

Planning Services

Gateway Determination Report

LGA	City of Parramatta
RPA	City of Parramatta
NAME	Melrose Park North Precinct (5,050 homes, 1,700 jobs)
NUMBER	PP_2017_COPAR_009_00
LEP TO BE AMENDED	Parramatta Local Environmental Plan 2011
ADDRESS	38–42, 44 and 44A Wharf Road, Melrose Park; 15–19 Hughes Avenue and 655 Victoria Road, Ermington; 8 Wharf Road, Ermington; and 19, 27, 29 and 31 Hope Street, Melrose Park
DESCRIPTION	Lot 10 DP 1102001, Lots 11 and 12 DP787611, Lot 2 DP 128544, Lot 6 DP 232929 and Lot 1 DP 127769; Lot 1 DP 399372, Lot 1 DP 588575 and Lots 1 and 2 DP 509307; Lot 8 and 9 DP 111186; Lot G DP 369480, Lot 7 DP 232929 and Lots E and F DP 376231
RECEIVED	20 July 2017
FILE NO.	17/10465
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POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

INTRODUCTION

Description of Planning Proposal

The proposal seeks to amend to amend Parramatta Local Environmental Plan (LEP) 2011 to rezone land to permit a mix of high density residential and commercial land uses as well as new community and open space areas.

Site Description

The planning proposal applies to the following four separate land holdings in the Melrose Park employment precinct (**Attachment E**):

- 38–42, 44 and 44A Wharf Road, Melrose Park;
- 15–19 Hughes Avenue and 655 Victoria Road, Ermington;
- 8 Wharf Road, Ermington; and
- 19, 27, 29 and 31 Hope Street, Melrose Park.

The site is currently occupied by a number of large industrial units, generally consisting of low-rise warehouses and office units. The site is bounded by Wharf Road to the east, Hope Street to the south and to the north by a strip of open ground and a miniature golf business, which itself is adjacent to Victoria Road. Houses along Hughes Avenue form the western boundary.

The industrial units occupy approximately 60% of the site, with hardstand areas for external car parking and roadways accounting for an additional 30%.

The remainder of the site is occupied by landscaped areas and open grassed areas. The site sits within an industrial area situated between Victoria Road and the Parramatta River, which is approximately 300m to the south of Hope Street.

Residential streets are found both east and west of the site boundaries, typically comprising of single dwellings of one to two storeys.

Vegetation across the site is limited to mature trees around the perimeter, with a number of young trees within the centre of the site.



Figure 1: Site

Surrounding Area

The planning proposal represents 28ha out of the 51ha Melrose Park employment precinct and 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.

Melrose Park is located along the northern banks of the Parramatta River, 6km east of the Parramatta CBD and north and east of the Greater Parramatta and Olympic Peninsula Urban Renewal Corridor. The site is within 2km of both the Meadowbank and West Ryde train stations. The eastern edge of the site forms the boundary between the City of Parramatta Local Government Area (LGA) and the Ryde LGA (Wharf Road).

