

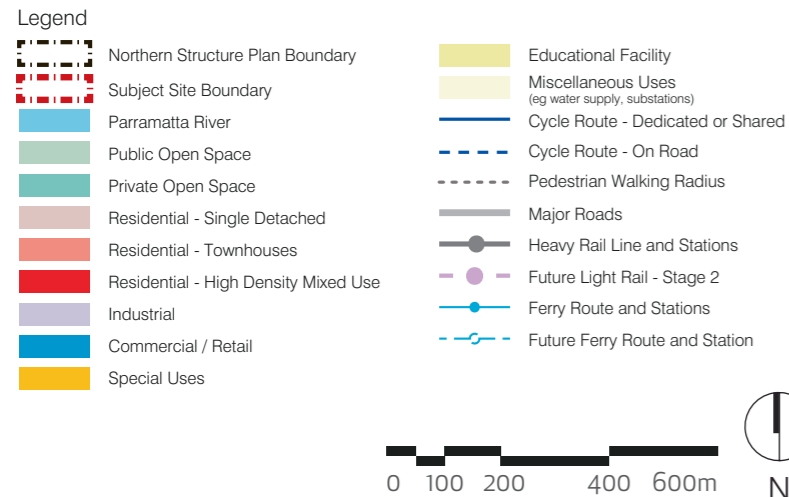
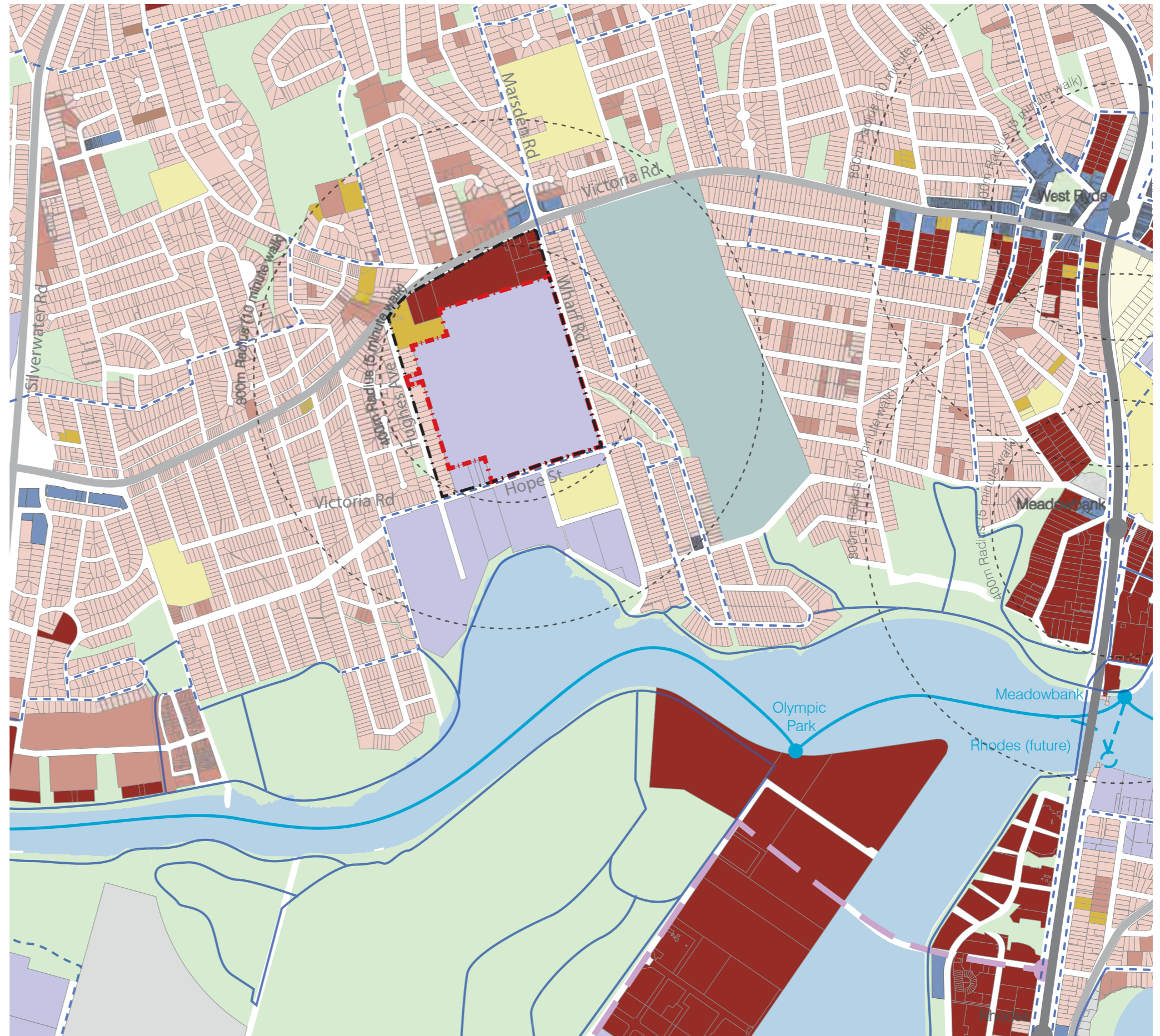
## 02 SITE ANALYSIS

