaken for the Site by Geoffrey Britton (Attachment 3) and Paul Davies Pty Ltd. Key findings and observations are detailed below. The Site is classified as low sensitivity with limited potential to contain items of Aboriginal heritage. There are no known Aboriginal cultural heritage resources relevant to the Melrose Park Site and given the history of significance disturbance of the Site it is considered unlikely to contain any items of Aboriginal heritage. Based on the Heritage Study undertaken for the Site, no further assessment of aboriginal heritage has been undertaken for the purpose of this report.

- Part of the Site includes a local heritage item listed as Item 311 on the *Parramatta Local Environmental Plan 2011*. The heritage item is described as *landscaping (including millstones at Reckitt)* under Item 311 on Schedule 5 of the PLEP 2011 and as having cultural value at a Local level. The assessments observed that the heritage item 311 is shown to be a number of remnant mature trees from the 1960s and 1970s that represent a relatively early use of Australian native plant species in the site planning and design of large-scale industrial sites within the Parramatta LGA.
- The assessment concluded that subject to several recommendations there is likely to be minimal heritage impact on the LEP listed Item 311 or the two moveable heritage items located nearby at the Reckitt Benckiser site resulting from the proposed redevelopment of the area. A summary of the proposed 5 recommendations follows:

Recommendation 1: Revise the existing heritage listing to more accurately cover the remnant mature trees and the two moveable heritage items.

Recommendation 2: The proposed redevelopment of the Site should incorporate the larger mature trees as outlined in the Heritage Report in its detailed Site planning and design.

Recommendation 3: The vintage mobile fire pump should be properly conserved and housed under cover with consideration given to donating the unit to the Powerhouse Museum

Recommendation 4: The existing millstones should be considered for incorporation within an appropriate public precinct or consideration given to donating the millstones to either the National Museum of Australia or Powerhouse Museum.

Recommendation 5: There is an opportunity to engage future communities through appropriate and informative interpretive material about both the natural and cultural history of the overall Site. Ideally interpretation would be part of a broader, integrated program of cultural and natural heritage interpretation for the Parramatta LGA

Comment

These recommendations are largely supported, however, it is also suggested that further research into the significance of the moveable items to potentially relocate them to another part of the site. Further consideration should also be given the building heights adjacent to the item to ensure an appropriate interface is established.



Figures 18 & 19. Moveable heritage items on the Site

Transport and Traffic

There are multiple traffic and transport related issues for this Proposal. A summary of key issues related to traffic, transport and connectivity include:

- Trip generation as a result of the increased density and the ability of the existing road network to cope with the increase in activity.
- Appropriate road and intersection upgrades that will not cause increased pressure on other parts of the network or impact significantly on the surrounding low density environment.

The proponent proposal to include the following initiatives to encourage residents and workers to be less car-dependent:

- Provision of an Electric Hybrid bus service within the Site and to West Ryde and Meadowbank Rail Stations and Meadowbank Wharf. □
- Provision of a new private ferry service to connect the Parramatta Wharf via Sydney Olympic, Melrose Park (new wharf), Ermington (new wharf), Rydalmerle and WSU (new wharf), which will be known as the *Western Sydney Ferry Loop*. □
- An internal street-car service.

Comment

All traffic and transport related matter will be further developed and addressed within the Transport Management Accessibility Plan (TMAP) that is being undertaken post-Gateway. The TMAP would thoroughly assess connectivity, demand management and transport linkages, as well as traffic infrastructure augmentations and considerations, and will be developed to encourage and develop initiatives to maximise public transport use. □

Land Contamination □

Phase 1 investigations have completed by Senversa, GHD, Geotechnique, and DLA Environmental Services for the site. The investigations revealed that due to the existing industrial uses on the site there is the potential for some contamination to be present. It is also acknowledged that while there are no obvious indicators of contamination at surface level, a number of areas will require further investigation and remediation to enable redevelopment for the intended uses. A Phase 2 investigation will be required to be undertaken as part of the development assessment process to establish appropriate management and remediation actions.

Comment

Given the current land uses on the site it is acknowledged that some contamination may be present. However, for the purposes of this Planning Proposal it is not considered significant to prevent the proposal proceeding. Further investigations on the Site will be required as part of the development assessment process, where the full extent of contamination will be determined.

Stormwater & Flooding

The Site is not below the 1 in 100-year flood level and the Site is not known to be flood liable.

There are stormwater assets across and surrounding the Site. The redevelopment of the Site provides a significant opportunity to improve water absorption within the Site (and reduce the estimated 60-70% of water leaving the Site) and also improve water quality leaving the Site, through appropriate treatment, detention and management of water within the Site.

Measures to reduce the ecological footprint of the proposed development including energy efficiency and carbon footprint reductions, efficiency of building design and waste avoidance, reduced embodied energy in materials and sustainable procurement will be implemented.

In terms of wastewater, the *Sustainability Masterplan* prepared by Northrop outlines the proposed initiatives to be investigated for the Site including a project-wide wastewater strategy to optimise the amount of non-potable water available for landscape irrigation and toilet flushing, and will comprise of active wastewater treatment technologies and landscape filtration.

Specific measures include:

- 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 □

The Proposal outlines potential water sensitive urban design practices that seeks to reduce the reliance of stormwater infrastructure while supporting the biodiversity of the Site. This includes identification of internal roads within the Site for stormwater runoff treatment and consideration of options including rain garden, tree gardens/pits and bio swales.

Comment

Technical studies prepared by Northrop and Geotechnique do not identify this site as being flood affected. The site is located approximately 300m north of a tidal reach of Parramatta River but is not affected by mainstream flooding from the main river channel (1% AEP (100ARI) or PMF floods).

The site is within Archer Creek catchment, which drains towards the south east and discharges into the Parramatta River. Approximately 6.2ha of residential land drains to the site from the north. In minor events, stormwater discharges to northern and western boundaries of the site. In rare events, overland flow from this area is conveyed east by Victoria Road and then flows around the site through Wharf Road. From here, floodwater enters Jennifer Park floodway and the Ryde-Parramatta Golf Club. Existing residential areas downstream from the site are flood prone. As a result, there are no concerns regarding flooding and flood mitigation on the Site.

Servicing and Survey Report

A report regarding services on and to the Site has been provided by Northrop (Attachment 15). This report describes the services available on and to the Site, outlines easement constraints and assesses the capacity of the services.

There are numerous easements protecting existing services and public assets across the Site. There are stormwater assets within and surrounding the Site, including a stormwater easement across the middle of the Site.

The Site is largely covered by buildings and concrete/paving with approximately 70-80% of the Site being impervious. In terms of stormwater, there are two overland paths traversing the Site. It is estimated that 60-70% of stormwater leaves the Site. The proposed redevelopment, by provision of open space, leading public domain design and On Site Detention (OSD) has the potential to significantly reduce runoff and improve water quality.

There is an existing 900mm sewer main located through the middle of the Site, which is protected by easement and is a significant piece of Sydney Water infrastructure. This may be diverted around the Site, or concrete-encased, to make areas of the Site available for development. This will be subject to discussion and agreement from Sydney Water.

In terms of potable water, there are no known water easements or bore licenses affecting the Site. Water mains ranging from 110mm - 1.2 metre exist in Hope Street and Wharf Road. There is an existing 200mm water main in Wharf Road, which may need to be upgraded to service the proposed development.

Such requirements are normal for such a redevelopment and the cost and implementation would need to be fully met by the developer and to Sydney Water's requirements.

The provision of water and sewer services (and the management of new development considering existing easements) can be managed through the Planning Proposal and direct engagement with Sydney Water.

There are gas services available to the Site (to the south and west) and telecommunication services would be enabled for the proposed redevelopment. The Site is serviced by telecommunications infrastructure (Telstra, Optus and Vodafone) A telecommunications mobile tower is in the south west corner of the Site. There is an easement associated with

the tower and conduits.

The Site is well serviced by Electric Hybridity, with 9 sub-stations (owned by Endeavour Energy) currently across the Site. There are high voltage overhead transmission wires (132kV), owned by Ausgrid, along the western portion of the Site. This area is being protected from development with a minimum 15 metre setback from the easement edge as required. The area beneath the wires can be used for public open space, recreation and access purposes.

Comment

There are no concerns regarding servicing on the Site. The issue of the high voltage power lines is ongoing and will be further discussed with the proponent.

Site Specific DCP

The site-specific DCP will be prepared following Gateway determination and before public exhibition and will form an amendment to Part 4 of the Parramatta DCP 2011.

3.3.3 How has the planning proposal adequately addressed any social and economic effects?

Economic Impact Assessment

An Economic Impact Assessment (EIA) has been prepared by the AEC Group (Attachment 5) to analyse the economic impacts likely to result from the proposed planning controls amendments and subsequent redevelopment of the Site.