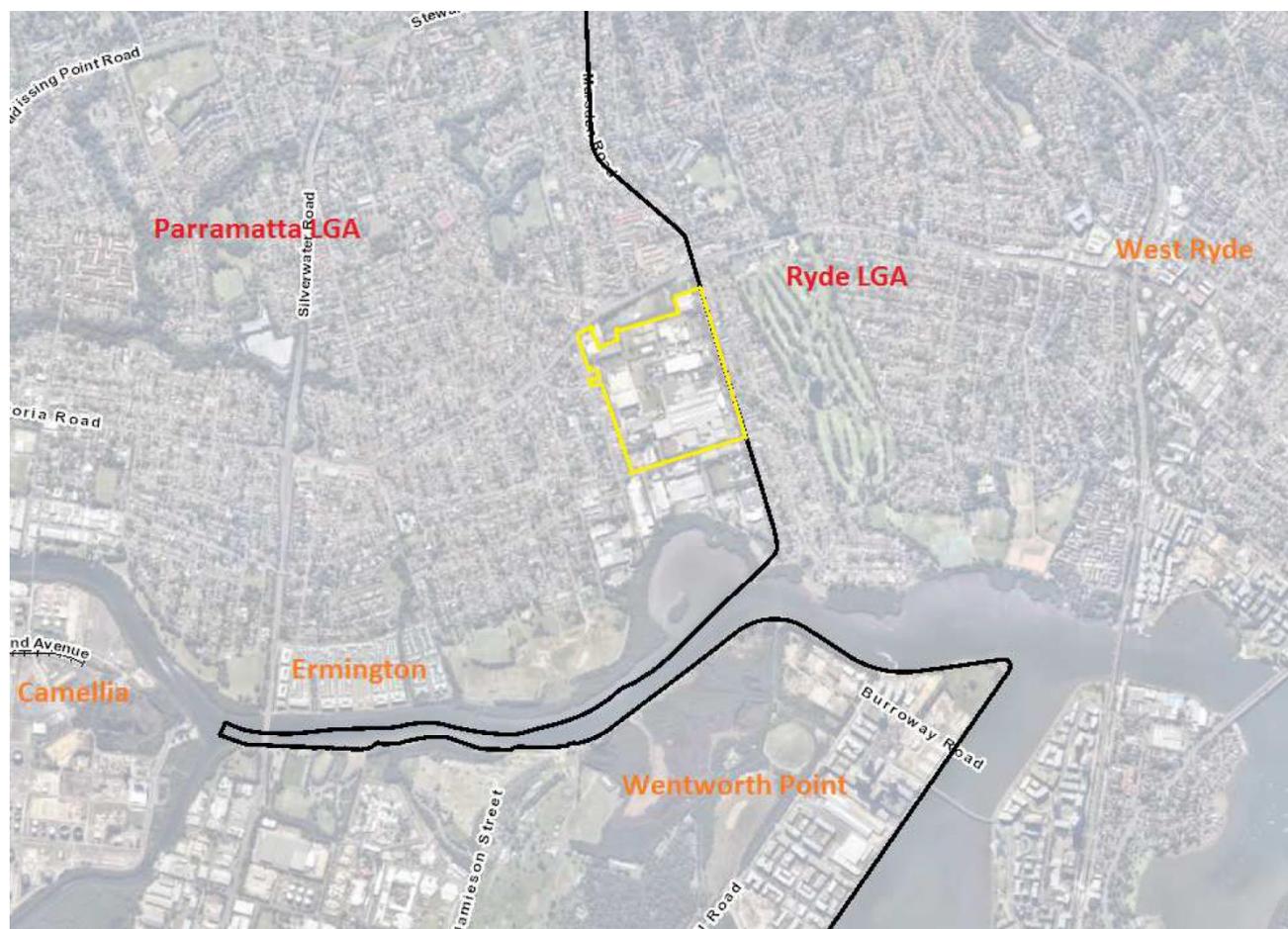


Figure 2: Site and surrounding area

Summary of Recommendation

It is recommended that the planning proposal proceed to Gateway determination subject to conditions. These conditions have been recommended to ensure:

- completion of the Transport Management Accessibility Plan (TMAP), confirmation of the potential yield of the site, and identification of required infrastructure prior to community consultation; and
- infrastructure provision and funding meets the demands of the future population.

Consultation with the Greater Sydney Commission

The Department has consulted the Greater Sydney Commission (GSC) on the planning proposal. The GSC raised no concerns regarding the proposal or the recommended Gateway determination, subject to the outcomes of the Transport Management Accessibility Plan (TMAP) being endorsed prior to exhibition.

PROPOSAL

Objectives or Intended Outcomes

The objective of this planning proposal is to amend the Parramatta LEP 2011 to enable the redevelopment of the subject lands for mixed-use development in an area identified for urban renewal by Council's Employment Lands Strategy (ELS).

The objectives of the proposed amendments to the LEP are to:

- support Parramatta 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 improved 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;
- 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 future development into the surrounding community through sound planning and environmental considerations.

Department Comment

In its current form, the planning proposal facilitates the transition of a significant employment lands holding into a predominant residential precinct in line with Council's *Employment Lands Strategy (2016)* which identifies the site as a 'Structure Plan Precinct' suitable for redevelopment for non-industrial uses.

Explanation of Provisions

The planning proposal provides an explanation of provisions for amending the Parramatta LEP 2011 as follows:

- 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 Figures 11 and 12 (in the planning proposal);
- 2) Amend the maximum building height in the Height of Buildings (HOB) Maps (Sheet HOB_017 and HOB_018) from part 9m and 12m to heights to be determined as a result of the Transport Management Accessability Plan (TMAP) outcomes; and
- 3) Amend the maximum Floor Space Ratio (FSR) in the FSR 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.

Department Comment

It is noted that 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 development control process that is

being undertaken post-gateway. To ensure the community understands the proposed amendments, as a condition of the Gateway determination, it is recommended that the proposal be updated to reflect the findings of the TMAP and submitted to the Department for endorsement prior community consultation.

Deferred Matter

The site currently includes 19–31 Hope Street, Melrose Park. There are no amendments proposed to the planning controls applying to this land however Council wishes to recognise this holding as being ‘considered for a change in planning controls and subsequently provide the land owners with the opportunity to engage with Council on the planning controls for these lands’. The proposal refers to the site as a ‘deferred matter’. The Department understands that there are impending proposed changes to the planning controls for this site. The Gateway determination has been conditioned to require the proposed planning controls for this site be determined as part of the TMAP process prior to exhibition. Should there be no changes to the existing planning controls the site is to be deleted from the planning proposal.

Non-Residential Component for B2 Zone

A new local provision is proposed to include a minimum non-residential FSR component within the B2 Local Centre zone on the site. This component is proposed to be further investigated prior to the exhibition of the planning proposal.

Mapping

The planning proposal provides diagrams, as follows:

- Existing and Proposed Land Zoning Maps applying to the land;
- Existing and Proposed HOB Map applicable to the land;
- Existing and Proposed FSR Map applicable to the land; and
- Existing and Proposed Heritage Maps applying to the land.

The planning proposal seeks amendments that relate to land-use zoning, HOB and FSR. However, the final planning controls will be finalised as part of the TMAP process and will be revised prior to exhibition.

Department Comment

The Gateway determination has been drafted to require Council to update the planning proposal to address the findings of the TMAP prior to consultation.

NEED FOR THE PLANNING PROPOSAL

Parramatta Employment Lands Strategy

On 11 July 2016 Council resolved to adopt the Parramatta ELS which provides future direction to development of employment lands in the Parramatta LGA.

The Melrose Park precinct is identified as Precinct 11 within the employment strategy and includes the following key actions:

- A3 – Rezoning to zones that facilitate higher employment densities;
- A6 – Prepare structure plans for key employment precincts which are undergoing economic change;

- A8 – Structure Plan precincts will not result in a decrease to employment density; and
- A11 – Proposed rezoning must be supported by an economic impact study.