### EXISTING URBAN FABRIC AND LAND USES

*The Site is currently an isolated industrial precinct that is surrounded by established residential communities*

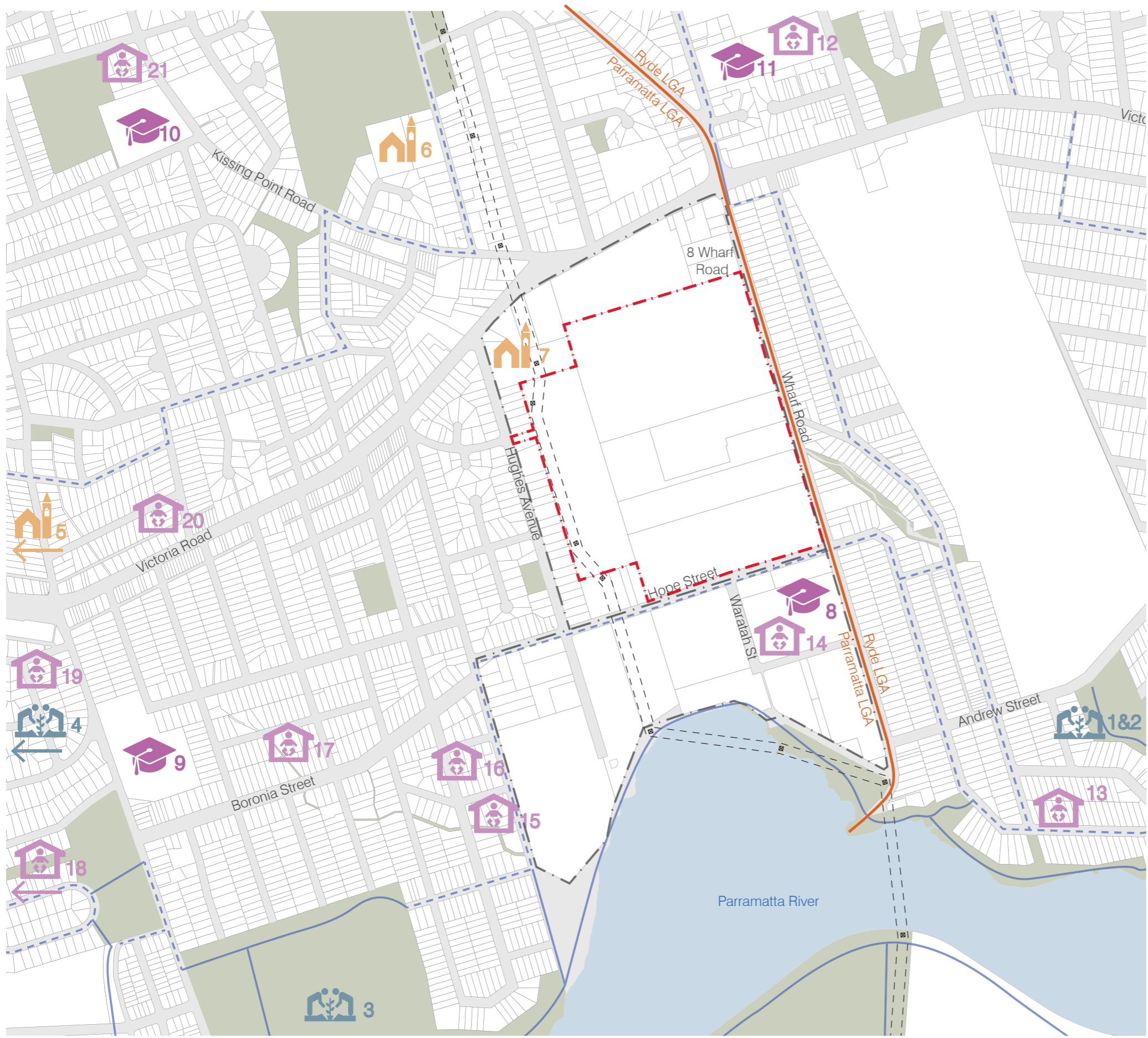
An analysis of the existing surrounding areas urban fabric and land uses has identified the following characteristics:

- + The Site and lands south of Hope Street currently form a 'cluster' of industrial uses;
- + To the west and east of the Site are established low density residential communities;
- + The adjoining site to the north (formerly Bartlett Park) was rezoned by the City of Parramatta Council to allow for High Density Mixed Use Development with a B4 (Mixed Use) zoning. This Site is also owned by PAYCE;
- + The surrounding area is well connected to regional open space networks, schools and foreshore access to the Parramatta River; and
- + The Site is not well serviced by convenience retail, except for a small cluster of shops and fast food outlets at the intersection of Victoria Road, Wharf Road and Marsden Road.



Existing Fabric And Uses





The Site is already serviced by a range of community facilities, places of worship, schools and child care centres. Nevertheless new development on the Site will increase pressure on current facilities and will require the upgrade of existing facilities or the provision of new ones.

**Community Facilities**

The closest community facilities to the Site are currently at Ermington Community Centre and George Kendall Riverside Park Meeting Room, both of which are small, older facilities. New development on the Site will include the provision of additional community facilities that will benefit the entire area.

**Schools**

Preliminary discussions with the Department of Education have indicated that local schools currently have some capacity and can be upgraded to increase their existing capacity. The Department of Education has indicated that their preference would be to expand existing schools rather than providing new schools (for example, Melrose Park Public School).

**Child Care**

Despite the number of existing child care facilities, the area is experiencing a shortage, particularly for children 0-2 years old. The proposed development will provide additional child care centres.

**Community Facilities**

- 1 Ryde Tennis Academy
- 2 Eastwood Ryde Netball Association
- 3 George Kendall Riverside Park Meeting Room
- 4 Ermington Branch Library and Community Centre

**Places of Worship**

- 5 Riverside Church
- 6 Korean Sydney Evangelical Church
- 7 Church of the Exclusive Brethren

**Schools**

- 8 Melrose Park Public School
- 9 Rydalmere East Public School
- 10 Ermington West Public School
- 11 Ermington Public School and Marsden High School

**Child Care Centres**

- 12 Goodstart Early Learning West Ryde
- 13 Melrose Family Day Care
- 14 Melrose Park OSHC
- 15 A Little Rei of Sunshine Ermington
- 16 Tiny Scholars Chilcare and Preschool
- 17 Ermington Rainbow Cottage
- 18 River Road Kindergarten
- 19 Platypus Preschool
- 20 Ermington Uniting Church Preschool
- 21 Ermington Possum Patch Child Care Centre

**Legend**

- - - Site Boundary
- - - Northern Structure Plan Boundary
- - - High Voltage Powerlines
- - - Local Government Area Boundary
- - - Cycleway - Dedicated/ Shared
- - - Cycleway - On-Road



Local Facilities



## 02 SITE ANALYSIS

### EXISTING CONDITION - SITE PHOTOS



View Location Plan

- Site Boundary
- Northern Structure Plan Boundary



View 1 - Looking south-east across the Site to Wentworth Point and Sydney CBD skyline in the distance.