This work was informed by background research undertaken by AEC in 2014, 2015 & 2016 (refer to Tables 4 and 4 below) that examined the role and function of Melrose Park in the context of other industrial lands in the Parramatta LGA and an Alternative Use Options Study to examine other viable uses for the Site. These studies have been provided as part of this Planning Proposal to support the case for change for the Site.

The Melrose Park Industrial Precinct has undergone significant change. In 2011, the Precinct employed 2,690 people with more than 70% in manufacturing and 12% in wholesale trade.

Since that time the precinct has lost a number of large long term occupiers including Pfizer, Reckitt Benckiser (health and hygiene products) and Big Sister Foods (bakery products) from the Site the subject of this Planning Proposal. These changes represent a 29% loss of jobs since 2011 from the Precinct. Pfizer and Reckitt Benckiser are considering remaining in Melrose Park subject to their new accommodation requirements being met by the proposed Masterplan (and the timely delivery of the development).

AEC advise that based on discussions with select businesses, it is understood that this job number further dropped to a loss of 40% or 414 jobs by the end of 2016. It is understood that this figure is likely to further reduce, particularly for the Site should it remain in its current state.

This significant shift in the industrial uses for the Site aligns with the changing profile of Parramatta's projected growth.

The EIA notes that this growth is driven by the following number of key industries:

- Health care and social assistance (10,099 additional jobs or 49% increase) □
- Education and training (4,826 additional jobs or 83% increase) □
- Public administration and safety (3,953 additional jobs or 26% increase) □
- Professional, scientific and technical services (5,400 additional jobs or 75% increase). □
- Retail trade (4,727 additional jobs or 59% increase) □
- Accommodation and food services (4,312 additional jobs or 87% increase) □

The EIA notes that the Melrose Park Industrial precinct is expected to continue to experience a decline in employment towards 2036. This follows a detailed investigation considering other nominated employment areas (namely Camellia, Rydalmere and North Parramatta) and key challenges identified for the Site, including its location, current buildings, structural changes in the industry, size and proximity to existing markets and freight transport corridors.

Table 3. Change in employment numbers 2011-2014 on the Site

Business	Employees (2011)	Employees (2014)	Change (2011-2014)	Comments
Pfizer	1,110	767	-343	Since 2011 Pfizer has shed 343 jobs in manufacturing.
Big Sister	110	0	-110	Since 2011 the business has gone into liquidation.
Reckitt Benckiser	424	207	-217	Following reduction in manufacturing capacity and relocation of jobs off-shore, employee numbers have decreased to 207.
Eli Lilly	300	200	-100	Series of redundancies following worldwide contraction.
Ermington Industrial Centre	54	43	-11	A reduction of 11 jobs following the use of modern technology and automation.
Others (unknown)*	1,074	692	-	Information unavailable
Total Precinct	2,690	1,909	-781	Reduction of 29% jobs since 2011.

*Refers to employees of businesses that have not been interviewed

Source: AEC & Colliers

Table 4. Change in employment number 2014-2016 on the Site

Business	Employees (2014)	Employees Expected (2016)	Change (2014-2016)	Comments
Pfizer	767	617	-150	The loss of 150 manufacturing jobs has been announced as the site will no longer carry out manufacturing. The remaining 617 jobs will be in office/administration.
ETP Electron Multipliers	25	0	-25	ETP expects to relocate their business to Granville.
Nuss Removals Justice Health ETP Electron King & Wilson	39	0	-39	The property at 4 Hope Street is currently on the market for sale. Discussions with the owner suggest consolidation into one location with tenants expected to vacate the premises.
Ermington Industrial Centre	43	0	-43	The property is currently on the market for sale. The businesses within the estate could conceivably relocate following sale.
Reckitt Benckiser	207	0	-207	The remaining employees at the Reckitt site will depart following facility closure.
Eli Lilly	200	250	+50	Through the acquisition of Novartis, Eli Lilly expects to accommodate additional 50 jobs on-site.
Others (unknown)*	628	628	-	Information unavailable
Total	1,909	1,495	-414	Reduction of 40% jobs since 2014.

*Refers to employees of businesses that have not been interviewed

Source: AEC & Colliers

Following a detailed investigation on the relevant planning policies, historical and future growth of Parramatta, alternative land uses and analysis of the future projections for the Site, the EIA concludes that the Proposal will make a significant contribution to the Parramatta LGA economy through its construction phase and the ongoing activities. As part of the assessment, the EIA estimates a low and high range for future employment for the Site as detailed below:

...In developing the estimates of activity for the redeveloped Site, a 'steady state' of operations (whereby all facilities have been developed and long-term average utilisation rates prevail) has been assumed across High and Low occupancy scenario outcomes (predicated on different intensity of occupancy ratios see Table 6.4...

Once the redevelopment is completed and fully operational, the redeveloped Site (low and high scenarios) is estimated to directly and indirectly support:

- \$870.5 million - \$ 1.1 billion in output □
- \$476.4 million - \$617.3 million contribution to Gross Regional Product (GRP) □
- \$249.5 million - \$322.6 million in incomes and salaries paid to local workers □
- 2,945 – 3,777 Full time equivalent (FTE) jobs. □

The Proposal will provide 1,478 - 1,873 (1,676 average jobs) jobs on Site which represents a net increase of 504 - 899 jobs and a far greater increase if nothing is done and jobs continue to decline at the Site. The Proposal facilitates the transition of the Precinct to meet floorspace requirements of key growth industries of employment in Parramatta, as well as meet the evolving nature of floorspace requirements of pharmaceutical companies who would otherwise completely transition off the Site. □ As part of the EIA, AEC undertook an assessment against the *Industrial Lands Checklist* (refer to Table 5 below) in accordance with *A Plan for Growing Sydney*. This confirms that the Proposal is consistent with this policy and supports the rezoning of industrial land to a mixed use development providing contemporary employment opportunities to respond to the constraints of the Site, changing nature of the area's economic and demographic profile and shift in the manufacturing industry for the Site.

Table 5. Industrial Lands Checklist

Checklist	Consistency
Consistency with State or Council Strategies	<p>The Proposal is consistent with this requirement.</p> <p>The Proposal consolidates new homes, jobs and investment in Parramatta in accordance with <i>A Plan for Growing Sydney</i> which states that Greater Parramatta should:</p> <p><i>...provide capacity for additional mixed-use development in Parramatta CBD and surrounding precincts including offices and retail in Parramatta CBD, health services in Westmead, an education hub around the new University of Western Sydney Campus, a technology and education precinct in Rydalmere, arts and culture in Parramatta, a sports precinct around Parramatta Stadium and housing in all precincts...</i></p> <p>The Proposal is also consistent with the adopted Parramatta Employment Lands</p>

	<p>Strategy (2016) which acknowledges that major restructuring is occurring and will affect the land use needs of this precinct's future and recommends that a Structure Plan is prepared for Melrose Park, which considers future uses in the precinct and opportunities for renewal.</p>
<p>Location of the Precinct</p> <ul style="list-style-type: none"> • close to key economic infrastructure • contributing to a significant industry cluster 	<p>While the Melrose Park Precinct is centrally located, the Precinct is challenged by the following factors:</p> <ul style="list-style-type: none"> • Location directly off major arterial corridors facilitating unrestricted access. • Ability to operate in a conflict-free environment with sufficient buffer from residential. • Critical mass of lands to enable clustering activity of businesses. • Diversity of occupiers (by industry) to mitigate against vacancy risk following structural changes in a particular industry. • Generic buildings that can be easily re-purposed following relocation of occupiers. <p>These weaknesses becoming apparent in recent years following the departure of several large businesses and the cessation of manufacturing activities for pharmaceutical occupiers.</p> <p>In its current form, the Precinct is not competitive due to its small scale and unsuitability of the existing precinct buildings for re-purpose. By virtue of its comparatively isolated location, limited public transport options and lack of worker amenity, market appeal as a business park and office precinct is conceivably limited.</p> <p>Furthermore, the lack of direct access from major highways and location abutting residential uses makes it unattractive to industrial users, this already apparent from the lack of and muted interest in industrial space currently available in the Precinct.</p>
<p>Impacts to industrial land stock in the Subregion / Region and ability to meet future demand for industrial lands?</p>	<p>The Proposal results in a reduction to industrial stock in the Subregion, however, the employment projections and employment land use projections demonstrate that precincts such as Melrose Park and Chester Hill/South Granville are</p>

