

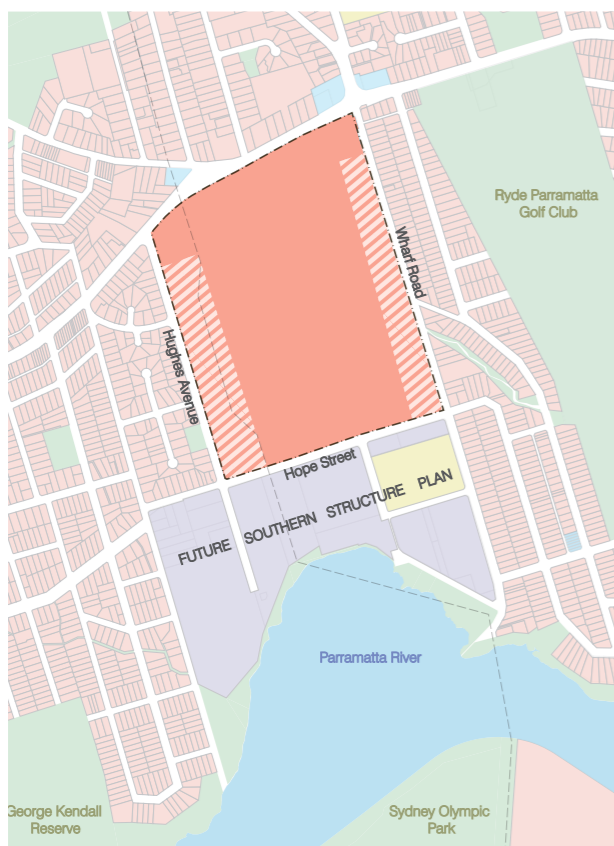


Improved Access to Public Transport

Implementing sustainable transport initiatives such as electric hybrid buses and ferry services connecting strategic centres and transport hubs.

Connectivity

Providing clear and legible connections that are integrated into the surroundings.



Built Form Transitions

Developing built form controls that protect the amenity of surrounding neighbourhoods.

Density in the Core

Higher density living to be located in the core of the Site to allow for a built form transition to the surrounding community.



04 THE PROPOSAL

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THE PROPOSAL



Aerial View of Melrose Park Looking South-East (Artist impression)

Melrose Park will become a new benchmark for Urban Renewal in Parramatta

The adjacent image illustrates a possible built form and landscape outcome for the Site under the controls being proposed. The key features of the Masterplan include:

An Active Vibrant Melrose Park Town Centre

- + Melrose Park Town Centre will become a new activity hub providing essential services to the local area. With a mix of retail, commercial employment, residential and community facilities, it will be the active and vibrant heart of the new development and the wider Melrose Park area.
- + Situated off the Victoria Road Transport Corridor and with a prominent address to the Main Street and Park Boulevard, Melrose Park Town Centre will remain active throughout the day and evening.

Better Public Transport

- + A new electric/hybrid bus route will connect Melrose Park with Meadowbank Train Station and Meadowbank Ferry Wharf.
- + A future ferry wharf upgrade will allow for Melrose Park to Parramatta private ferry loop.

Provision of New Parks and Open Spaces

- + Centrally located and bound by the Main Street and the Park Boulevard, two grand tree-lined streets. The Central Park will provide amenity and recreation opportunities for the existing culture and local community.
- + The Masterplan proposes a connected network of open spaces, each with a distinct character providing a range of recreational opportunities.

A Well Connected Street Network

- + Two tree-lined streets, the Main Road (NSR-2) and the Park Boulevard (NSR-3) are envisioned to link Victoria Road with Hope Street and in the future to potentially extend to the Parramatta River. They will run along a North-South axis and will be the twin spines around which the road network is arranged.
- + Smaller east-west and north-south local roads will create a fine-grain permeable network that will interweave the new development into the existing surrounding suburb. They will provide a variety of pedestrian, cycle and vehicular routes to and through the development.

