

Sebastian Tauni

From: Amberley Moore <AMoore@cityofparramatta.nsw.gov.au>
Sent: Wednesday, 16 August 2017 10:26 AM
To: Sebastian Tauni
Subject: Updated s117s for Melrose Park North PP
Attachments: Updated s117 Ministerial Directions for Melrose Park North PP.pdf

Hi Sebastian,

In relation to our conversation the other day about the missing s117 Directions for the Melrose Park North Planning Proposal, please find attached an updated table addressing all s117s. Specifically, there is now detail for 1.1 Business and Industrial Zones and 2.3 Heritage Conservation.

I hope this is sufficient and please let me know if you have any questions or require further information.

Regards,

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**CITY OF
PARRAMATTA**

Melrose Park North Planning Proposal (PP_2017_COPAR_009_00)
Demonstration of Consistency with s117 Directions

Ministerial Direction	Consistent	Comment
1. Employment and Resources		
1.1 Business and Industrial Zones	Yes	<p>The Proposal complies with this objective. The proposed development seeks to provide for new employment growth through the creation of a new Town Centre and the provision of over 30,000m² of non-residential floorspace through a B2 Local Centre zone. The Proposal indicates an average of 1,700 new jobs will be provided within the northern part of Melrose Park, which is an increase on the current rate.</p> <p>The Employment Lands Strategy stipulates that any new development in the precinct must provide the equivalent number of jobs that could be achieved under the current IN1 General Industrial zone, which is 2,546. The figure provided in the Proposal relates only to the northern portion, with the southern precinct also required to provide for employment generating uses as part of any future redevelopment. Given that the northern part occupies a significant portion of the Melrose Park precinct it is expected that more jobs would need to be provided as part of this redevelopment compared to the southern part. As a result, there is potentially a shortfall in the number of jobs being provided as part of the Proposal and further investigation needs to be undertaken prior to exhibition of the planning proposal to determine the appropriate amount.</p> <p>To ensure an appropriate amount of non-residential floorspace is provided, a specified minimum requirement is proposed to be included in the amendment to PLEP 2011. This requirement will be finalised prior to exhibition of the Planning Proposal.</p>
1.2 Rural Zones	N/A	N/A
1.3 Mining, Petroleum Production and Extractive Industries	N/A	N/A
1.4 Oyster Aquaculture	N/A	N/A
1.5 Rural Lands	N/A	N/A
2. Environment and Heritage		
2.1 Environment Protection Zones	N/A	N/A
2.2 Coastal Protection	N/A	N/A
2.3 Heritage Conservation	Yes	The Proposal complies with this objective. A detailed heritage assessment of the site has been undertaken which concludes that there is

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		likely to be minimal heritage impact on Item 311 or the two moveable heritage items located nearby at the former Reckitt Benckiser site as a result of the proposed redevelopment.
2.4 Recreation Vehicle Areas	N/A	N/A
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	N/A
3. Housing, Infrastructure and Urban Development		
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	Yes	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: <ul style="list-style-type: none"> – 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.

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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
5.10 Implementation of Regional Plans	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		

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7.1 Implementation of A Plan for growing Sydney	Yes	The Proposal is consistent with the relevant Goals and directions in the Strategy.
7.2 Implementation of Greater Macarthur Land Release Investigation	N/A	N/A
7.3 Parramatta Road Corridor Urban Transformation Strategy	N/A	N/A
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	N/A
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	N/A