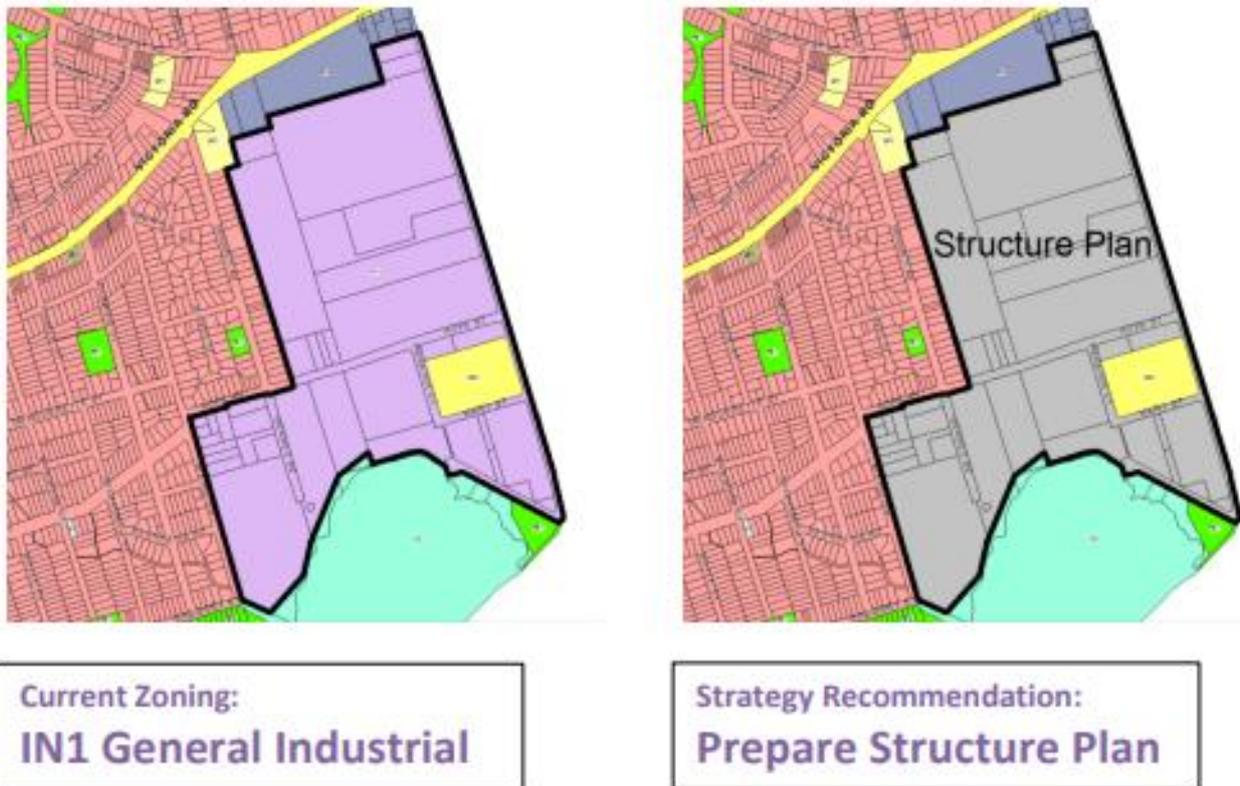


Figure 3: Recommendation to prepare structure for Melrose Park precinct (Source: Parramatta Employment Lands Strategy)

Melrose Park North Structure Plan

On 22 July 2016 Council resolved that the employment strategy be amended to permit two Melrose Park structure plans: The Northern Structure Plan and a Southern Structure Plan.

On 12 December 2016 Council resolved to adopt the Northern Structure Plan for the site. This structure plan was consistent with a previous proponent-led structure plan considered by Council at its meeting on 22 August 2016 which proposed to rezone the site into a predominant residential precinct with the following non-residential land uses:

- 10,000sqm commercial GFA;
- 8,100sqm retail GFA;
- 2,500sqm community GFA; and
- 1,500sqm childcare GFA.

Figure 4 overleaf depicts the Northern Structure Plan.

