

**LEADING**

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<b>ITEM NUMBER</b>	11.11
<b>SUBJECT</b>	Planning Proposal for land at 8, 38-42, 44 & 44A Wharf Road, Melrose Park, 15-19 Hughes Avenue and 655 Victoria Road, Ermington
<b>REFERENCE</b>	RZ/1/2016 - D05094034
<b>REPORT OF</b>	Project Officer Land Use
<b>PREVIOUS ITEMS</b>	5.3 - Planning Proposal for land at 38-42, 44 & 44A Wharf Road, Melrose Park, 15-19 Hughes Avenue & 655 Victoria Road, Ermington and 8 Wharf Road, Melrose Park - Independent Hearing and Assessment Panel - 20 Jun 2017 3:30pm
<b>LANDOWNER</b>	PAYCE MP DM PTY LTD (38-42, 44 & 44A WHARF ROAD) ERMINGTON GOSPEL TRUST (15 – 19 HUGHES AVENUE & 655 VICTORIA ROAD)
<b>APPLICANT</b>	JAE MY HOLDINGS PTY LTD (8 WHARF ROAD) PAYCE MP DM PTY LTD THE ERMINGTON GOSPEL TRUST JAE MY HOLDINGS PTY LTD

**PURPOSE:**

The purpose of this report is for Council to consider a Planning Proposal for land at 8, 38-42, 44 & 44A Wharf Road, Melrose Park and 15-19 Hughes Avenue and 655 Victoria Road, Ermington and seek endorsement to forward it to the Department of Planning and Environment for Gateway Determination.

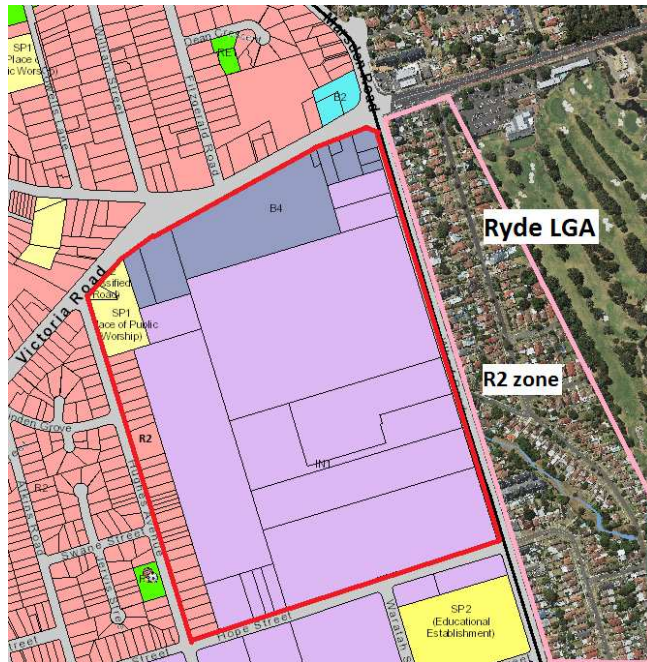
**RECOMMENDATION**

- (a) **That** Council considers the report that was submitted to the Independent Hearing and Assessment Panel (IHAP) on 20 June 2017 (**Attachment A**) and its recommendation (**Attachment B**) which supports the progression of the Planning Proposal for the land at 8, 38-42, 44 and 44A Wharf Road, Melrose Park, and 15-19 Hughes Avenue and 655 Victoria Road, Ermington.
- (b) **That** Council endorse the Planning Proposal for land at 8, 38-42, 44 and 44A Wharf Road, Melrose Park, and 15-19 Hughes Avenue and 655 Victoria Road, Ermington (**Attachment 1 of Attachment A**) which seeks to amend the Parramatta Local Environmental Plan 2011 (PLEP) in relation to the subject site by:
1. Rezoning 38-42, 44 and 44A Wharf Road, Melrose Park from IN1 General Industrial and R2 Low Density Residential to a mix of R4 High Density Residential, B4 Mixed Use, B2 Local Centre and RE1 Public Recreation;
  2. Rezoning 15-19 Hughes Avenue and 655 Victoria Road, Ermington from Part SP1 Special Activities and R2 Low Density Residential to R4 Mixed Use; and
  3. Rezoning 8 Wharf Road, Melrose Park from IN1 General Industrial to B4 Mixed Use.