	<p>projected to record negative demand for floorspace over the projection period.</p> <p>Whereas, the precincts of Rosehill/Camellia and Rydalmer are projected to record the highest increase in GFA demand.</p> <p>Furthermore, it is important to note that the other employment precincts investigated (i.e. Parramatta CBD, Granville, North Parramatta, Westmead and WSU) are projected to absorb a greater amount of growth in comparison to the areas zoned for industrial uses (Precincts 1-21). Combined these precincts are projected to account for around 69% (or 1,026,189sqm) of total additional GFA demand between 2011 and 2031.</p> <p>As such, the LGA and Subregion will be able to cater to employment land demand in the future.</p>
Impact to Subregional / Regional employment targets and objectives?	The Proposal will be more favourable with regard to meeting employment targets by resulting in 1,478 - 1,873 direct jobs, representing a net increase of 504 - 899 jobs.
Compelling argument that the industrial land cannot be used for industrial purposes now or in the foreseeable future? Are there opportunities to redevelop the land for high tech or creative industries?	<p>The EIA demonstrates why the industrial land cannot be used for industrial purposes now or in the foreseeable future.</p> <p>In its current form, the Precinct is not competitive due to its small scale and unsuitability of the existing precinct buildings for re-purpose. By its comparatively isolated location and lack of worker amenity, market appeal as a business park and office precinct is conceivably limited. Furthermore, the lack of direct access from major highways and location abutting residential uses makes it unattractive to industrial users, this already apparent from the lack of and muted interest in industrial space currently available in the Precinct.</p> <p>The main challenge with Melrose Park is that the base locational characteristics required for each of the alternative use options (i.e. business park, office buildings, new industrial) are not present. These include a lack of public transport options and worker amenity. Furthermore, its small</p>

	<p>size and scale severely limits the employment uses the Precinct can be put to.</p> <p>It is apparent from the analysis that employment uses that are ‘population driven’ have the best potential for success in the Precinct, leveraging its location close to existing residential uses.</p> <p>The Masterplan will assist in meeting the changing employment needs of the Parramatta LGA by providing a range of uses including: retail, commercial, community uses and residential.</p>
Is the Precinct critical to meeting the need for land for an alternative purpose identified in other NSW Government or endorsed Council Strategies?	Rezoning the Site will be critical to ensuring that the industries which are forecast to grow the most overtime are adequately catered for into the future.

Comment

The ELS states that any new development in the precinct must provide the equivalent number of jobs that could be achieved under the current zoning, which is 2,546 under the existing IN1 General Industrial. The above figures relate only to the northern precinct, with the southern precinct also required to provide for employment generating land uses. However, given the northern precinct is a significant portion of the overall precinct, it is expected that more jobs would need to be provided as part of the northern redevelopment than the southern redevelopment. As a result, there is potentially a shortfall in the number of jobs proposed to be provided within the northern precinct. This will need to be resolved prior to the exhibition of any planning proposal.

Net Community Benefit Test

Retail Assessment

The key principle of the proposed re-development of the Site is the introduction of a new Town Centre which will support existing and new communities and new employment areas on the Site. The proposed Structure Plan and Masterplan nominate a new Town Centre.

The Melrose Park Town Centre proposes up to 10,000m² of new retail space (with a further 500m² GFA of convenience retail located elsewhere on the Site) consisting of:

- a full line supermarket. □
- supporting retail shops and services to determine the potential impacts associated with the proposed retail uses, an Economic Impact Assessment of the proposed retail uses has been prepared by Leyshon Consulting (Attachment 6). □

The Retail Assessment examines the local retail facilities, noting the closest retail/commercial centres of significance are West Ryde, Ermington and Meadowbank. Other

major centres reviewed include Top Ryde, Carlingford, Rhodes and Eastwood. The Proposal indicates there is currently a very low level of vacant floorspace, which suggests *prima facie* that existing centres are currently trading at acceptable levels.

A trade analysis was undertaken to establish primary and secondary trade areas for the Site including identification based on generally accepted criteria of:

- competitive retail centres in the surrounding region; □
- the arterial and sub-arterial road system; and □
- barriers to movement □ Outcomes of the trade area analysis indicate that the primary trade area were broadly similar to the broader Sydney Region, with key differences in the eastern Secondary trade areas attributes to increased residential development that suggest: □
- higher proportion of persons between 20-29 □
- higher incomes □
- higher proportions of persons employed as professionals □
- lower unemployment rates

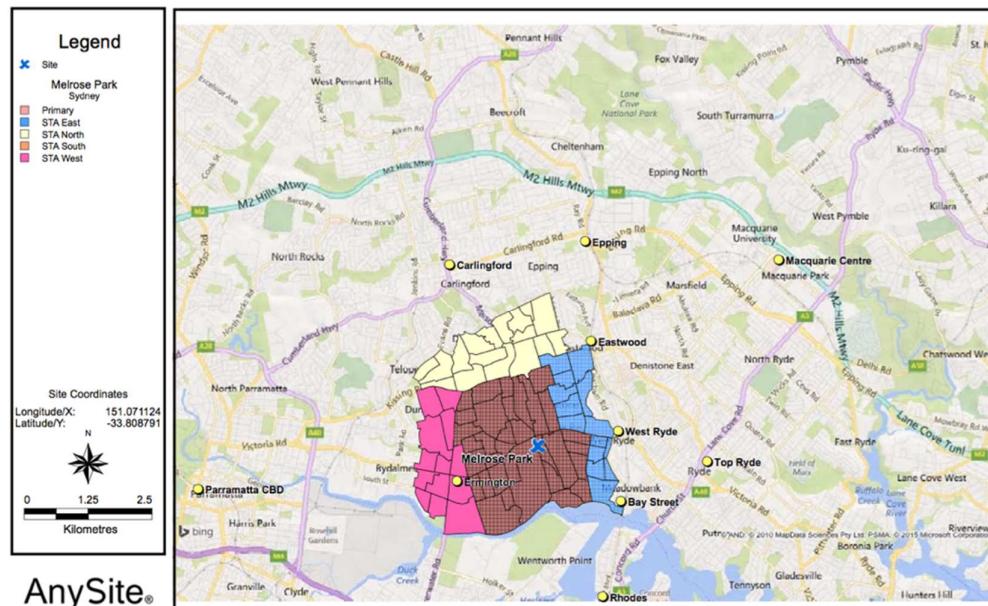


Figure 20. Melrose Park Trade Area (Leyshon Consulting 2017)

It is noted that differing demography of the STA East compared with the trade area provides some insight into what may eventuate if Melrose Park is redeveloped primarily to residential development. □

It is observed that it is likely that under such a scenario the incoming population would have a higher socio-economic status than does the existing resident population in the area surrounding the subject Sites.

Accordingly, it could be expected any such new population will have a potentially higher average demand for retail goods and services.

A demand analysis based on the trade areas and population demographic indicate that the total available annual supermarket spending in the Melrose Park trade area is estimated to increase by +\$97.4 million (\$2016) between 2014-21.

Importantly, following an analysis of the supportable retail floorspace considering demand

and supply, it is concluded that:

- There is considerable potential demand for retail floorspace to be provided within the Melrose Park trade area.
- There will be a need for an additional 14,970m² Net Leasable Area (NLA) of retail floorspace due to population growth alone in the Melrose Park trade area between 2014-21 based on an increase in annual available spending during this period
- The estimated demand for additional retail floorspace does not rely on the redevelopment of land in the Melrose Park Industrial Area for residential uses other than the former Bartlett Park site
- The increase in demand for retail floorspace between 2014-21 (14,970m²) justifies the proposed PAYCE development (8,450m² NLA). Similarly, the Retail Assessment concludes that a full line supermarket would be supported on the Site based on current and projected demand. The Retail Assessment undertakes an analysis on the existing centres as detailed above. The report notes that the impact on existing centres in 2021 fall into either the very low or the low/medium category of impact. The Assessment concludes the impacts of the proposed development are not of a scale which would warrant refusal of the proposed development on economic impact grounds and existing centres which do experience an impact (Ermington and West Ryde) will substantially benefit beyond 2021 from the proposed residential development at Melrose Park.

The report also undertakes an assessment against the Draft Centre Policy NCBT, noting that the Proposal will exhibit a positive *net community benefit* when assessed against the criteria based on the following:



- The residential component of the Proposal is of a scale to justify the provision of the proposed retail centre;
- The substantial increase in the residential population which will result from the project proceeding means additional retail floorspace needs to be provided to service both these new residents as well as the existing residential community in Melrose Park and adjacent areas;
- The proposed development will address an existing significant shortfall in retail floorspace in general and supermarket floorspace in particular within the MTA;
- The proposed retail floorspace and the associated community and commercial facilities will provide a new focus for the existing and future community at Melrose Park;
- The proposed development will create substantial on-Site employment both during its construction phase and, more importantly, once the centre is completed. This is estimated to be in the order of 324-368 employment positions; and
- The Proposal's impacts on existing centres are not of a scale which would give rise to concerns about any adverse economic impact which possibly could undermine the viability of existing centres.