View 2 - Looking south into the Site, the drop in topography is evident.



View 3 - Looking south down Wharf Road. The existing 1- to 4-storey industrial buildings are screened from the 2-storey detached dwellings by mature gum trees.



View 4 - Looking towards the existing cliff on the east side of the green. Due to benching for industrial use, large changes in topography occur through and around the Site.



View 5 - Looking north from Hope Street at existing industrial around The Site and the high voltage power lines running along the western end of the Site.



View 6 - Looking north towards the Site. Benching for industrial use has created a poor interface with existing boundaries.



*Melrose Park formerly included a Government Wharf where timber and produce were embarked for the Sydney market*

Wharf Road was considered central to the economic vitality of the Sydney colony in the 1820s. A Government Wharf was constructed at the end of Wharf Road and was used to transport produce and timber along the Parramatta River. In the late nineteenth century Government Wharf was also used for the shipment of blue metal from Pennant Hills Quarry.

The Site contains heritage item 311 in the Parramatta Local Environmental Plan (LEP) 2011 (on the former Pfizer site only) which covers the remnant mature 1960's lemon scented gum trees along the eastern boundary. Also within the Site, but south of the heritage item are two movable objects which are of considerable historical and archaeological value and should either be retained and incorporated into the future landscape Site planning of the Site or be donated to a museum.



1943 Aerial Photograph (Source: maps.six.nsw.gov.au)



1.



2.



4.



5.



3.

- 1. Remnant mature 1960's lemon-scented gums (item 311).
- 2. Movable heritage item: Portable fire extinguisher and fire pump.
- 3. Movable heritage item: Portable fire extinguisher and fire pump.
- 4. Movable heritage item: Mill stone.
- 5. Movable heritage item: Mill stone.

 Site Boundary



## 02 SITE ANALYSIS

### LAND OWNERSHIP PATTERN

Over 92% of the industrial land located north of Hope Street is under PAYCE ownership.

South of Hope Street, the industrial zoned lands are characterised by a diverse and fragmented ownership pattern (20 + owners).