Density Done Well

- + A small number of taller building forms will provide an opportunity to redistribute density appropriately across the Site so that new parks and open spaces can be delivered as part of the Proposal.
- + As per the Structure Plan principles, the highest density will be located in the core of the Site. Taller buildings have an aspect to open space or will address the Main Street or Park Boulevard, away from lower scale communities.
- + The Proposal comprises of approximately 4,900 dwellings in a walkable and liveable community, close to shops, jobs and services.
- + A range of building heights will create an articulated skyline that will transition sensitively to adjacent neighbourhoods;
- + The Proposal seeks a gross floor space ratio (FSR) of 1.85:1 across the Site. This is below the approved 2:1 on the adjoining site to the north at the former Bartlett Park (also owned by PAYCE). This FSR control will enable the delivery of significant areas of open space.

PROJECT METRICS

Site Area	249,980 m ²
Developable Area	156,500 m ² (63%)
Retail	10,500 m ² GFA
Commercial	15,000 m ² GFA
Community	3,000 m ² GFA
Residential	4,900 dwellings (approximately)
Affordable Housing	additional 150 dwellings (minimum)
Open Space	34,100 m ² including a 13,200 m ² The Central Park
Gross FSR	1.85:1
Building Heights	5% 18 storey buildings
	15% 12-15 storey buildings
	60% 7-10 storey buildings
	20% 0-6 storey buildings



Illustrative Landscape Masterplan



Proposed Electric/Hybrid Bus Route to Meadowbank

04 THE PROPOSAL

PUBLIC BENEFITS

The Proposed development will benefit the existing population as well as the future community. Benefits include:

New Parks and Open Spaces (Dedicated to Council)

- + The Central Park - A new 1.3ha Central Park will feature a lawn area, play equipment, amphitheatre, wetlands, lookout, timber wharf and the reinterpretation of heritage millstones;
- + The Common - A new 0.4ha grassed open space, suitable for informal group games;

Community Gardens

- + A 1.1ha landscaped area in a linear configuration will feature community gardens which will give residents the opportunity to grow their own produce and come together as a community. The park will also include a nursery for local flora;

Wharf Road Gardens

- + A retained and improved Wharf Road landscape area featuring heritage gardens, floral display and community activity areas;

Pocket Park

- + A 0.2ha pocket park in the south of the Site, suitable for dog walking, exercise and informal gatherings;

New Community Facilities

- + A 500m² amphitheatre in the Central Park;
- + A 2,000m² multi purpose facility in the Town Centre;
- + 1,500m² of child care facilities in the Town Centre and elsewhere in the development;
- + Other community facilities to support active recreational areas, such as the Common and the Central Park, totalling 500m²;
- + Minimum 150 Affordable Housing dwellings in the Town Centre.

Upgrade of George Kendall Reserve

- + \$32 million contribution towards the upgrade of the George Kendall Reserve which will transform the open space into a regional facility;

Melrose Park Public School

- + \$2m contribution to Melrose Park Public School to ensure the highest quality educational opportunities for the community;

Improved Parramatta Valley Cycleway

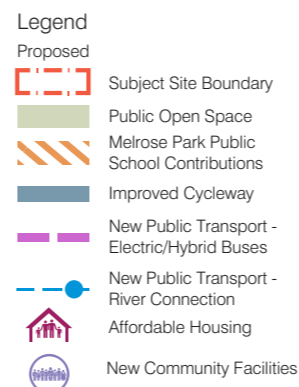
- + \$1.3 million improvement to cycleway that links Melrose Park to George Kendall Reserve connecting to the Parramatta Valley Cycleway;

New Public Transport - Electric/Hybrid Buses

- + New private electric/hybrid bus service including up to 4 buses and infrastructure to link Melrose Park to Meadowbank Train Station and Meadowbank Ferry Wharf;
- + The bus service will be provided by PAYCE for 10 years and will be free of charge to residents and workers of Melrose Park;

New Public Transport - Western Sydney Private Ferry Loop

- + Wharf upgrade and the provision of two new ferries to provide a link between Melrose Park and Parramatta;
- + The ferry service will be provided by PAYCE for 10 years and will be free of charge to residents and workers of Melrose Park.