The Assessment concludes the impact of the proposed development in 2021 will not give rise to adverse economic impacts on existing centres. In contrast, the Assessment finds that substantial growth in available resident spending associated with the residential component of the Melrose Park project will in itself generate an estimated \$117.0 million of additional available retail spending (\$2016) after 2021.

Finally, the Assessment finds that this additional spending from the resultant population will directly benefit not only the proposed centre but other existing centres at nearby Ermington, West Ryde and Top Ryde.

Social Impact Assessment

A Social Impact Assessment (SIA) for the Site was high level and preliminary, yet comprehensive for a Planning Proposal (when also combined with the related Community Facilities Study).

The SIA outlines the potential benefits and impacts from the Proposal. Based on information available and ongoing mitigation and management measures, the SIA concludes:

...This development has the capacity to deliver far reaching benefits to the community...

The SIA can be further developed upon progress of the Planning Proposal at the community engagement phase and upon meeting any Council requirements.

In terms of social impact, the Proposal has the potential for overall positive social impacts and wider public benefits, with social impact assessment being an ongoing aspect to guide development of the Site.

Community, Sport and Recreation Facilities, Open Space and Educational Analysis

A Community, Sport and Recreation Facilities and Open Space Analysis was undertaken by Elton Consulting (Attachment 8, 20). Elton has a strong understanding of social and facilities planning from prior work done in the Parramatta LGA. The Site has a wide range of surrounding services, ranging from community facilities, childcare, primary and secondary schools and recreational assets within the Parramatta and Ryde Council areas.

The new community will bring increased demand for community facilities, although a principle underpinning the Proposal is to provide for the need generated, augment, and complement existing facilities and infrastructure, to benefit the wider community. To this end, leading benchmarks or guidelines have been used in the formulation of facilities on the Site, with the provision of public benefits as outlined in this Planning Proposal.

The Analysis identified the future community (approximately 10,600 people) will generate demand for the following community infrastructure:

- Library services (partial)
- Multipurpose community centre space
- Childcare centre places
- Local parks, higher order passive open space and active/sporting open space (including sports fields and courts)
- Indoor sport and recreation facilities

Comment

Further analysis is required to determine the provision of necessary social infrastructure and the social impacts that may be experienced as a result of the proposal. Issues such as occupancy rates, dwelling mix, the provision of child care, a community centre and library also need to be addressed. Affordable Housing provision will need clarification and consideration to Council's Social Housing Policy and Draft Affordable Housing Discussion Paper given prior to exhibition.

There is currently an undersupply of public open space in the Proposal. According to best-practice guidelines, a minimum of 15% of the total site area is to be for public open space. The current provision of 3.4ha is insufficient and the Site will require some reconfiguration to ensure the minimum requirements are achieved.

3.4 Section D – State and Commonwealth Interests

3.4.1 Is there adequate public infrastructure for the planning proposal?

Yes. As detailed in sections regarding services, community facilities and traffic/transport, the Proposal can be supported by the existing infrastructure, subject to implementation of augmentation and enhancements identified in the Planning Proposal and associated reports.

3.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

The proponents have consulted with the following state agencies during the preparation of this Planning Proposal.

- Department of Planning and Environment
- Transport for NSW
- Roads and Maritime Services
- Department of Education and Communities.

The RMS/TfNSW and Department of Education and Communities have provided preliminary feedback during an early round of consultation as part of the Structure Plan process. As a result of RMS / TfNSW feedback, a TMAP will be prepared post-Gateway with the outcomes used to inform density for the precinct. The advice received from the Department of Education and Communities has stated that as a result of the anticipated increase in population, a site for a new school within the Northern Precinct will need to be identified or alternatively, provisions be made to enable the existing Melrose Park Public School to increase its capacity and upgrade and expand its facilities on-site. An appropriate solution to this matter will be discussed in further detail as part of the VPA negotiations for this Planning Proposal.

Further consultation with the Greater Sydney Commission and State Agencies will be undertaken following Gateway determination as part of the formal public exhibition.

Environmental Sustainability

Environmental Sustainability is a guiding principle in the development of the Northern Structure Plan, Masterplan and Landscape Masterplan. This principle carries through every aspect of the Planning Proposal both at a macro and micro level from the introduction the Electric Hybrid bus service and other public transport initiatives to building design and public domain, open space and increased areas for active public recreation.

The Planning Proposal includes a Sustainability Report prepared by Northrop (Attachment 17). These reports outline a number of sustainability objectives, measures and initiatives to be further developed during the development of the Site. These objectives have also been adopted in AJC's Urban Design Report to inform the Masterplan and Landscape Masterplan.

These sustainability objectives to be incorporated into the planning for the Site include:

- Fresh Air and Natural Ventilation
- Sunlight and Daylight
- Energy & Carbon Efficiency
- Immersed in Nature
- Wastewater Ecology
- Food Resilience
- Sustainable Construction
- Social Value
- Waste Avoidance
- Innovation Catalyst

Further, the Proposal includes a number of sustainability initiatives to reduce the impact on the environment, and enhance the quality of living for the precinct (refer to Table 6). These key areas have a common theme with the sustainability objectives:

Table 6. Sustainability initiatives for the Site

Sustainability Initiative	Areas of future investigation for Melrose Park
Energy Efficiency	<ul style="list-style-type: none">• Passive design to response to prevailing winds and Site conditions for optimal natural ventilation• HVAC systems for zoned air conditioning and energy efficient appliances• Investigation of solar photovoltaic cells, central domestic hot water systems• Integrated renewable energy generation, building integrated wind turbines• Tri-generation systems for air conditioning
Indoor Environment Quality	<ul style="list-style-type: none">• Thermal comfort through use of suitable building materials• Cross ventilation/ natural lighting in future building design
Water Management	<ul style="list-style-type: none">• High rating fittings and fixtures throughout the development• Water recycling including rain water harvesting• Grey and Black Water recycling• Water Sensitive Urban Design through rain gardens, bio swales and tree gardens/pits to be integrated into the development
Sustainable Transport	<ul style="list-style-type: none">• New Electric Hybrid buses and charging stations to service the development• Consideration of electric car charging points for residents• Cyclist facilities for residents at end point destinations
Waste Minimisation	<ul style="list-style-type: none">• Waste sorting for residents to enable recycling and organic waste stream to a communal compost system
Materials Selection	<ul style="list-style-type: none">• Sustainable construction methods, seeking to achieve 60-80% recycling• Sustainable use of resources with low embodied CO₂, regard to health impacts, suitable environmental accreditation and recycled content in future development
Land Use and Ecology	<ul style="list-style-type: none">• Masterplan that provides increased ecological value through the transformation of a former industrial land to providing parks and ovals, bio-retention basin, street landscaping and roof gardens• Reducing the heat island effect through landscaping and increased vegetation and water features
Community and Liveability	<ul style="list-style-type: none">• Building a sense of community through communal gardens and facilities• Community environmental education

Future detailed design stages of the development will explore integrating these sustainability principles including implementation strategies to be covered in the site specific DCP for the Site.

PART 4 – MAPPING

This section contains the mapping for this planning proposal in accordance with the DP&E's guidelines on LEPs and Planning Proposals.

The subject Planning Proposal seeks amendments that relate to land use zoning, height of buildings and floor space ratio. However, the final height of building and FSR controls will be finalised as part of the TMAP process and will be advised of separately. The Planning Proposal is not seeking to amend other aspects of the PLEP as relevant to the rezoning site, however heritage maps are included to demonstrate the location of Item I311. Thus, the following maps are provided below:

- Existing and Proposed Land Zoning Map applying to the land
- Existing and Proposed HOB Map applying to the land
- Existing and Proposed FSR Map applying to the land
- Existing and Proposed HER Map applying to the land

The proposed mapping is in sketch form. The map will be provided in the format prescribed by the technical guidelines for LEP maps published by the DP&E for public exhibition purposes as required.

4.1 Existing controls

This section contains map extracts from *PLEP 2011* which illustrate the current controls applying to the site.

Zoning

Figure 21 below illustrates the existing part IN1 General Industrial, R2 Low Density Residential and SP1 Special Uses (Place of public Worship) over the Site. Subject Site outlined in black.