#### Ownership North of Hope St:

1. PAYCE
2. Obed-Edom Pty Ltd
3. The Ermington Gospel Trust
4. Various Owners (x4)

#### Ownership South of Hope St:

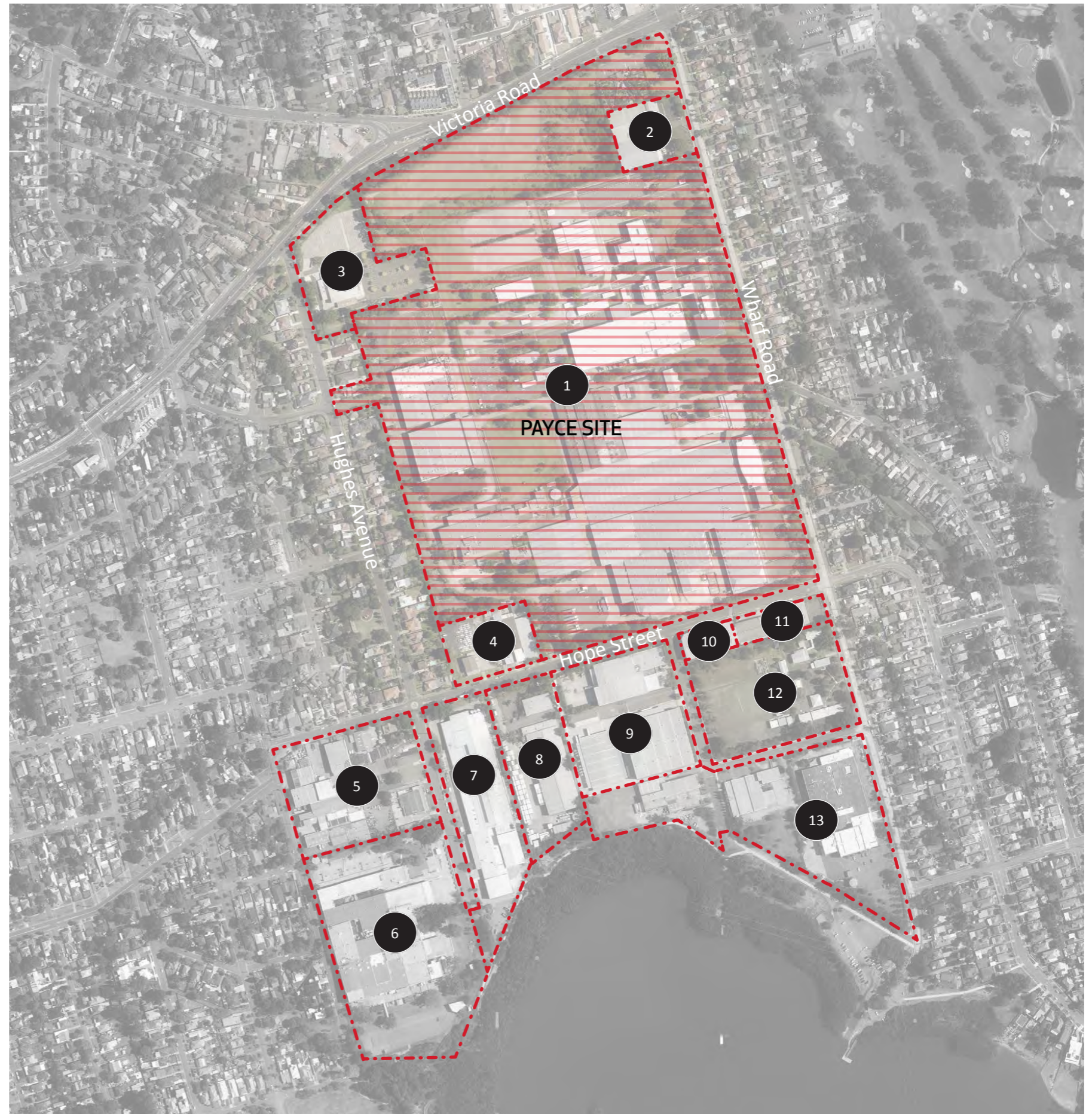
5. Various Owners (x16)
6. Glaxosmithkline Australia Pty Ltd
7. George Weston Foods Limited
8. Melrose Park Transport Pty Ltd
9. The Trust Company Limited (Goodman)
10. Various Owners (x4)
11. West Ryde Properties Pty Limited & National Office Assist Pty Limited
12. Melrose Park Public School
13. 112 Wharf Road Pty Ltd (Holdmark Property Group)

#### Legend



Ownership boundaries

Area under PAYCE ownership



Existing Land Ownership Pattern (2017)



*The City of Parramatta Council resolved that the Melrose Park precinct be subject to two Structure Plans.*

**Employment Land Strategy**

The City of Parramatta Council commissioned the preparation of the Parramatta Employment Lands Strategy (ELS) to assess the future of industrial zoned lands within the Local Government Area (LGA). All the industrial zoned lands at Melrose Park were part of this strategy.

Due to the decline in the pharmaceutical manufacturing industry at Melrose Park and locational factors, the ELS identifies the Precinct to be suitable for redevelopment. It therefore recommends the preparation of a Structure Plan which considers future uses and opportunities for urban renewal but does not result in a decrease in employment density.

**The Structure Plan Process**

The City of Parramatta Council recommended that the Melrose Park Precinct be subject to two Structure Plans in recognition of PAYCE's significant landholdings in the northern part of the Precinct and the progress of PAYCE's Structure Plan at the time.