Public Benefits Plan

INDICATIVE PLAN FOR FURTHER DISCUSSION



LEGEND	
1	existing BBQ facilities
2	existing amenities block
3	communal BBQ facility
4	play ground
5	toilet facility and locker room
6	environment garden and wetlands
7	central car park east - 52 spaces
8	shared pedestrian and cycle path
9	mini soccer field
10	soccer field
11	multi purpose field - soccer, touch football, cricket
12	baseball field
13	quiet recreation zone
14	tennis courts - 12 no.
15	netball courts - 6 no.
16	basketball courts - 2 no
17	volleyball/beach volleyball - 6 no.
18	off leash dog area
19	car park west - 78 spaces
20	car park north - 60 spaces
21	central car park - 120 spaces
22	central overflow car park - 74 spaces
23	overflow car park north - 74 spaces
24	aquatic centre
---	site boundary
⚡	lighting
☐	shade structure
▬	asphalt/road pavement
▬	concrete
▬	intensive sport turf
▬	turf
▬	native grassland - mowing 2 x per year
▬	wetland planting and reeds
▬	native shrubs, grasses and ground cover planting
🌳	existing tree to be retained
🌳	proposed native tree planting

04 THE PROPOSAL

FOCUS AREA - TOWN CENTRE - RETAIL PRECINCT

The Melrose Park Town Centre will become the new civic and community heart of Melrose Park. Activated by a genuine mix of commercial, retail affordable housing and community uses, the Town Centre will be an exciting, unique and positive contribution to the wider community.

It will be designed to minimise pedestrian and vehicular conflicts, as the main vehicular entries (including the loading dock) will be on the west side off the Main Street, while the pedestrian entrances will be located on the east side of the centre, off the Park Boulevard and opposite The Common.

Melrose Park Town Centre and has the potential to deliver:

- + 10,000m² GFA of retail uses which are expected to generate approximately 450 retail jobs (refer to the AEC Group's Melrose Park Economic Impact Assessment Report lodged with this Planning Proposal);
- + Large paved public plaza, which could host concerts, cultural events and weekend farmers markets in partnership with Council. This area also has the potential to house both permanent and temporary pop-up retail activation, public art and community events;
- + The Town Centre will include the provision of a supermarket and supporting retail, including a range of food and beverage outlets with outdoor dining;
- + Its proximity to the Common means that day-to-day activities and events in the Centre can easily spill onto the larger open space next door;
- + Melrose Park Town Centre will include a 2,000m² multi-purpose community facility that could potentially have a ground floor address to the plaza;
- + A minimum of 150 affordable dwellings;
- + One of three new child care facilities in Melrose Park.



Character image - Cafes and food offering.



Character image - Cafes and food offering.



Key Plan



Precedent image - East Village, Zetland. (PAYCE project)