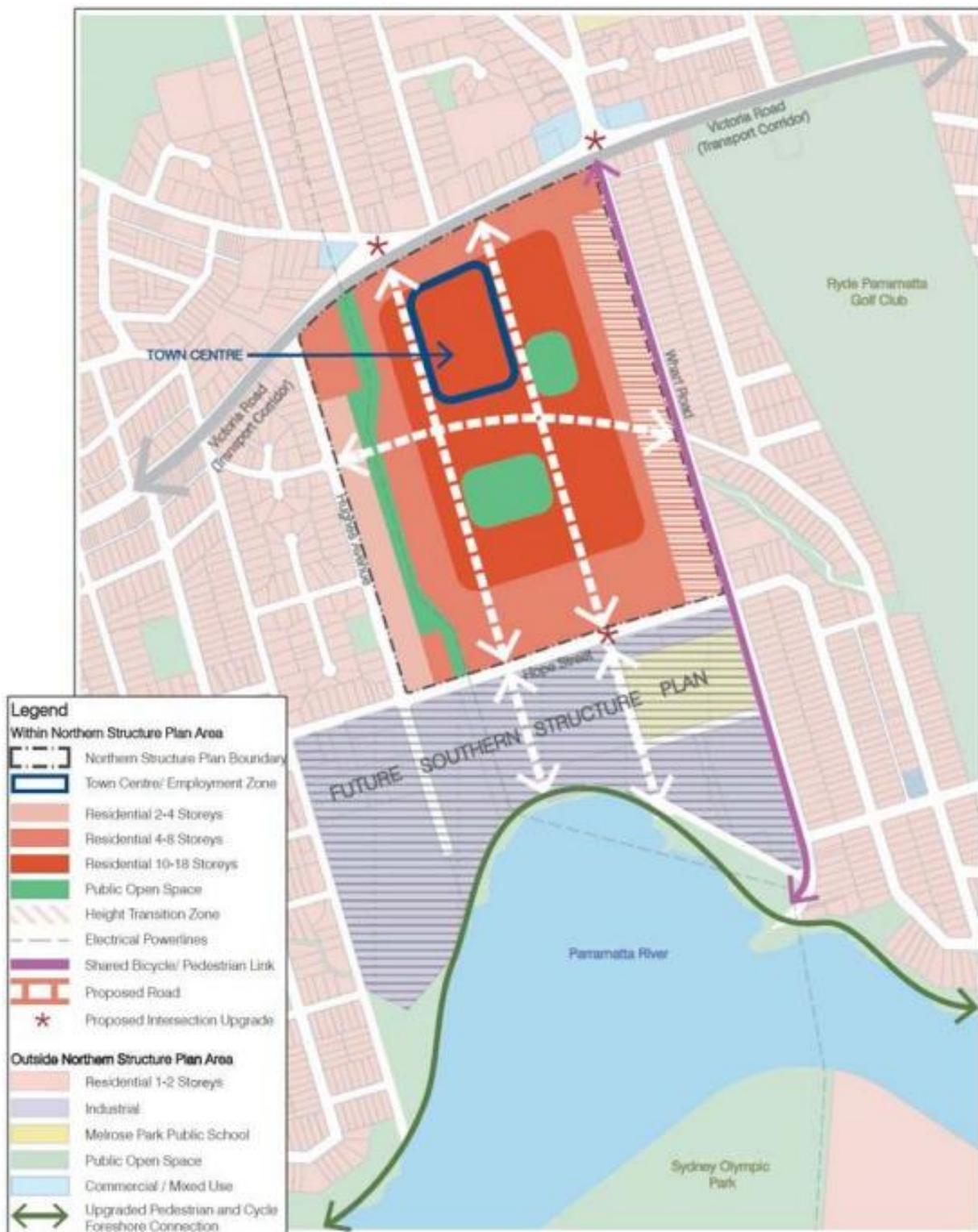


Figure 4: Northern Structure Plan (adopted by Council)

Department Comment

The proposed redevelopment of the site implements the directive in Council's employment strategy to consider future uses in the precinct and opportunities for urban renewal. The proposed B2 Local Centre and B4 Mixed Use zones would enable existing employment uses to continue and grow on the site whilst still allowing for the development outcome sought by the proponent.

The planning proposal is considered to be the best way to achieve the objectives and intended outcomes for the site.

STRATEGIC ASSESSMENT

State

The NSW Premier's Priorities highlight the importance of creating jobs, building infrastructure, affordable housing and tackling childhood obesity.

The planning proposal is considered to be consistent with these priorities namely by way job creation via new land uses, infrastructure and housing delivery, and new open space provision.

Regional/District

A Plan for Growing Sydney

Action 1.9.2 of A Plan for Growing Sydney specifies that new proposals to convert existing industrial-zoned land to other uses must be guided by the Industrial Land Strategic Assessment Checklist.

This is supported by proponent-commissioned consultant reports, which provide an evidence base report to support rezoning from industrial to a mixed-use precinct.

The Plan commits to accelerating housing supply (Action 2.1.1) and delivering opportunities for affordable housing (Action 2.3.3). The Plan also supports delivery of the Sydney Green Grid.

The planning proposal intends to deliver 5,050 dwellings including 150 affordable rental apartments. The proposal will also help deliver the Sydney Green Grid by contributing towards an open-space corridor on the site along the Parramatta Valley Cycleway, and provision for approximately 3.4ha of new publicly-accessible open space.

The issue of infrastructure provision and funding is further discussed in the Site Specific Assessment of this report.

Draft West Central District Plan

Productivity

The draft West Central District Plan (draft District Plan) discusses the importance of concentrating jobs and employment activity in strategic and district centres, and promotes increased economic activities in the strategic centres (Productivity Priority 7) and differentiating the employment opportunities of these district centres with the strategic centres (Productivity Priority 8). The proposal therefore represents an opportunity to improve access to a greater number of jobs and centres within 30 minutes of homes.

The site is existing employment land, though it is not within an identified strategic or district employment centre. The draft District Plan recommends that a precautionary approach be applied to rezoning employment lands or adding additional permissible uses that would hinder their role and function (Productivity Priority 9).

Productivity Priority 9 indicates that rezoning of employment land could be supported “...where there is a clear direction in the *Regional Plan* (currently A Plan for Growing Sydney), the *District Plan* or an alternative strategy endorsed by the relevant planning authority. Any such alternative strategy should be based on a net community benefit assessment (i.e. analysis of the economic, environmental and social implications) of the proposed exception taking into account a District wide perspective...”.

Neither the *Regional Plan* nor the Council’s employment strategy identify specific uses for the site, however Council’s strategy does recommend opportunities for urban renewal be pursued, including space for smaller biotech firms and specialised research infrastructure. This supports the delivery of Productivity Priority 3: Manage growth and change in strategic and district centres and, as relevant, local centres. The proposal has the potential to grow the West Central District’s smart jobs economy which seeks to increase the share of knowledge and professional services jobs to diversify employment opportunities, particularly for young people entering the workforce.

Liveability

Liveability Priority 1 sets a five-year housing target for the City of Parramatta of 21,650 dwellings, which is being met in the priority precincts and Liveability Action L3 commits Council to progressing urban renewal opportunities around the Greater Parramatta Olympic Park Corridor.

Although the site is not identified in the draft *District Plan* or any regional plan as an urban investigation area, the proposal is generally consistent with this Priority.

The proposal is also consistent with a range of other liveability priorities of the Draft Plan (Liveability Priority 2 – Deliver Housing Diversity, and Liveability Priority 3 – Implement the Affordable Rental Housing Target). The proposal will assist in the delivery of housing diversity and supply, relevant to the needs of the future local housing market and to facilitate a range of built forms and housing choices, with approximately 150 affordable dwellings to be provided through a VPA with Council

Regarding Liveability Priority 5 - Facilitate the development of safe and healthy places, the proposal will facilitate the creation of a high quality, safe and healthy built environment through active streetscapes, new public spaces, and the creation of new cycle, walking and transport infrastructure.