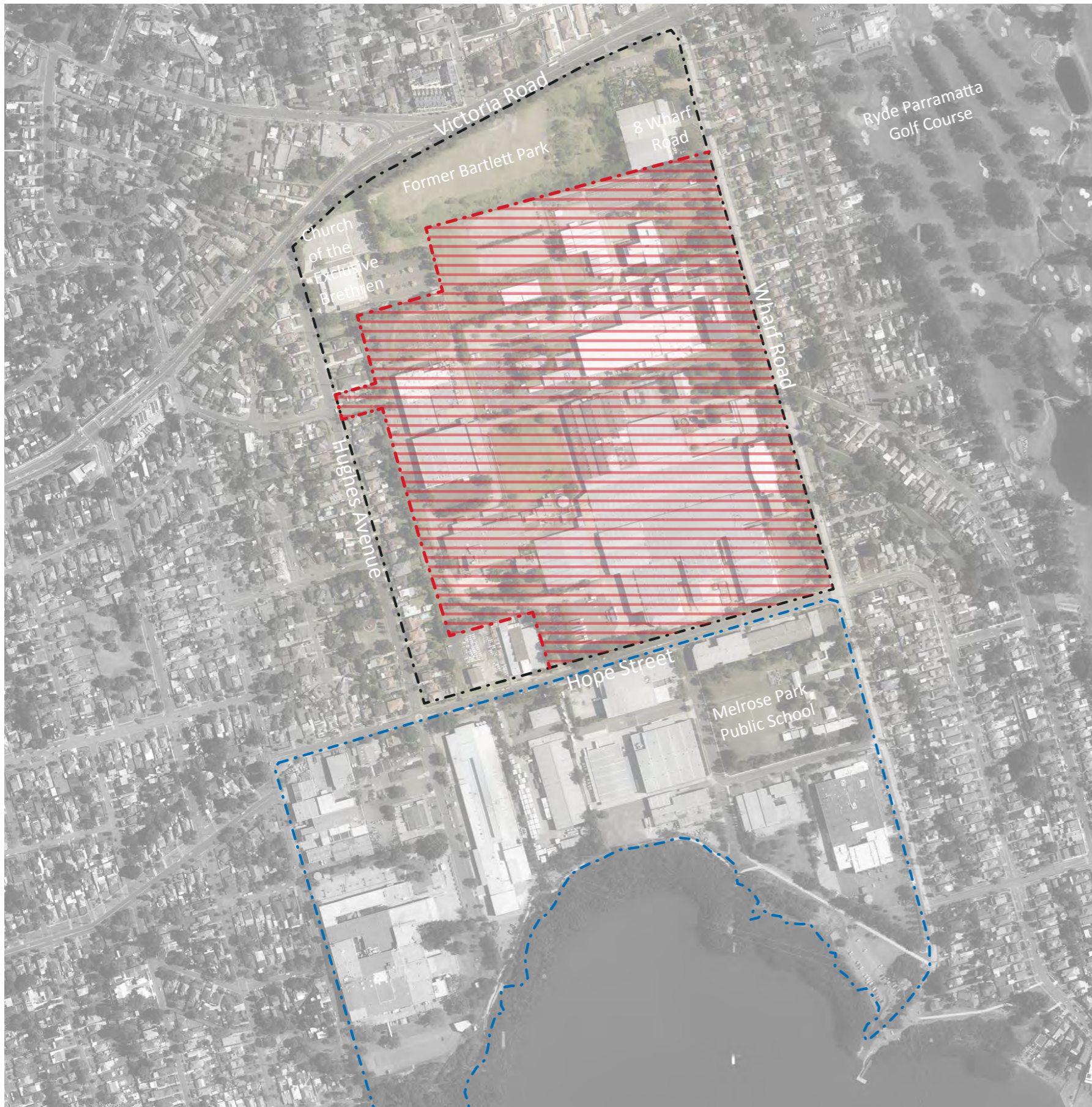
The Site is part of the Melrose Park Northern Structure Plan which was adopted Council in December 2016. More information on the Structure Plan is included in chapter 3 of this Report.