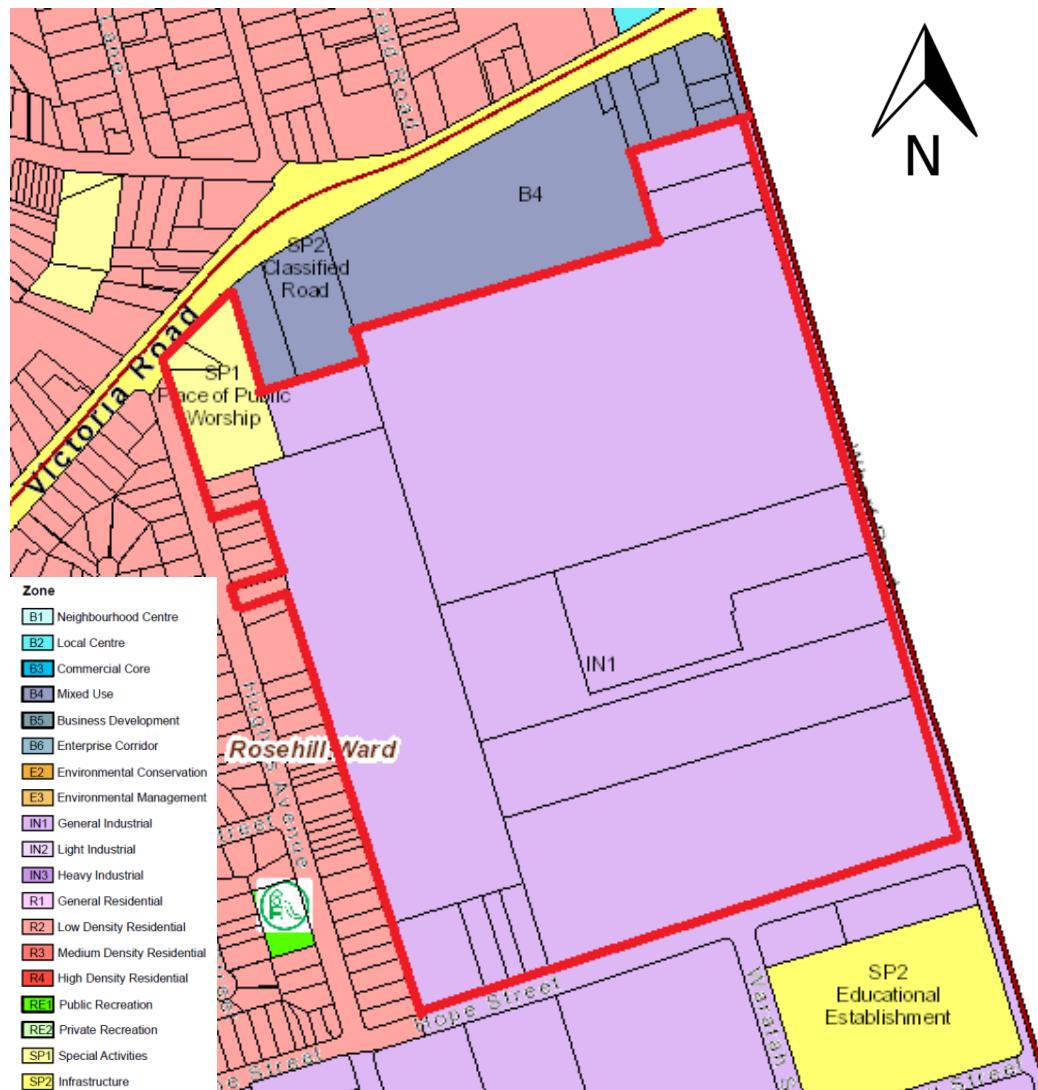


Figure 21. Existing zoning of Subject Site

Height of Buildings

Figure 22 below illustrates the existing part 9m and 12m height limits that apply to the site. Subject Site outlined in red.

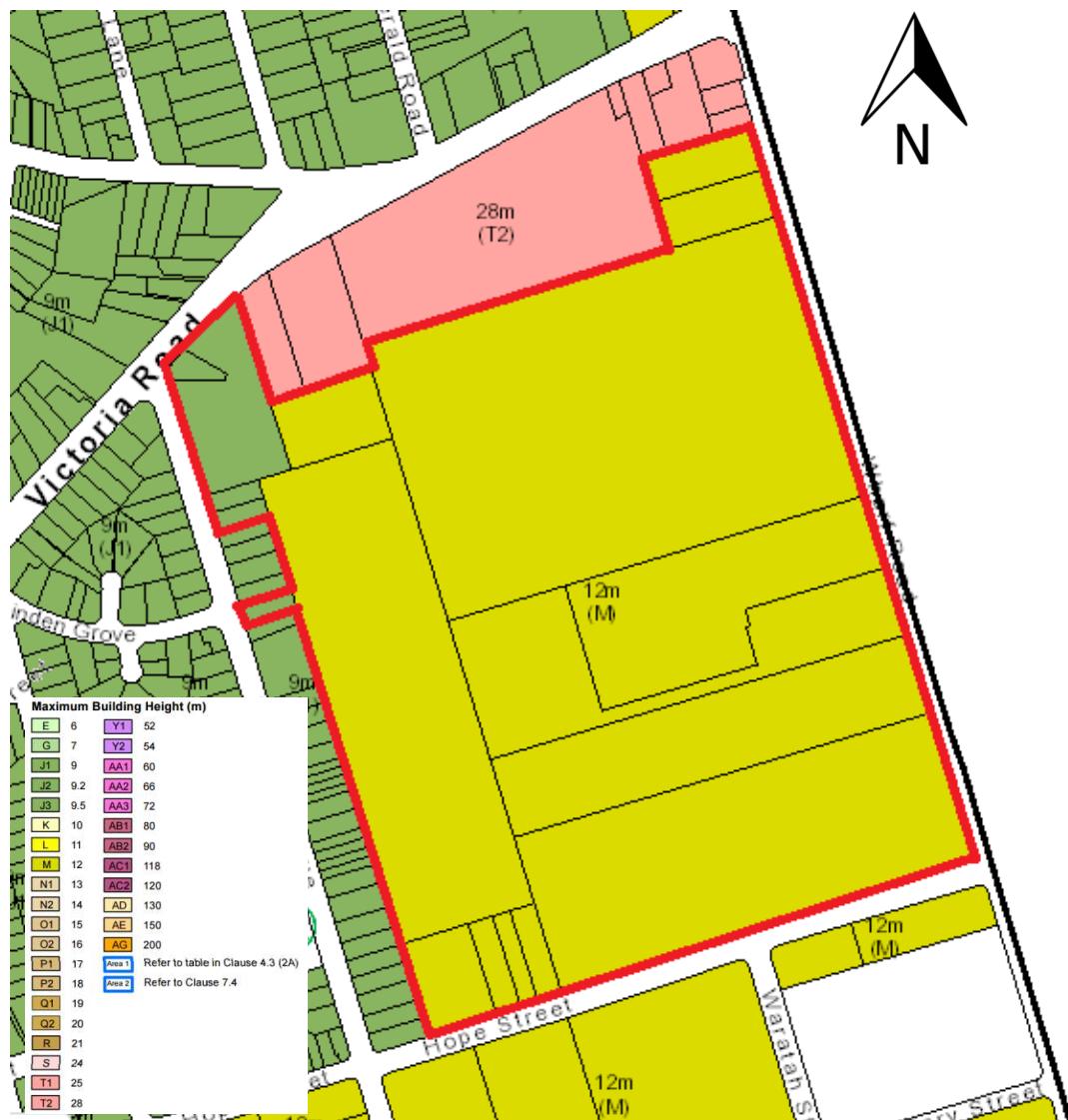


Figure 22. Existing building heights on the Subject Site

Floor Space Ratio

Figure 23 below illustrates the existing 0.5:1 and 1:1 FSRs that apply to the Subject Site as outlined in red.