Sustainability

The Parramatta River Foreshore is identified as a priority Green Grid project intended to provide a continuous open space corridor along both sides of the Parramatta River. Although the site does not directly adjoin the Parramatta River, the planning proposal presents an opportunity to provide walking and cycling connections to the river foreshore.

In response to Sustainability Priority 3 - Enhance access to the Parramatta River and Sydney Harbour foreshore and waterways, 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.

Greater Parramatta Priority Growth Area

The site is not located within the Greater Parramatta Priority Growth Area. The Departments Land Release – Greater Parramatta Team were consulted and raised no concerns that require addressing through the Gateway determination.

Local

There is no relevant local strategy that has been endorsed by the Department.

Section 117(2) Ministerial Directions

In its current form, the planning proposal is consistent with section 117 Directions except for:

Direction 1.1 Business and Industrial Zones

In its current form, the planning proposal is inconsistent with the Direction as it:

- does not retain the areas and locations of existing business and industrial zones;
- reduces the total potential floor space area for industrial uses in industrial zones; and
- the proposed new employment areas are not adopted by a strategy approved by the Department.

The proposal seeks to provide opportunities for new jobs on the site and cater for approximately 1,500 to 1,800 jobs, which the proposal argues is a net increase of approximately 500-900 jobs. Council notes that it expects more jobs may need to be provided on the site, and therefore confirms that the proposed commercial floor areas, and in turn proposed zones and development standards, will be reviewed as the proposal progresses.

It is considered suitable for the proposal to progress, however given the potential changes to the proposal, consistency with this Direction will need to be confirmed prior to the Plan being made.

Direction 6.2 Reserving Land for Public Purposes

The planning proposal seeks to reserve approximately 3.4ha of land for public purposes, without the approval of the Secretary, and is therefore inconsistent with this Direction.

Council notes that the amount of land to be provided as open space will be reviewed as the proposal progresses, with a view to increase this land area to 3.75ha.

It is considered suitable for the proposal to progress, however given the potential changes to the proposal, consistency with this Direction will need to be confirmed prior to the Plan being made.

Commentary on other Directions

Regarding Direction 3.1 Residential Zones, Council intends to update its Development Control Plan to complement the proposed LEP amendment. In terms of ensuring that the new housing will have appropriate access to infrastructure and services, the Gateway determination recommends further consultation with infrastructure and service providers.

Regarding Direction 3.4 Integrating Land Use and Transport, the Proposal includes a number of 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. The proposal seeks 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. These initiatives require further assessment as part of the TMAP process that is being undertaken for the site.

To ensure the proposed scope, methodology and programme for the TMAP adequately addresses transport considerations, a combined project working group has been

established. This working group includes representatives from the proponent, Council and government agencies including Transport for NSW and Roads and Maritime Services.

As mentioned above, the Gateway determination has been drafted to require the TMAP be finalised and endorsed by the Department prior to community consultation.

State Environmental Planning Policies

SEPP No. 55 Remediation of Land

Consistent with the requirements of SEPP No. 55 Remediation of Land and associated Managing Land Contamination Planning Guidelines, preliminary (Phase 1) investigations have been completed for the site.

The investigations revealed that due to the existing industrial uses 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.

Subsequently, the Department is satisfied that satisfactory measures are in place to provide for remediation of contaminated land.

SEPP No. 65 Design Quality of Residential Flat Development

The proponent's Urban Design Report, prepared by Allen Jack and Cotter (April 2017) and submitted with the planning proposal, proposes future development controls by way of a residential apartment mix of predominately 1 and 2 bedroom apartments (85%).

SEPP 65 and its accompanying Apartment Design Guide (ADG) outlines a requirement (4K) for a range of apartment types for different household types now and into the future by way of an apartment mix that takes into consideration:

- distance to public transport, employment and education centres;
- current market demands and projected future demographic trends;
- demand for social and affordable housing; and
- different cultural and socioeconomic groups.

SITE SPECIFIC ASSESSMENT

Social

The proponent has commissioned a Social Impact Assessment (March 2017) prepared by Urbis which identifies the following social impacts potentially arising from the development:

- increased demand for community facilities and services not being delivered onsite; and
- the type of occupations supported will be different to existing occupations.

The Social Impact Assessment recommends:

- consultation with key stakeholders, including services and facilities providers to discuss the capacity of existing facilities to meet the needs of the existing and incoming resident population; and
- consultation with the community to identify potential impacts and current residential amenity of the area.

It is recommended that the planning proposal be exhibited for a minimum of 28 days which will provide the community and relevant agencies with an opportunity to make a submission on the proposal.

Further discussion of public benefits and infrastructure requirements is discussed under 'Infrastructure Provision and Funding'.

Heritage

The site contains one heritage item of local significance in the Parramatta LEP 2011 (Item 311) shown to be remnant mature trees from the 1960s and 1970s that represent use of native plant species in the site planning and design of large-scale industrial sites.

The Heritage Assessment prepared by Britton (March 2017) discusses the potential impact of the proposal on heritage values and recommends that the heritage listing covering Item 311 be revised to more accurately describe what the heritage items are. The same applies to the two moveable heritage items (fire pump, millstones) if they are to be retained on the site.

The Gateway has been drafted to require consultation with the Heritage Division of OEHL to better enable assessment of potential impacts on heritage significance arising from the proposal.

Environmental

Traffic and Transport

The traffic and transport network will continue to come under considerable pressure from redevelopment of the site, as well as population growth in the wider Melrose Park precinct

A Traffic and Transport Study (prepared by AECOM) was submitted by the proponent as part of the initial planning proposal in February 2016. However, due to concerns raised by Council, Roads and Maritime Services (RMS) and Transport for NSW (TfNSW) relating to trip generation rates and suitability of comparison study sites, traffic and transport issues will be resolved following the completion of a TMAP.