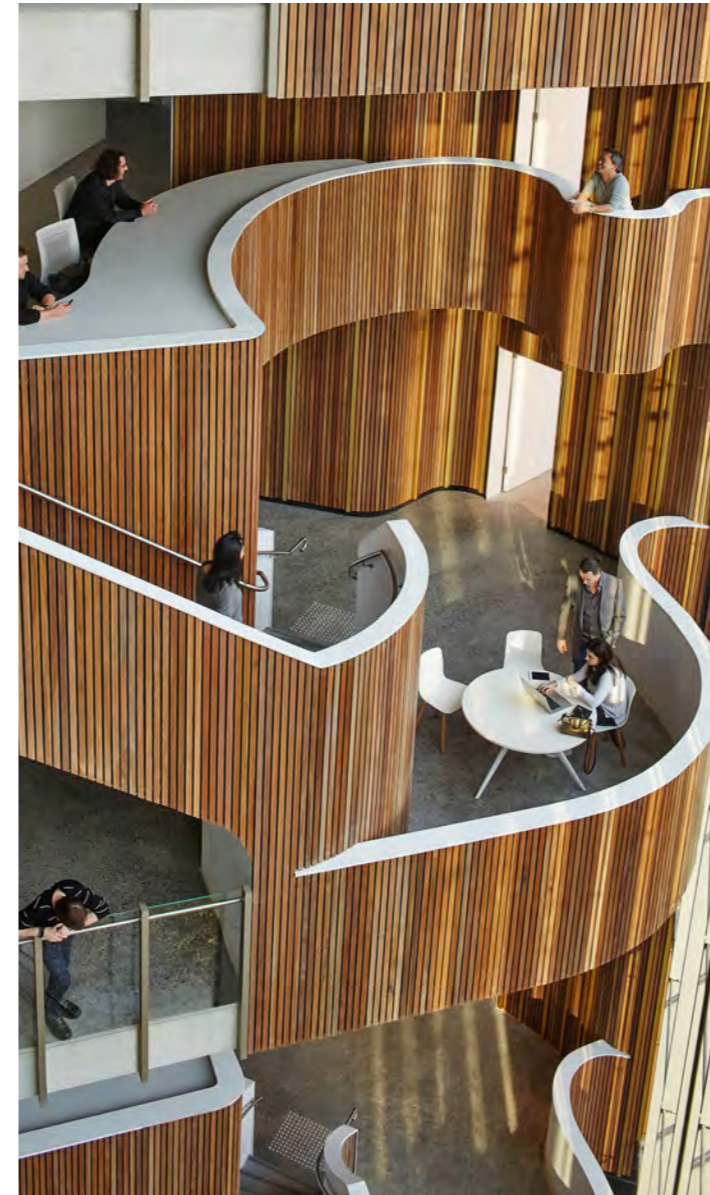


Precedent image - Spice Alley, Central Park.

FOCUS AREA - TOWN CENTRE - EMPLOYMENT HUB



Character Image - Sydney University Business School.



Character Image - Novartis Macquarie Park.

The Employment Hub is the focus of job creation at Melrose Park, contributing approximately 1,200 new sustainable jobs* and 15,000m² of high quality new commercial space in close proximity to the Victoria Road Transport Corridor. The Employment Hub will facilitate and encourage a live-work culture in the area.

Businesses will benefit from the amenities afforded by the co-located Melrose Park Town Centre and the Common nearby. In turn, the Employment Hub will enhance and extend the activation of the Town Centre.

A range of commercial spaces will be provided attracting a mix of tenancies to support the new and existing community.

Key features of the Employment Hub include:

- + 15,000m² of high-quality new commercial office space; sustaining approximately 1,200 jobs*, as per the Employment Lands Strategy and the principles of A Plan For Growing Sydney;
- + Modern facilities that will be provided in a range of sizes and will be suitable for multiple users;
- + Focus on key industries of growth in Parramatta, including health, social assistance and education;
- + The aim to retain major multinational pharmaceutical players such as Pfizer and Reckitt Benckiser if possible;
- + Potential for serviced shared office space, suitable for start-ups, young entrepreneurs and people who normally work from home, promoting interaction and cross-business collaboration.

* Source: AEC Group's Melrose Park Economic Impact Assessment Report lodged with this Planning Proposal. (not including retail jobs)



Character image - WeWork Commercial Offices, Los Angeles



Character Image - Novartis Macquarie Park.



Key Plan

04 THE PROPOSAL

FOCUS AREA - THE CENTRAL PARK

The Central Park will be at the core of the new development's identity. It will host a range of recreational facilities for local residents. The Central Park will become the primary open space for the community to gather, play and relax throughout the week and across the seasons.

The program of the Central Park will include:

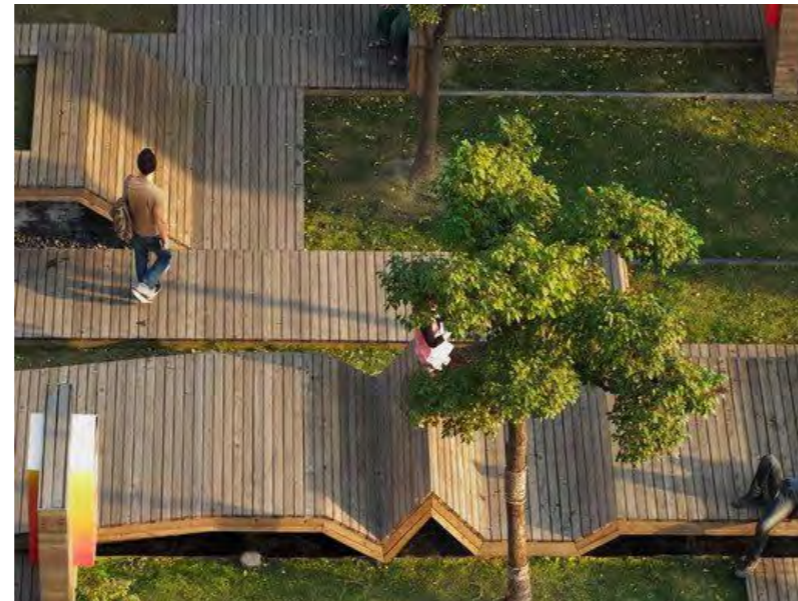
- + 13,180m² of dedicated public open space;
- + Activation points such as a cafe and public BBQs;
- + An amphitheatre with the potential to become a cultural event space where community events can be held or major sports and cultural events can be broadcast;
- + A flexible open lawn for informal active recreation such as touch football, boot-camp and shaded spaces for picnics and family gatherings;
- + Adventure playground consisting of timber boardwalks, jetties and a large timber ship to reinterpret the Site's history for shipping timber across the Parramatta River;
- + The existing shale cliff will be retained and its topography used for a lookout cantilevering over the park's wetland;
- + A 500m² community building to house complementary programs such as end of trip facilities, cafés, sports storage and undercover spaces available for hire by the community.



The Central Park (Artist impression).



Key Plan



Character Image: Active parks.



Street level view of The Central Park (Artist impression).

04 THE PROPOSAL

FOCUS AREA - THE COMMON



Character Image: Bryant Park, New York City.

The Common will be the centre for active group recreation both during the week and on weekends. The Common includes a large grassed area which can be used for informal sports games such as soccer, touch football or other group based activities. It will give the community a platform to participate actively and to grow healthy social networks.

Key features of the Common are:

- + A 70m x 58m grassed area which can facilitate a range of junior and informal sporting activities including soccer, touch football etc.;
- + 250m² amenities facility in an adjacent building including change-rooms, toilets etc.;
- + A strong public address, with three street frontages and a public pedestrian path that clearly separates residential development from the Common;
- + A strong connection to the Town Centre opposite, facilitated by raised pedestrian crossings; and
- + Park-side apartments, overlooking the Common, providing amenity for residents and ensuring round the clock passive surveillance.



Character Image - Hyde Park Gardens, London.



Character Image - Hafen City, Hamburg



Key Plan

04 THE PROPOSAL

FOCUS AREA - WHARF ROAD GARDENS

Wharf Road Gardens will showcase and enhance the heritage items of the Site by placing them in a natural setting to be enjoyed by the community.

Wharf Road Gardens also act as a natural separation, enhancing the sensitive transition between the development and the existing low density neighbourhoods to the east of the Site on Wharf Road.

WHARF ROAD GARDENS

Wharf Road Gardens will be located along the eastern boundary with a direct interface to Wharf Road. The key elements of the Gardens are:

- + 20m wide x 200m long linear park that results in 4,000m² of open space for the enjoyment of local residents;
- + The retention of heritage listed trees and landscape (Item 311);
- + Programs providing recreational opportunities for all ages such as outdoor chess and ping pong;
- + A landscaped setback between the proposal and the existing low density communities along Wharf Road (Ryde LGA).



Precedent - Flower gardens (Bandernburg an der Havel, Germany).



Precedent - Flower gardens (Bandernburg an der Havel, Germany).



Character Image - Gardens.



Key Plan



Precedent - Parks with activities such as ping pong tables.



Precedent - Parks with activities such as chess.

FOCUS AREA - COMMUNITY GARDENS



Precedent - Southport Broadwater Parklands.



Precedent - Value Farm China



Character Image - Community Garden.



Character Image - Garden



Character Image - Community Garden.