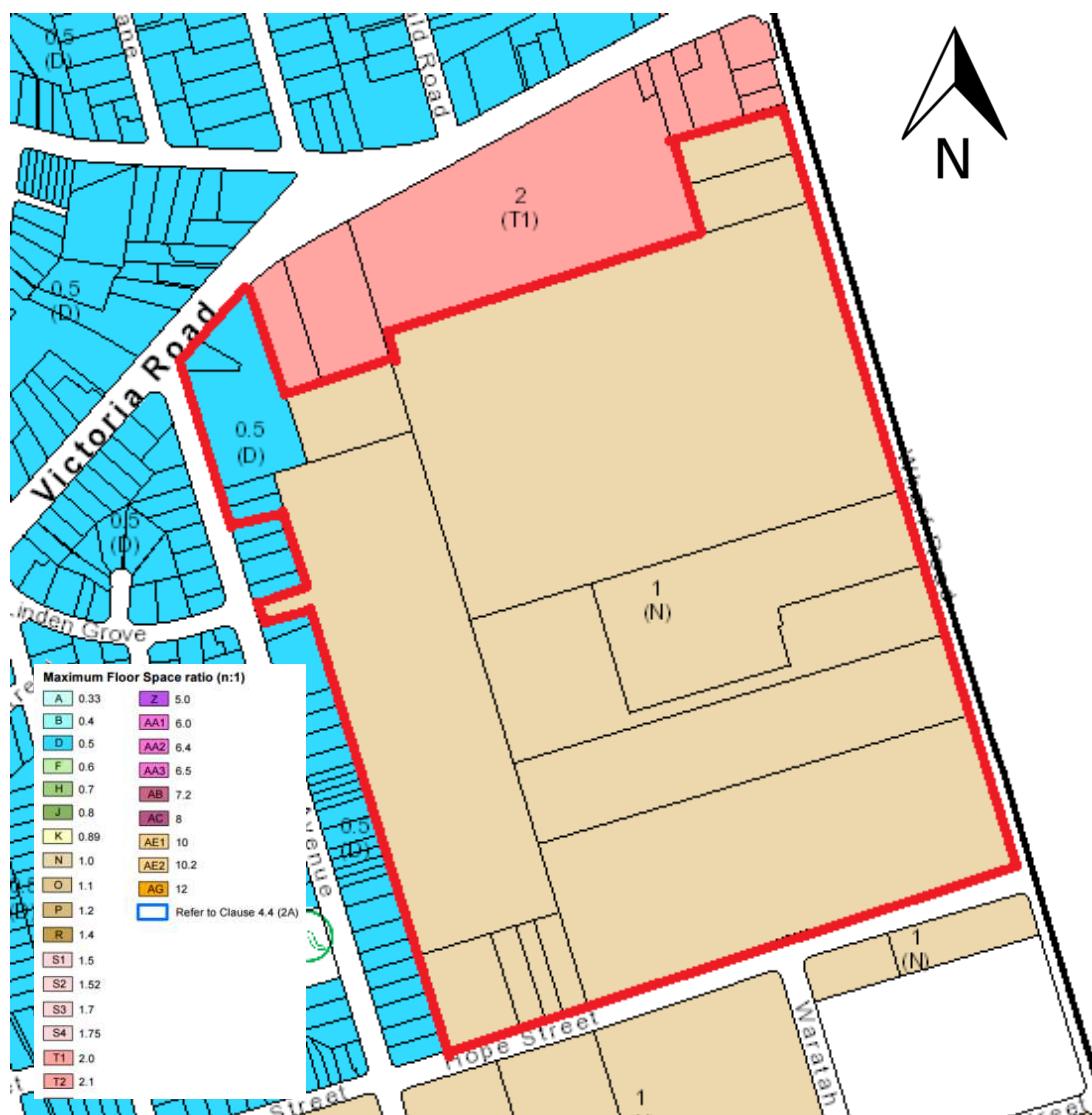


Figure 23. Existing FSRs on the Subject Site

Heritage

Figure 24 below illustrates the location of Item I311 on the Subject Site.

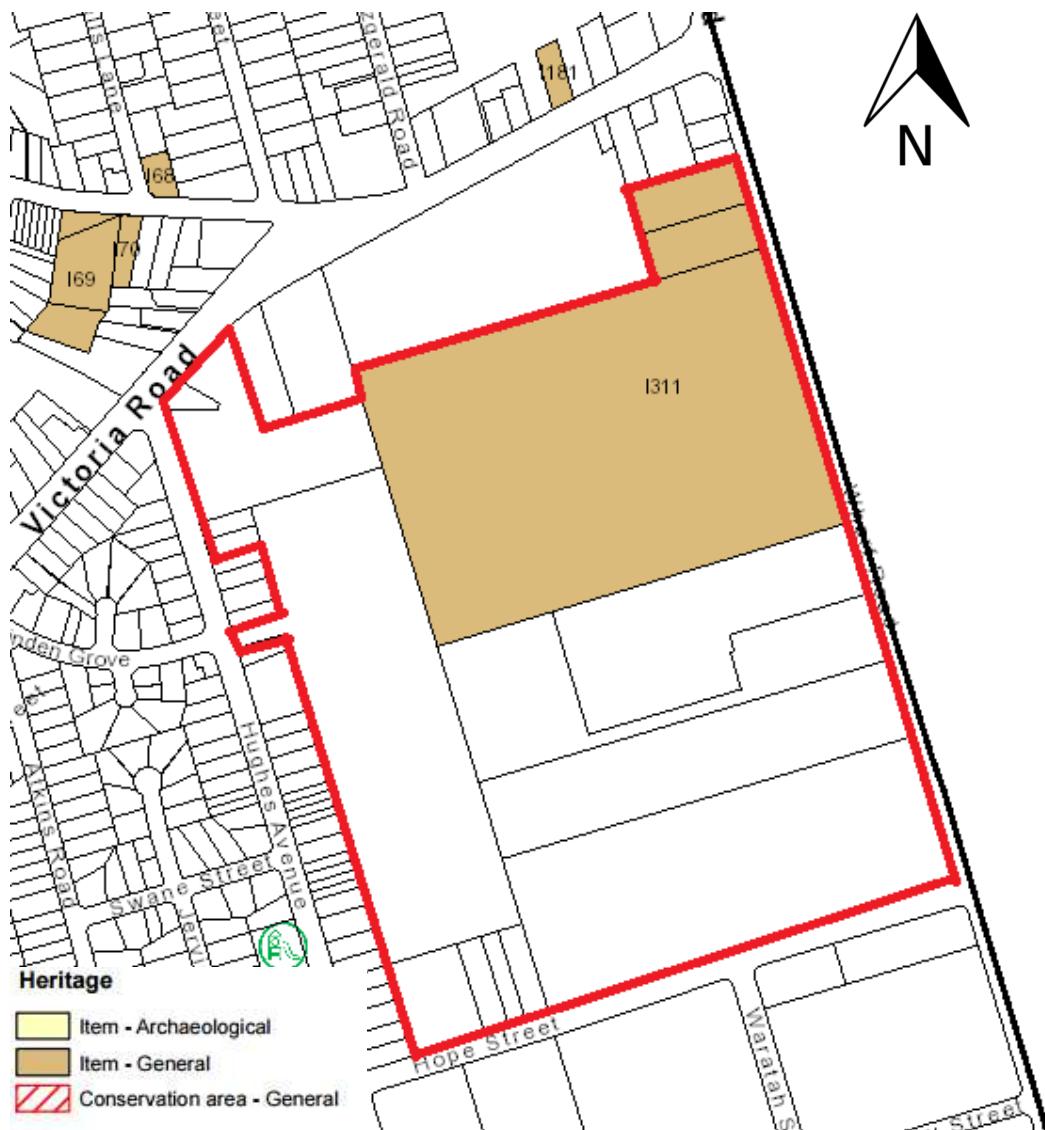


Figure 24. Location of Heritage Item I311 on the Subject Site

4.2 Proposed controls

The figures in this section illustrate the proposed controls sought by this planning proposal.

Proposed Zoning

Figure 25 below illustrates the proposed part B2 Local Centre, part B4 Mixed Use, part R4 High Density Residential and part RE1 Public Recreation zone over the Site. Site 4 (deferred matter) is hatched in black.