The TMAP will be prepared by the proponent consultant (Jacobs) and will involve testing a range of densities for the precinct to inform various density scenarios within the precinct.

Department Assessment

It is noted that the proposed rezoning will create additional travel demands on the road and transport networks in and around the Melrose Park precinct. These will be investigated through the TMAP process, which will consider:

- travel patterns and behaviour in the Study Area;
- strategic corridor hierarchy;
- identification of principles to inform the development of transport improvements;
- identification of transport improvements that align with the strategic framework and principles;
- an assessment of existing land use, traffic and transport conditions for the TMAP Study Area; and
- recommendations for future improvements for the TMAP Study Area.

The findings of the TMAP will then become a framework for inform future planning proposals in the precinct.

Department Recommendation

As discussed above, the Gateway determination has been drafted to require the proposal be amended to address the findings of the TMAP prior to community consultation.

Natural Hazards

The site is not affected by bushfire or flooding hazards. Issues relating to acid sulfate soils will be addressed via the development assessment process as per clause 6.1 of the Parramatta LEP 2011.

Overshadowing of Neighbouring Properties

Shadow Plans (April 2017) submitted by the proponent demonstrate that no overshadowing of neighbouring properties will occur between the hours of 10am and 3pm in mid-winter.

Economic

Floorspace for Employment Uses

The site is currently occupied by a range of industrial uses, including the premises for Pfizer Australia and Reckitt Benckiser, as well as a number of smaller industrial units.

The planning proposal proposes non-residential zones (B2 Local Centre, B4 Mixed Use) for approximately one third of the site (Figure 5 overleaf).

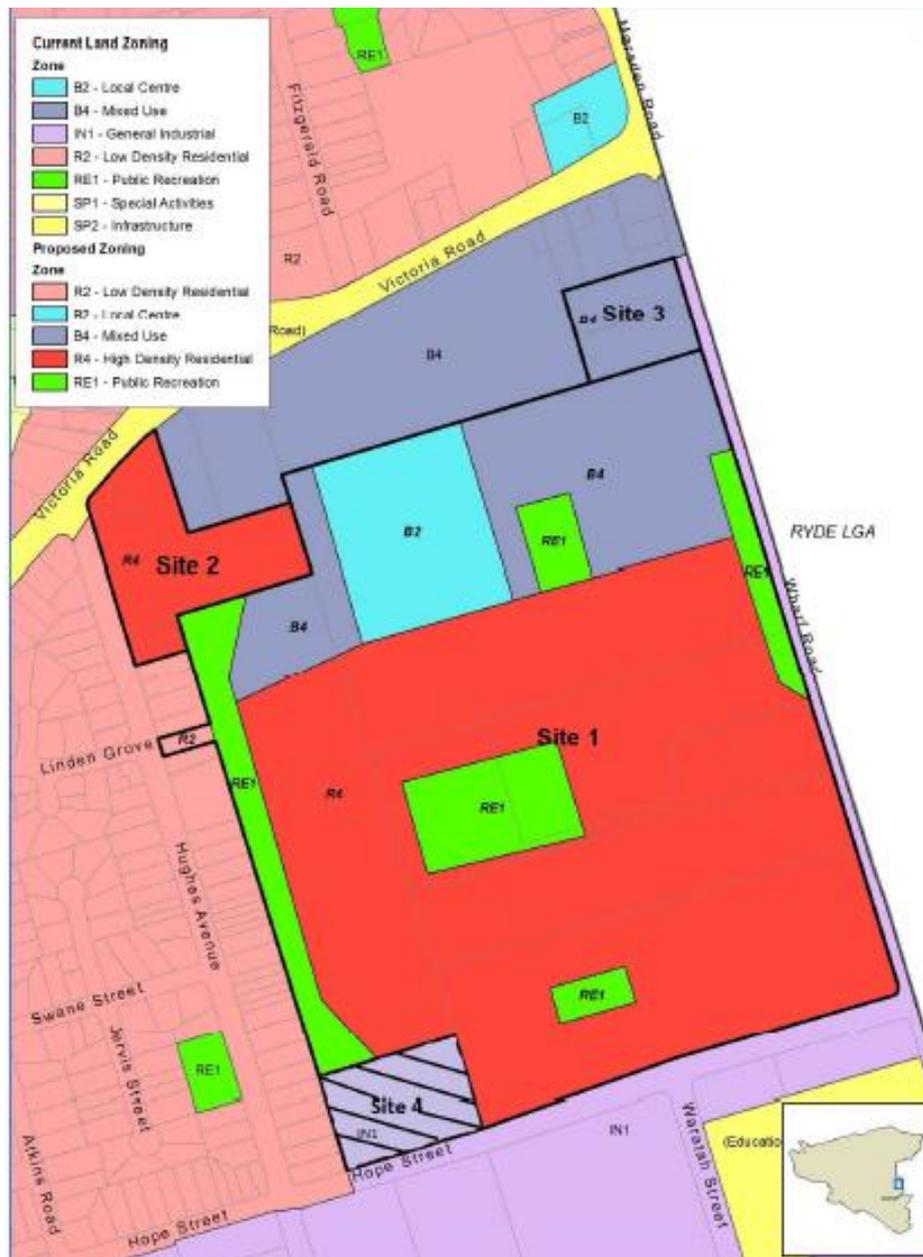


Figure 5: Proposed non-residential zones for planning proposal

The Parramatta Employment Lands Strategy identifies a capacity for the Melrose Park precinct to provide for 2,546 jobs under the existing IN1 Industrial zone and requires an equivalent number of jobs to be provided across the precinct subsequent to any redevelopment.

Council’s assessment of the Northern Structure Plan noted that the “...employment yield for the northern part of the precinct will be revised as a result of further economic analysis undertaken by the applicant during the planning proposal process”.