Through good urban design, site constraints such as electrical easements can be improved into opportunities which benefit the community. By providing activities such as community gardens, nurseries, play areas and water sensitive urban design, the Community Gardens create a distinct sense of place that serves the community.

Like Wharf Road Gardens, the Community Gardens will be a further landscaped separation from the existing low density neighbourhood to the west of the Site and will transform the existing residents' outlook from an industrial estate to a rich natural environment. There is an opportunity for residents with backyards against the Community Gardens to have direct backyard access to the park (Hughes Avenue houses). They would be able to make good use of the new facilities offered in the Gardens and throughout the development as an added benefit.

COMMUNITY GARDENS

The Community Gardens are two 20-50m wide parks that are located along the entire length of the western boundary. The Gardens provide:

- + 11,000m² of open space divided into two large spaces by the proposed Hughes Avenue entry
- + The Gardens have the potential to increase the environmental and social benefits of the Proposal, providing a long natural corridor and good deep soil drainage and filtration;
- + Activities that may include play areas, community gardens and water sensitive urban design; and
- + A landscaped separation to the established residential communities to the west along Hughes Avenue which could benefit from an enhanced outlook and direct access to the development.



Key Plan

04 THE PROPOSAL

PUBLIC DOMAIN AND OPEN SPACE NETWORK

The landscape architectural vision for the communal and public spaces of the Melrose Park development is to create spaces of different character that offer a range of recreational opportunities. This will create a tranquil and unique environment for its residents with opportunities to relax and linger.

The lush and green open space will tell a story through the design elements of textures, colours and materials about its location within the Sydney Basin. Social hubs will be created in both a landscaped but also urban environment.

The Site and its proposed landscape features will take best possible advantage of the proximity to the Parramatta River. Views and connections to the River will be enhanced where possible.

It is proposed to create high quality spaces of unique character throughout the Site. Elements of the geological origin such as sandstone, shale and water will be used within the open space design in conjunction with local endemic plant species of the Cumberland Plain Woodland, Turpentine Ironbark Forest and Blue Gum High Forest.

Benefits of Open Space

Benefits of open space include:

- + Improved physical health and well-being – with reduced risk of lifestyle related diseases, higher survival rate of other diseases, improved quality of life and long term health, and, in young people and children healthy growth and development;
- + Improved mental health – builds individual self-esteem and self-image, reduces stress, improves concentration and enhances memory and learning;
- + Enhanced social outcomes – encourages social interaction and development of social skills, improves social networks and social capital, increases community cohesion and pride, safer communities;
- + Reduced healthcare costs – improved physical health and the building of stronger families and communities helps lower health-care costs, reduces the costs of social intervention and plays a role in reducing crime and social dysfunction (WA Department of Sport and Recreation, 2009).



Illustrative Landscape Masterplan

PUBLIC DOMAIN AND OPEN SPACE NETWORK

Open Spaces throughout the Site are planned with variety in mind: a variety of sizes, uses and ownership models to encourage a variety of space types and characters.

They will help reduce the urban heat island effect, provide stormwater management solutions and will work toward improving shade and quality of outlook for residents workers and pedestrians.

Public Open Space (Dedicated to Council)

+ The Central Park	13,180m ²
+ The Common	4,020m ²
+ Wharf Road Gardens	3,700m ²
+ Community Gardens	11,190m ²
+ Pocket Park	2,000m ²
+ Total	34,090m²

Communal Open Space (Strata Titled)

The Apartment Design Guide (ADG) requires 25% of the Site to be provided as communal open space. The development exceeds the minimum requirement in each lot in a range of spaces including ground floor communal gardens, publicly accessible gardens (through-site links) and roof or podium gardens.

Deep Soil Zone

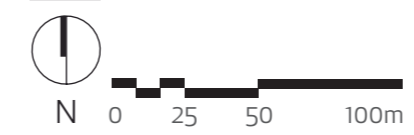
The ADG sets a minimum deep soil requirement of 9,757m² (7% of the Site area) and a stretch target of 20,909m² (15% of the Site area). The Masterplan achieves 21,179m² which is beyond the ADG requirement and above the stretch target.