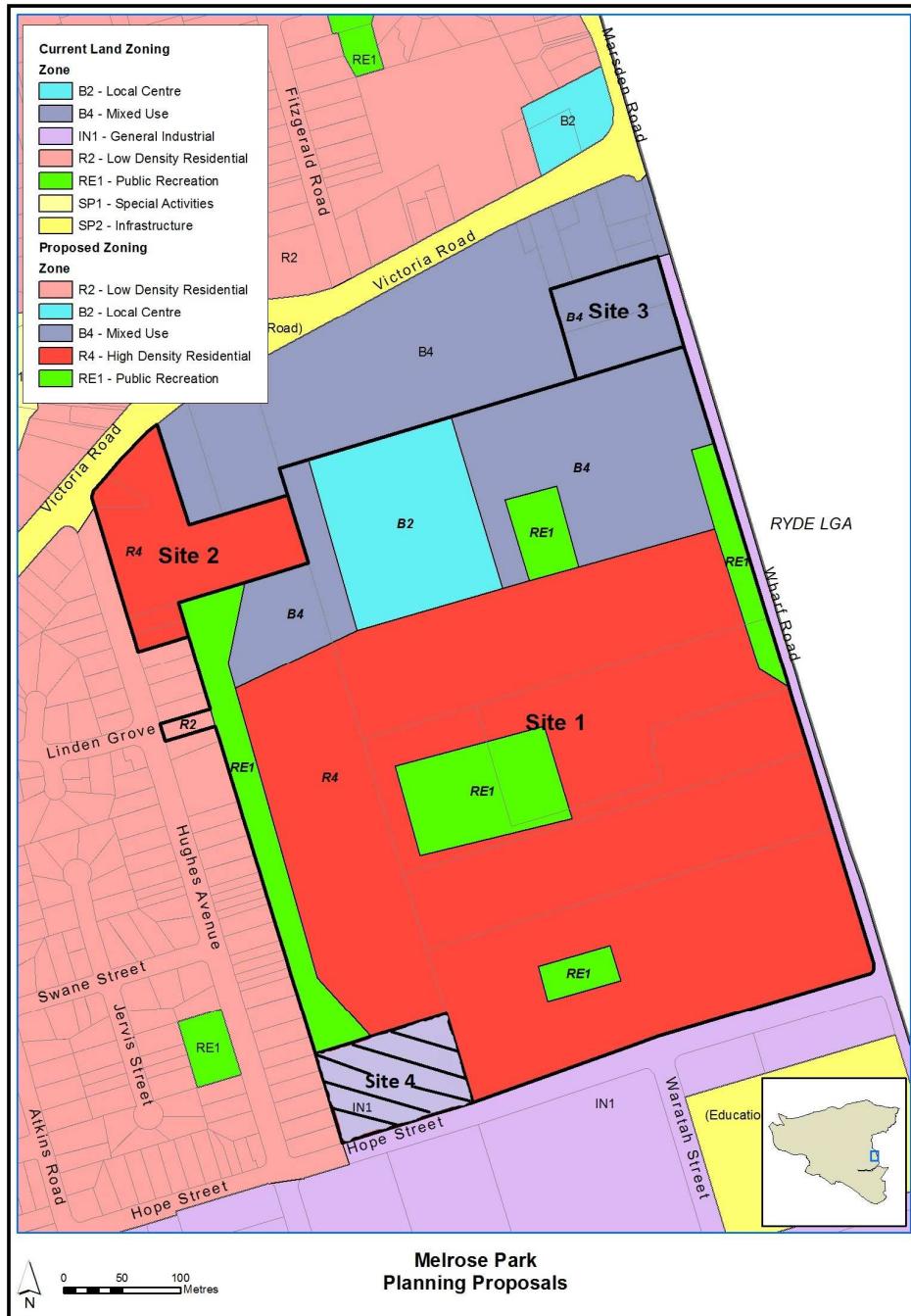


Figure 25. Proposed land use zones on the Site.

Proposed Height of Buildings

Figure 26 below demonstrates that the Planning Proposal intends to amend the applicable building heights on the Subject Site, however these have not been determined at this stage and will be finalised as part of the TMAP process. Site 4 (deferred matter) is hatched in black.

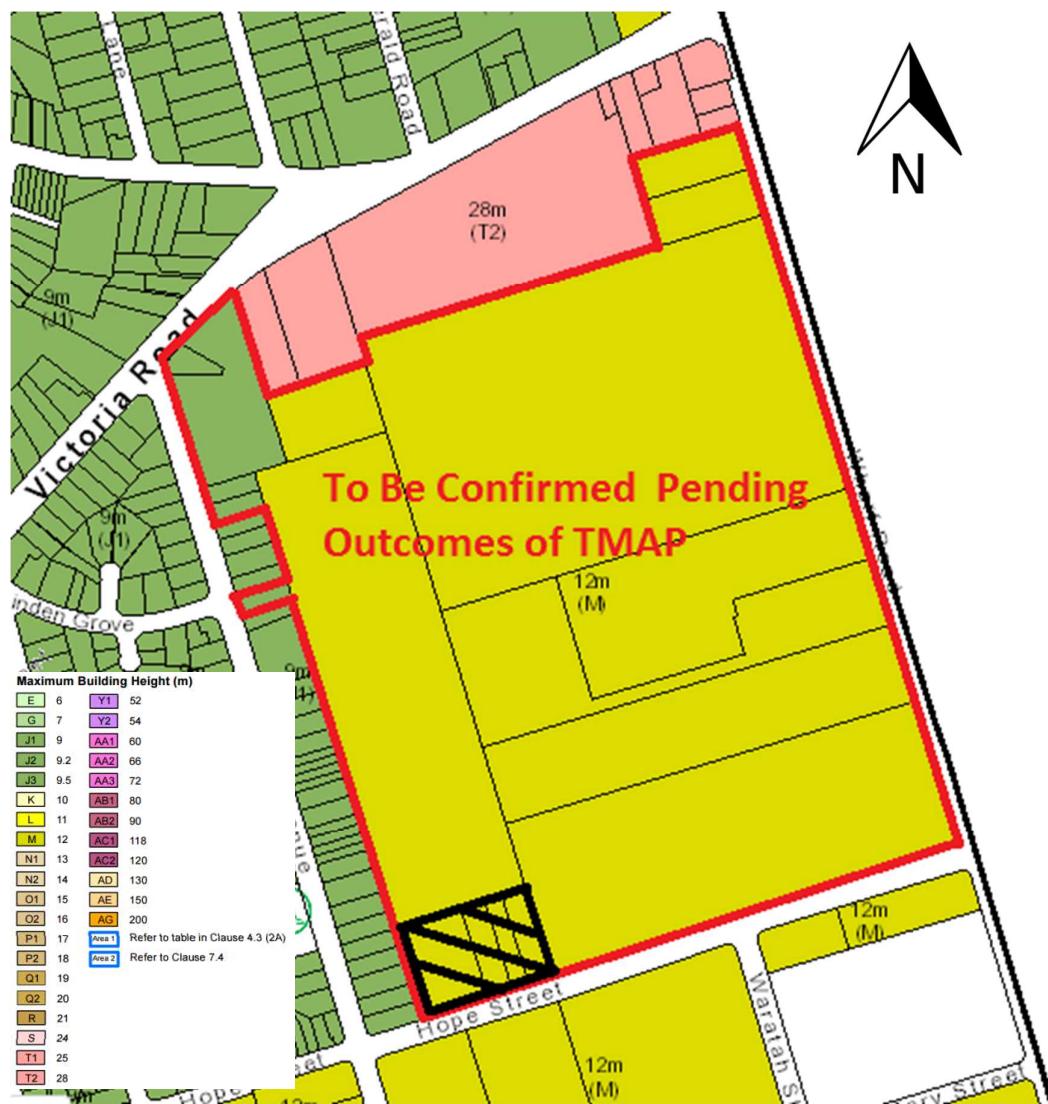
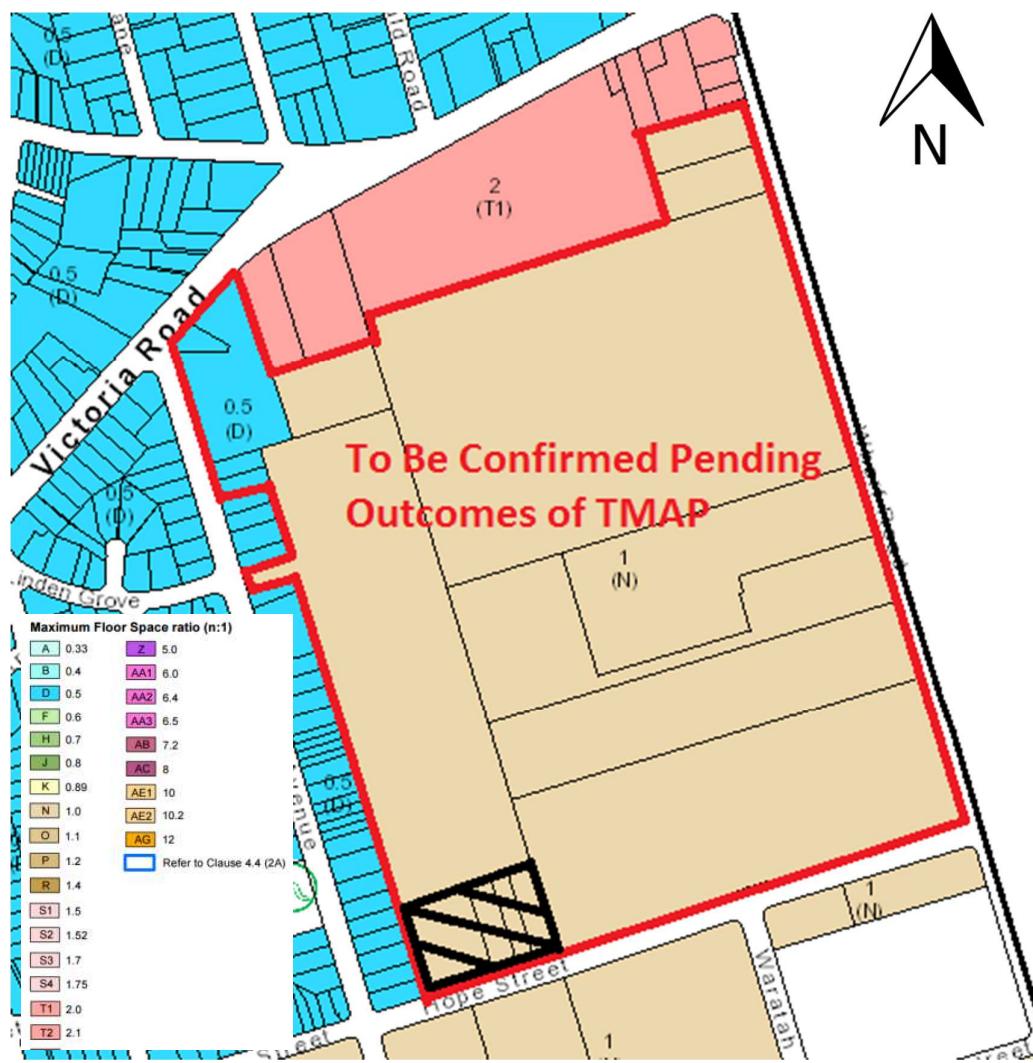


Figure 26. Building heights yet to be finalised for the Site

Floor Space Ratio

Figure 27 below demonstrates that the Planning Proposal intends to amend the applicable floor space ratios on the Subject Site, however these have not been determined at this stage and will be finalised as part of the TMAP process.