4. Designating 19, 27, 29 and 31 Hope Street as a deferred matter and retaining the current zone of IN1 General Industrial and current building height and FSR controls.
  5. Amending the applicable maximum building height and FSR controls on the site subject to the outcomes of the TMAP.
  6. Inserting a new local provision that includes a minimum non-residential floor space requirement on the site.
- (c) **That** the Planning Proposal be forwarded to the Department of Planning and Environment for Gateway determination.
- (d) **That** the preparation of the TMAP proceed and the outcomes be reported to Council prior to the exhibition of the Planning Proposal to allow Council to endorse the FSR and building height limits to be included in the exhibition material prior to exhibition.
- (e) **That** a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to formal exhibition of the Planning Proposal.
- (f) **That** Council officers proceed with the preparation of an Infrastructure Needs List and subsequent negotiations for a Voluntary Planning Agreement (VPA) with the proponents in relation to the Planning Proposal on the basis that any VPA entered in to is in addition to Section 94A developer contributions payable.
- (g) **That** the site-specific DCP and VPA be publicly exhibited concurrently with the Planning Proposal, should Gateway determination be issued.
- (h) **That** Council advises the Department of Planning and Environment that the CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012 and
- (i) **Further, that** Council authorises the CEO to correct any minor anomalies of a non-policy and administrative nature that arise during the plan-making process.

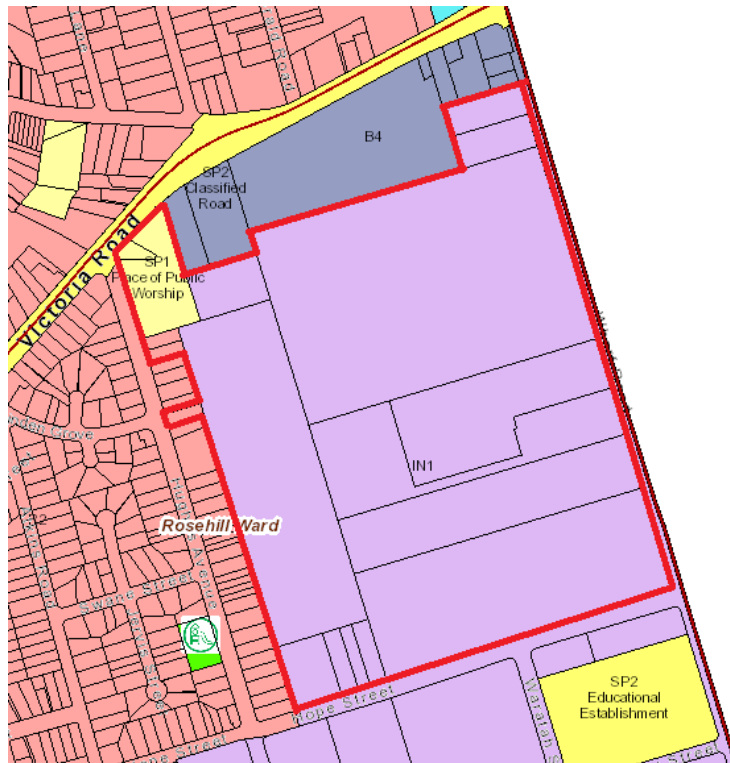
## **BACKGROUND**

1. At its meeting of 20 June 2017, the Independent Hearing and Assessment Panel (IHAP) considered the report on the Melrose Park Planning Proposal (**Attachment A**) and adopted the recommendations as detailed in the Minutes (**Attachment B**).
2. The subject site at 8, 38-42, 44 & 44A Wharf Road, Melrose Park and 15-19 Hughes Avenue and 655 Victoria Road, Ermington is approximately 28ha in size and is within the 35ha Northern Precinct of Melrose Park. The Northern Precinct is bound by Victoria Road to the north, Wharf Road to the east, Hope Street to the south and Hughes Avenue to the west as outlined in red in **Figure 1** below.



**Figure 1.** Melrose Park Northern Precinct

3. The subject site outlined in red in **Figure 2** is heavily developed and consists primarily of industrial buildings with a church in the north-west corner. It is surrounded by land zoned B4 Mixed Use on the northern boundary, IN1 General Industrial to the south and R2 Low Density Residential to the west.