The proponent commissioned AEC Group to carry out an Economic Study for the site, which projects negative demand for industrial floor space in the Melrose Park precinct to 2031 (-21,100sqm). Despite the negative demand for industrial floor space, the Economic Study does project very strong demand (833,000sqm) for employment floor space in non-industrial business zones across the City of Parramatta LGA to 2031 (pp. 30–31).

The planning proposal proposes the following floor space yields for the site:

- 432,467sqm Residential GFA (or 4,900 dwellings plus 150 affordable housing apartments).
- 15,000sqm Commercial GFA;
- 10,500sqm Retail GFA;
- 3,000sqm Community GFA; and
- 1,500sqm Child Care GFA.

In addition, the planning proposal envisages future employment uses to be concentrated within the proposed town centre (Refer to Figure 6 below).

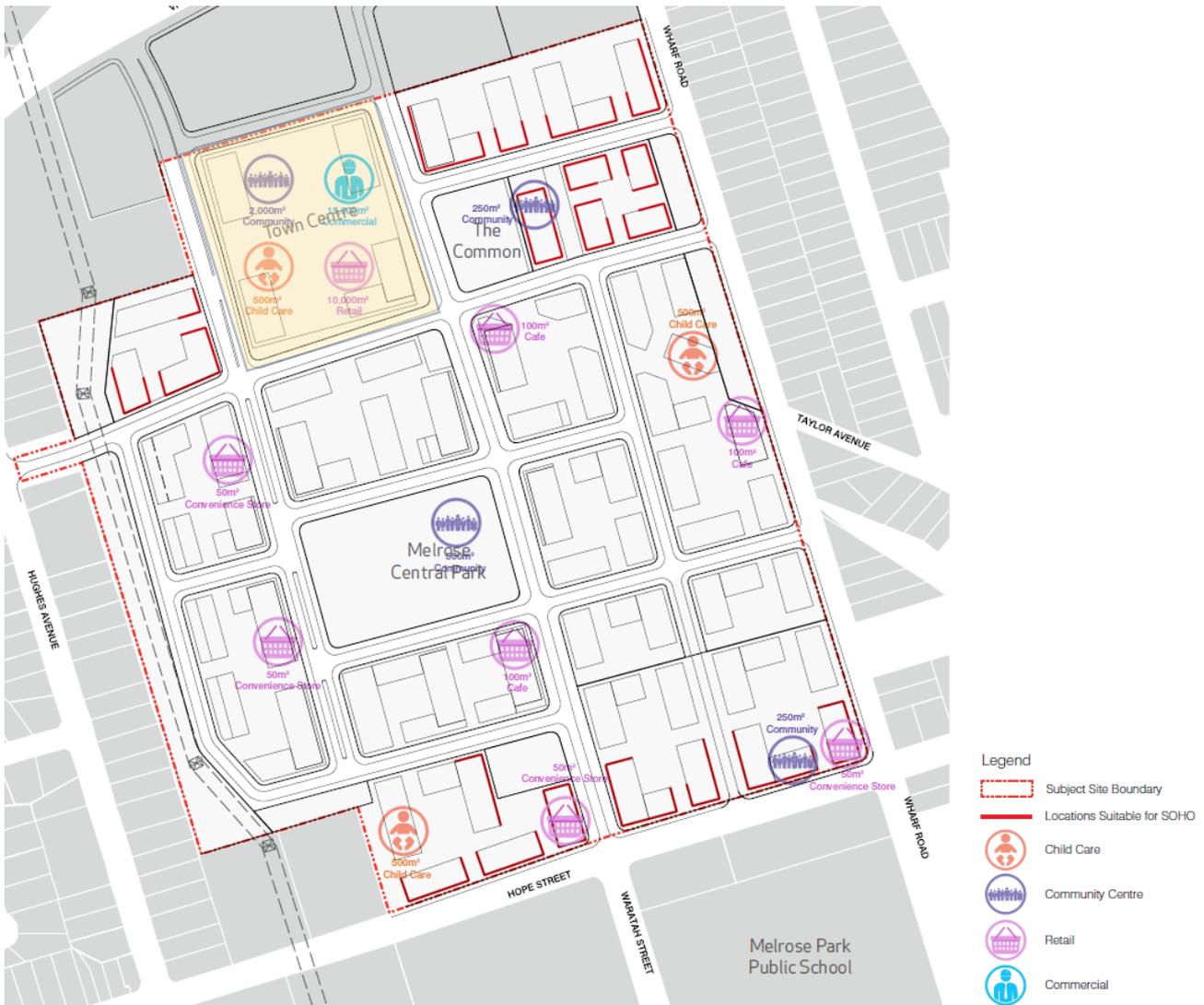


Figure 6: Proposed Concentration of Non-Residential Uses

Proposed Retail Floor Space

The proponent commissioned an Economic Impact Report by Leyshon Consulting to assess the proposed retail floor space of the planning proposal. The report found that the proposed new retail centre of 8,000sqm (10,000sqm GFA) and 500sqm GFA of other retail floor space at Melrose Park is justified based on both the existing demand for retail services in the area and the substantial growth in demand arising from the residential components of the Melrose Park project.

Department Assessment

The proposed B4 and B2 zones permit residential flat buildings. This could mean that while both zones permit commercial development, there is a risk that potential employment areas may be undermined by residential development. However, these are mandated uses in these zones, and the risk is considered low given the supporting studies indicate the following:

- there is considerable demand for employment and retail floor space within the Melrose Park area;
- there will be a need for an additional 14,970m² of retail floor space due to population growth alone in the Melrose Park trade area between 2014-21;
- the increase in demand for retail floor space between 2014-21 (14,970m²) justifies the proposed development resident spending associated with the residential component of the Melrose Park project will in itself generate an estimated \$117.0 million of addition available retail spending after 2021.