**Planning Proposal Area**

The Site subject to the Planning Proposal represents 25 hectares out of the 35 hectare Northern Structure Plan area and is wholly within PAYCE ownership. PAYCE's landholdings of 25ha represents over 92% of the industrial zoned land in the Northern Structure Plan area (total of 27ha of industrial zoned land).

It is bounded by:




- + Wharf Road to the east,
- + Hope Street and industrial premises facing Hope Street to the south,
- + Detached dwellings facing Hughes Avenue to the west, and
- + The Church of the Exclusive Brethren, former Bartlett Park and industrial premises at 8 Wharf Road to the north.



Area Subject to Rezoning (PAYCE's Landholdings)



**Legend**

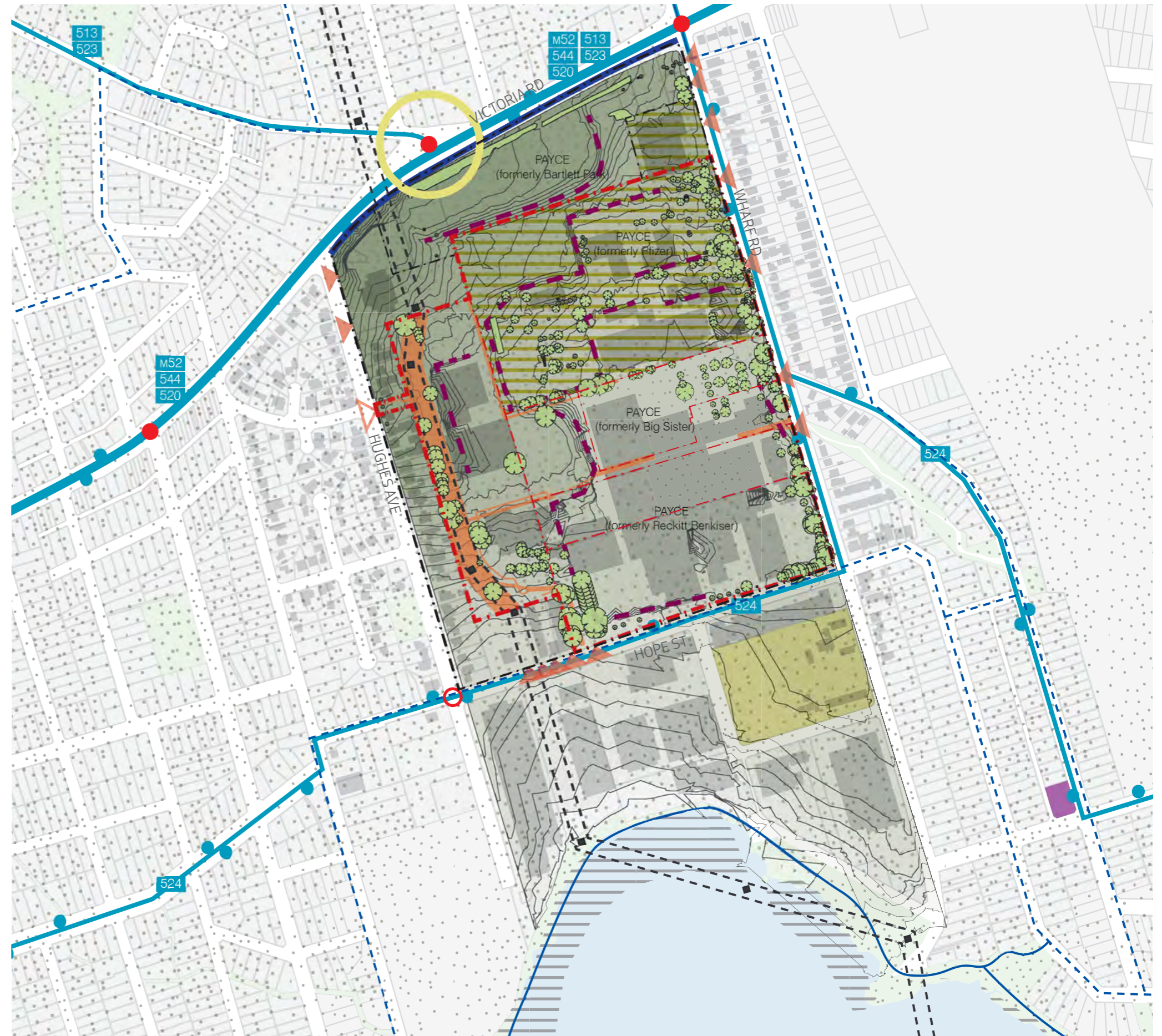
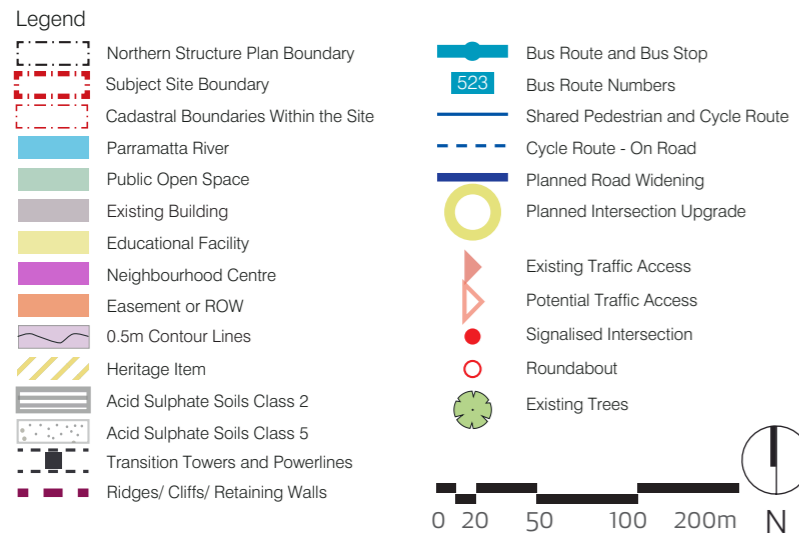
-  Northern Structure Plan Area (Adopted)
-  Southern Structure Plan Area (Proposed)
-  Area under PAYCE ownership and subject to Planning Proposal