**Figure 2.** Site subject to the Melrose Park North Planning Proposal

4. Existing employment uses on the site have decreased as a result of the restructuring of the pharmaceutical manufacturing industry which has resulted in a number of purpose-built buildings becoming redundant.
5. The site is located within close proximity to the Victoria Road transport corridor and is approximately 2.5km from West Ryde and Meadowbank Railway

Stations and Meadowbank Wharf. West Ryde Town Centre is approximately 2km east of the site and the smaller Ermington centre is approximately 2km to the west. Sydney Olympic Park is also within close proximity and provides a range of open space, sport and entertainment facilities.

6. The Site is subject to the Northern Structure Plan, which was prepared as a result of the requirements of Council's Employment Lands Strategy and adopted by Council in December 2016. The Proposal is consistent with Council's endorsed approach of separating the precinct into Northern and Southern Parts and preparing individual Structure Plans for each part and is also consistent with the Melrose Park Structure Plan Principles Document as endorsed by Council. Further detail on the Structure Plan process is contained within **Attachment A** to this report.
7. A correction was made to Recommendation (a)(4) of the IHAP report of 20 June 2017 (Recommendation (b)(4) in this Report) prior to the report being considered by the Panel members. The correction related to the properties at 19, 27, 29 and 31 Hope Street, which are proposed to be identified as a 'deferred matter' in this Planning Proposal (Site 4). Refer to Figure 5 within the attached IHAP report (**Attachment A**). The original Recommendation stated that the Planning Proposal seeks to rezone these properties from the current IN1 General Industrial zone to R4 High Density Residential but retain the existing building height and FSR controls. This was not the intention of the deferred matter notation and an altered Recommendation was submitted to IHAP clarifying that no zoning change was being sought and that the properties would retain the existing planning controls until a separate master planning exercise could be carried out that takes into account the current constraints on the site. The Panel subsequently adopted this altered recommendation (as detailed in **Attachment C**), as part of their resolution on this matter.

## PLANNING PROPOSAL

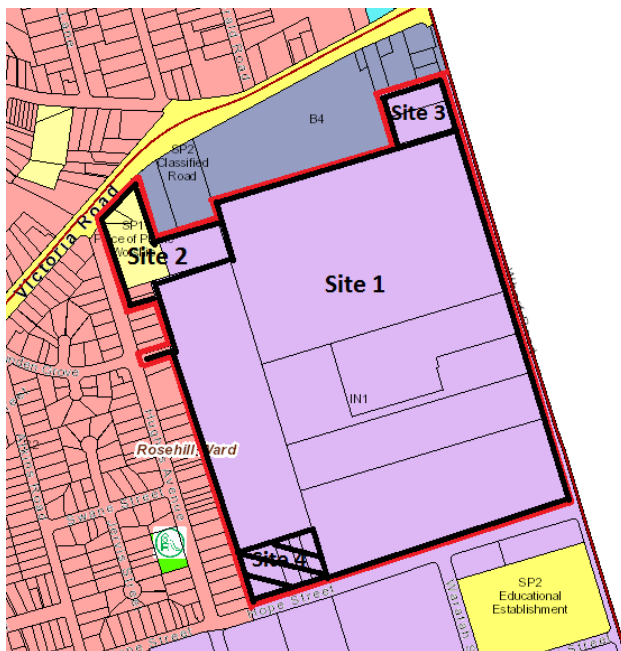
8. The Melrose Park North Planning Proposal is a combination of three (3) separate Planning Proposals received for land within the Northern Precinct of Melrose Park and seeks to amend Parramatta Local Environmental Plan (PLEP) 2011 to enable redevelopment for high density residential, mixed use, commercial and retail and open space. The current and proposed amendments are summarised in **Table 1** below:

**Table 1.** Current and Proposed Planning Controls

	38-42, 44 & 44A Wharf Road (Site 1)		15-19 Hughes Avenue 655 Victoria Road (Site 2)		8 Wharf Road (Site 3)		19, 27, 29 & 31 Hope Street (Site 4) (Deferred Matter)	
	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed
<b>Zone</b>	IN1 General Industrial & R2 Low Density Residential	R4 High Density Residential, B4 Mixed Use, B2 Local Centre, RE1 Public Recreation	IN1 General Industrial, R2 Low Density Residential, SP1 Special Uses	R4 High Density Residential	IN1 General Industrial	B4 Mixed Use	IN1 General Industrial	R4 High Density Residential (Deferred Matter)
<b>FSR</b>	0.5:1 & 1:1	1.85:1	0.5:1 & 1:1	1.85:1	1:1	2:1	No change proposed	