Infrastructure

Infrastructure Provision and Funding

The proposed development will increase the population of the site by approximately 10,605 new residents.

Notwithstanding the need to confirm local and State infrastructure requirements for transport as part of the TMAP process, the proponent has made the following infrastructure commitments in support of the proposed rezoning:

- 34,087sqm of public open space;
- community facilities/spaces totalling 3,000sqm including an amphitheatre (500sqm), multipurpose facility (2,000sqm) and a community meeting space (500sqm); and
- three childcare facilities (500sqm each).

The planning proposal also commits to the following infrastructure funding contributions:

- upgrade of nearby George Kendall Riverside Park (including a new aquatic facility) – \$32 million;
- upgrade works to Melrose Park Public School – \$2 million;
- upgrade works to Parramatta Valley Cycleway – \$1.3 million;
- the provision of electric/hybrid buses to connect the development to surrounding areas (including Meadowbank railway station and wharf) – \$13.4 million; and
- provision of a ferry wharf and services between Melrose Park and Parramatta – \$10.4 million.

The Community Facilities Study (March 2017) prepared by Elton submitted with the planning proposal identified a need for the future population to have access the following regional level infrastructure:

- primary schools;
- high schools;
- before/after school care and vacation care services;
- tertiary education opportunities;
- health facilities and services;
- emergency and justice services (ambulance, police and fire services); and
- social support services – including aged and disability services, family and children's services and other support services.

Department Assessment

The site and potential uplift being sought highlights the importance of ensuring infrastructure provision and funding meets the demands of the future population of the proposed development.

While the development will provide a range of services and facilities to serve the needs of the incoming population, future residents will require access to existing and new State and regional level infrastructure. Therefore, the Department considers it is necessary that future infrastructure provision within the wider precinct aligns with growth demands generated by the development.

Notwithstanding the infrastructure funding contributions made by the proponent, it is noted that several of these commitments are for State and regional infrastructure for which authorities other than Council will be responsible for delivering. Further, a number of land owners within the wider precinct have also expressed interest in redeveloping their sites in the near future. Subsequently, a consistent and coordinated approach will be required towards infrastructure provision and funding in the wider precinct.

Department Recommendation

The Gateway determination has been drafted to require Council to amend the proposal prior to community consultation to:

- identify local and regional infrastructure requirements (including infrastructure identified by the TMAP) for the future population to support delivery of the Melrose Park precinct; and
- include a satisfactory arrangements provision for contributions to designated State public infrastructure.

CONSULTATION

Community

The planning proposal outlines a community consultation process that is consistent with *A Guide to Preparing Local Environmental Plans (2016)*.

Given the nature of the planning proposal it is recommended that a 28-day community consultation period be applied.

Agencies

To comply with the requirements of relevant Section 117 Directions it is considered appropriate that the following agencies and organisations be consulted on the planning proposal:

- Transport for NSW;
- Transport for NSW – Roads and Maritime Services;
- Department of Education;
- Office of Environment and Heritage;
- Fire and Rescue NSW;
- NSW Health – Western Sydney Local Health District; and
- relevant authorities for the supply of water, electricity, and the disposal and management of sewage.

TIMEFRAME

It is recommended that an 18-month timeframe for completing the LEP is given for the following reasons:

- to give adequate consideration to the scale and complex nature of delivering urban renewal at the site; and
- to provide sufficient time to develop, assess and finalise the outcomes of the TMAP process.

As the proposal does not include projected timeframes, the Gateway determination has been drafted to require the proposal be amended to include a project timeline prior to Community Consultation.

CONCLUSION

Subject to conditions of Gateway, the planning proposal has merit and is supported to proceed as it will:

- support Parramatta 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 improved 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;
- 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 future development into the surrounding community through sound planning and environmental considerations.

RECOMMENDATION

It is recommended that the delegate of the Secretary:

1. note that consistency with section 117 Directions 1.1 Business and Industrial Zones and 6.2 Reserving Land for Public Purposes remain unresolved until further justification has been provided.

It is recommended that the delegate of the Greater Sydney Commission, determine that the planning proposal should proceed subject to the following conditions:

1. Prior to undertaking community consultation, Council is required to amend the planning proposal to:
 - a) address Section 117 Direction 1.1 Business and Industrial Zones;

- b) include a project timeline;
- c) propose planning controls for the site addressing the findings of the Transport Management Accessibility Plan (TMAP) and urban design testing processes currently underway;
- d) remove land from the planning proposal where no changes to planning controls are proposed;
- e) identify local and regional infrastructure requirements (including infrastructure identified by the TMAP) for the future population to support delivery of the Melrose Park precinct; and
- f) include a satisfactory arrangements provision for contributions to designated State public infrastructure.

The revised planning proposal and TMAP is to be submitted to the Department for endorsement.

2. Community consultation is required under Sections 56(2)(c) and 57 of the Act as follows:
 - a) The planning must be made publicly available for a minimum of 28 days; and
 - b) The relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in Section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
3. Consultation is required with the following public authorities and organisations under Section 56(2)(d) of the Act and/or to comply with the requirements of relevant Section 117 Directions:
 - Transport for NSW;
 - Transport for NSW – Roads and Maritime Services;
 - Department of Education;
 - Office of Environment and Heritage;
 - Fire and Rescue NSW;
 - NSW Health – Western Sydney Local Health District; and
 - relevant authorities for the supply of water, electricity, and the disposal and management of sewage.

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under Section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The timeframe for completing the LEP is to be **18 months** following the date of the Gateway determination.

5/09/17

Adrian Hohenzollern
Team Leader, Sydney Region West



14/09/17

Catherine Van Laeren
Director, Sydney Region West
Planning Services

Contact Officer: Sebastian Tauni
Senior Planning Officer, Sydney Region West
Phone: 8217 2018