## 02 SITE ANALYSIS

### LOCAL CONTEXT + SITE CONDITIONS

Characteristic	Description
Land Use	The 25ha site comprises of 6 parcels of land which have been used for industrial development from the early 1950s. The property at 38-42 Wharf Road is partly occupied by pharmaceutical company Pfizer Australia. The remaining two lots are tenanted by a variety of short-term lessees or are vacant.
Topography	Levels across the Site range from RL12.4 to 30.8 AHD, resulting in a fall of 18.4m from the north-west to the south-east.  Industrial uses on the Site have necessitated the creation of large flat areas. As the Site is not flat, these flat areas are bounded by changes in topography, cliff walls and retaining walls.
Vegetation	A preliminary survey of the Site has not identified any flora species listed as threatened or vulnerable under the relevant government acts.
Heritage	The property at 38-42 Wharf Road, occupied in part by Pfizer Australia is listed as Heritage Item 311 within the Parramatta LEP. The item is shown to be a number of remnant mature trees from the 1960s and 1970s.  There are also two moveable heritage items at the front of the former Reckitt Benckiser site which are likely relics from the old Reckitt factory. They can either be retained and incorporated in the development or donated to a museum.
Hydrology	The land is not affected by flooding. There are no watercourses on the Site and all historical water channels have been undergrounded.
Traffic	Key intersections surrounding the Site include: <ul style="list-style-type: none"> <li>+ Victoria Road / Marsden Road / Wharf Road (signals),</li> <li>+ Victoria Road / Kissing Point Road (signals),</li> <li>+ Victoria Road / Hughes Avenue (left in/left out),</li> <li>+ Wharf Road / Hughes Avenue (priority), Hope Street / Hughes Avenue (roundabout).</li> </ul> Currently, the Site is accessed via Wharf Road and Hope Street.



Local Context + Site Conditions