<b>HOB</b>	9m & 12m	16m to 72m	9m & 12m	32m	12m	14m & 28m	No change proposed
<b>Proposed dwelling yield</b>	NA	4,900 (+150 affordable housing units)	NA	367	NA	190	No change proposed
<b>Open space</b>	NA	Combined total of 8.2ha with over 3.4ha available for public recreation	NA	0	NA	0	No change proposed

9. 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 and undertaken the assessment accordingly.
10. Site 4 as identified within **Table 2** is not subject to a separate planning proposal, however is included in this planning proposal to demonstrate the holistic approach being taken for planning in the precinct. This site is proposed to be considered a ‘deferred matter’ for the purposes of this Proposal with further detail provided in **Attachment A** to this report. Refer to **Figure 3** below for the locations of the four sites subject to the Melrose Park North Planning Proposal (deferred area hatched in black).



**Figure 3.** Individual sites subject to the Melrose Park North Planning Proposal

**ASSESSMENT ISSUES**

11. A full assessment of all the relevant technical issues and legislative requirements is provided in the IHAP Report (**Attachment A**).
12. Issues relating to traffic / transport /parking and density are yet to be resolved as these will be addressed once the outcomes of the TMAP are known. These outcomes and matters will be reported to Council separately when the TMAP has been completed (refer to section 48 of **Attachment A** to this report).
13. The following issues were also raised and are detailed further in **Attachment A**. These matters require further consideration and will be resolved prior to the exhibition of the Planning Proposal:
  - Open space provision
  - Community facilities, social impacts and infrastructure
  - Employment uses
  - Urban design – density, streets, site interaction
  - Parking
14. A site-specific DCP will be prepared for the northern precinct that will determine the appropriate built form and urban design elements and will be reported to Council prior to its exhibition.

**VOLUNTARY PLANNING AGREEMENT / INFRASTRUCTURE**

15. The applicants have indicated their willingness to enter into a Voluntary Planning Agreement (VPA) in relation to this Planning Proposal. Council officers do not yet have delegation from Council to negotiate a VPA related to this Planning Proposal. Therefore, it is recommended that delegated authority be given to the CEO to negotiate a Voluntary Planning Agreement with the landowner in relation to the Planning Proposal on behalf of Council, that the outcome of negotiations be reported back to Council prior to its public exhibition.
16. The matter of infrastructure provision and funding within the Melrose Park precinct is in the process of being addressed via the development of an Infrastructure Needs List (INL) for the entire precinct. The INL will be used to inform future negotiations and assessment of existing and future VPA offers to ensure works are identified and provided relative to the proposed density on each site. Landowners who are not willing to enter into a VPA will be required to wait until an alternative funding mechanism has been established, such as a Section 94 Contributions Plan, before proceeding with a planning proposal.

**IHAP RECOMMENDATION**

17. IHAP considered this matter on 20 June 2017, and the report considered by the IHAP is included in **Attachment A** to this report.
18. The IHAP accepted the recommendation of the report in full and adopted the alteration to Recommendation (a)(4). The Minutes are contained in **Attachment B** to this report.

## **NEXT STEPS**

19. This report recommends that Council endorse the Planning Proposal contained in **Attachment 1** of **Attachment A** of this report. Pending that endorsement, the next steps will be to forward the Planning Proposal to the NSW Department of Planning and Environment for Gateway Determination, commence the preparation of a site-specific DCP and negotiation of a Voluntary Planning Agreement (as described in this report). The preparation of the TMAP as detailed in **Attachment A** will also commence.

Amberley Moore  
**Project Officer**

Robert Cologna  
**Manager Land Use Planning**

Sue Weatherley  
**Director Strategic Outcomes and Development**

Rebecca Grasso  
**Director Marketing and City Identity**

## **ATTACHMENTS:**

- |          |  |              |
|----------|--|--------------|
| <b>1</b> | Attachment A - IHAP Report 20 June 2017 - Melrose Park North Planning Proposal | 339<br>Pages |
| <b>2</b> | Attachment B - Minutes of IHAP Meeting 20 June 2017                            | 3 Pages      |
| <b>3</b> | Attachment C - Memo to IHAP members  | 2 Pages      |

## **REFERENCE MATERIAL**