Heritage

Figure 28 demonstrates the location of the Heritage Item I311 on the subject Site, however the removal of this heritage listing is not proposed as part of this Planning Proposal.

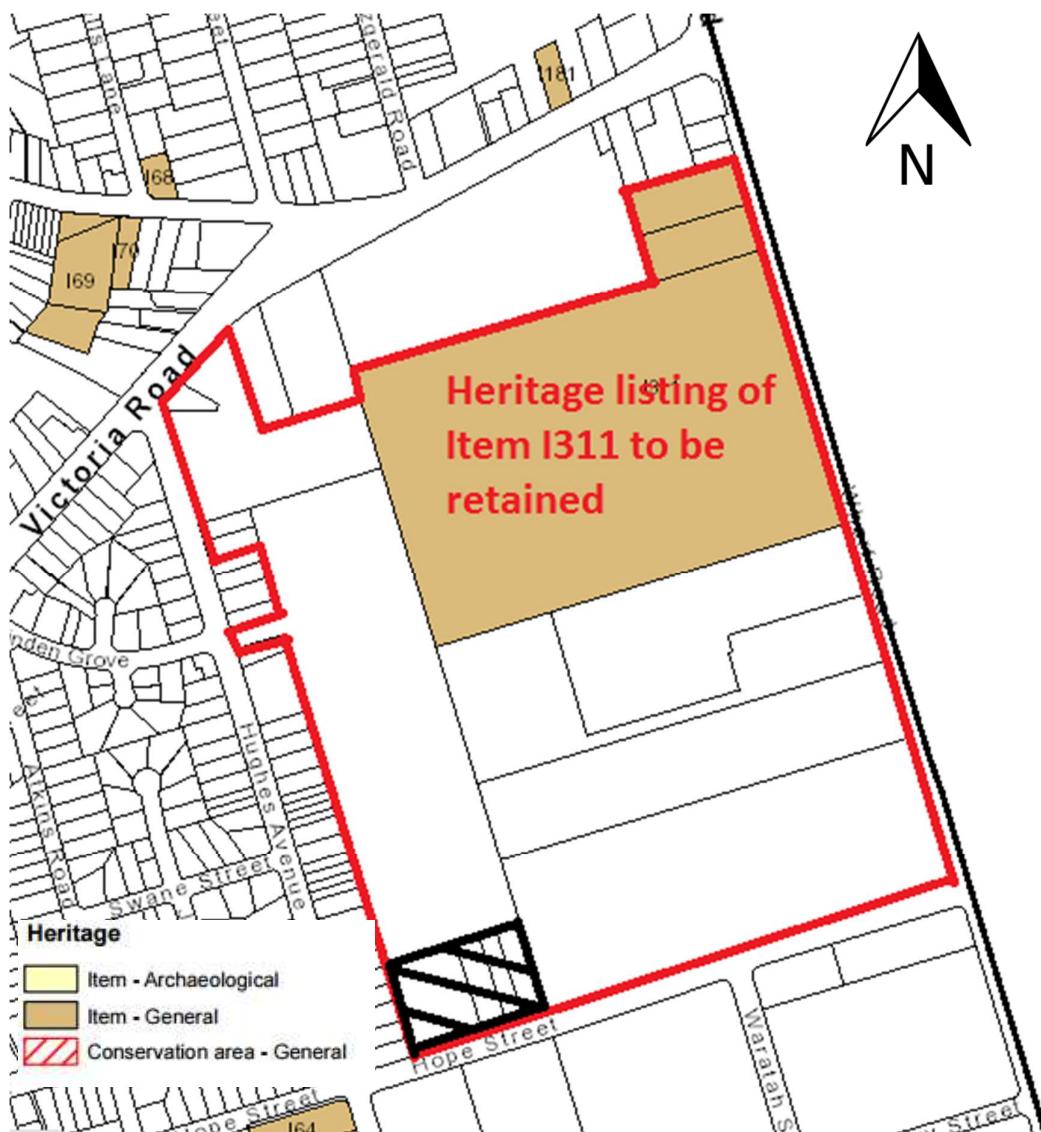


Figure 28. Heritage Item I311 to be retained on the subject Site

PART 5 – COMMUNITY CONSULTATION

The planning proposal (as revised to comply with the Gateway determination) is to be publicly available for community consultation.

Public exhibition is likely to include:

- newspaper advertisement;
- display on the Council's web-site; and
- written notification to adjoining landowners.

The gateway determination will specify the level of public consultation that must be undertaken in relation to the planning proposal including those with government agencies.

Pursuant to Section 57(8) of the *EP&A Act 1979* the Responsible Planning Authority must consider any submissions made concerning the proposed instrument and the report of any public hearing.

PART 6 – PROJECT TIMELINE

The detail around the project timeline is expected to be prepared following the referral to the Minister for review of the Gateway Determination.

The following steps are anticipated:

- Referral to Minister for review of Gateway determination
- Finalise TMAP
- Report TMAP outcomes and draft densities to Council
- Date of revised Gateway determination
- Commencement and completion dates for public exhibition period and government agency notification
- Consideration of submissions
- Consideration of proposal post exhibition and reporting to Council
- Submission to the Department to finalise the LEP
- Notification of instrument

Appendices

The following Appendices have not been included in Council's Business Paper due to their large size. For access to any of these documents, please contact Council's Project Officer, Amberley Moore at amoore@cityofparramatta.nsw.gov.au

38-42, 44 & 44A Wharf Road Planning Proposal (Payce)

1. Urban Design Report and Structure Plan prepared by AJC
2. Landscape Design Report prepared by Scape Design
3. Heritage Report prepared by Geoffrey Britton
4. Transport and Traffic Study prepared by AECOM
5. Economic Reports and Impact Study prepared by AEC
6. Retail and Economic Assessment prepared by Leyshon Consulting
7. Community Engagement & Consultation Report prepared by Elton Consulting
8. Community Facilities prepared by Elton
9. Social Impact Assessment prepared by Urbis
10. Land Capability / Geotechnical Report prepared by Coffey
11. Stormwater, Flooding Report prepared by Northrop
12. Remediation Strategy and Site Auditor Advice prepared by Senversa / GHD
13. Noise Impact Report prepared by Acoustic Logic
14. Flora and Fauna Report prepared by UBM Ecological Consultants
15. Infrastructure and Services Report prepared by Northrop
16. Land Survey Report prepared by LTS Lockley
17. Sustainability Reports prepared by Northrop
18. Visual Fly –through prepared by Virtual Ideas
19. Letters of Support from existing tenants
20. Education Needs Analysis prepared by Elton Consulting

8 Wharf Road Planning Proposal

21. Urban Design Study prepared by JBA
22. Assessment of Section 117 Directions prepared by JBA
23. Civil Infrastructure Assessment Report prepared by Diversi Consulting
24. Traffic Impact Assessment prepared by Bitzios Consulting
25. Economic Impact Assessment prepared by JBA
26. Heritage Impact Assessment prepared by Paul Davies
27. Preliminary Contamination Assessment prepared by Geotechnique
28. VPA Offer

15-19 Hughes Avenue & 655 Victoria Road

29. Preliminary Proposal and Urban Design Concept (April 2016) prepared by JBA
30. Updated Urban Design Concept (October 2016) prepared by JBVA
31. Draft Maps prepared by JBA
32. Preliminary Site Investigation prepared by DLA
33. Transport Impact Assessment prepared by GTA Consulting



Prepared by City of Parramatta

PARRAMATTA WE'RE BUILDING AUSTRALIA'S NEXT GREAT CITY