The development provides an additional 34,090m² deep soil in public open spaces. When this is added to the private open space deep soil zones, the total increases to 55,269m² or 22% of the total site area.



Legend

- Subject Site Boundary
- Softscape**
- Public Open Space
- Communal Open Space
- Private Open Space
- Communal Open Space - Roof Gardens
- Deep Soil Zone
- Basements
- Hardscape**
- Shared Zone
- Communal Open Space
- Road



Public Domain Plan

04 THE PROPOSAL

STREET HIERARCHY

Priority will be given to pedestrians, cyclists, public transport and service vehicles by features such as traffic calming zones, shared streets and raised pedestrian crossings. To encourage walking, cycling and public transport, parking rates have been reduced to 1 dedicated space and 0.1 visitor spaces per dwelling.

Streets are designed to maximise pedestrian amenity with generous footpaths, narrow carriageways and generous tree planting. Particular care was taken to ensure the Park Boulevard (NSR-3) is pedestrian friendly as it is envisaged to be the main pedestrian spine of the Site.

The design intent is to minimise the impact of cars and to minimise congestion at entrance points.

Street Hierarchy

The Masterplan proposes a clear and legible street hierarchy that is integrated into the surrounding road network. The following street types are proposed:

Pedestrian Priority



Vehicular Priority

- + **Shared Zones (16m wide)** - Pedestrian priority zones allowing some car thoroughfare at specified times at advised speeds (EWR-5 west, NSR-4 south);
- + **Primary Pedestrian Boulevard (22m wide)** - The Park Boulevard, a north-south street linking bus stops on Victoria Road to the Parramatta River. Features include generous footpaths framed by four rows of trees, two-way cycleway and an internal transport corridor providing public transport for the development (NSR-3);
- + **Local Streets (16m wide)** - Tree lined streets with generous footpaths and local traffic volumes, potentially 40km per hour zones (EWR-3 east, EWR-5, EWR-6, EWR-7, EWR-8, NSR-1, NSR-4 north);
- + **Village Street (17.4m wide)** - Primary east-west vehicular connection with generous tree-lined footpaths (EWR-4);
- + **Primary Vehicular Street (22-25m wide)** - The Main Street is the primary vehicular entry to the Site from Victoria Road, with a potential future connection to Hope Street and the Parramatta River and featuring a vegetated median (NSR-2).



Shared Zone.



The Park Boulevard - Primary Pedestrian Street.



Local Street & Village Street.



The Main Street - Primary Vehicular Street with Planted Median Strip.



Legend

- Subject Site Boundary
- Shared Zones
- Primary Pedestrian Boulevard
- Local Street
- Village Street
- Primary Vehicular Boulevard
- Potential Future Connection



Access and Movement Plan



To ensure the creation of a walkable and connected community, the Masterplan proposes a permeable and safe pedestrian network that is founded on the notion of creating streets that prioritise pedestrians over cars where possible.

The Proposal will transform the Site into walkable neighbourhood that encourages walking and cycling over driving, promoting healthier lifestyles and activating the area.

The Proposal includes:

- + Lots that are small enough to be permeable allowing for pedestrians and cyclists to vary their routes through the development.
- + Where destinations are divided by larger lots, pedestrian through-site links will be included to further break down the grain of the development;
- + A new cycleway connecting Victoria Road to Hope Street will run along the Main Street (NSR-2) and link existing on-street cycleways at Hope Street. Associated bicycle parking facilities will be provided at the Common, the Central Park and Melrose Park Town Centre. There is potential for this cycle link to extend to the Parramatta River via Waratah Street;
- + Features that will ensure pedestrian priority including raised crossings, shared zones and traffic calming measures.

Additionally, the following public transport initiatives are proposed to improve connections to Parramatta CBD, Sydney CBD and surrounding Strategic Centres:

- + New electric/hybrid bus services including up to 4 buses and infrastructure to link Melrose Park to Meadowbank Train Station and Meadowbank Ferry Wharf; and
- + New private ferry loop service to Parramatta (via Sydney Olympic Park, Melrose Park, Rydalmere and University of Western Sydney) plus wharf upgrade at Melrose Park.