



Planning,
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IRF21/1424

Gateway determination report – PP-2020-4038

Melrose Park South (part)– 1,925 dwellings and 160 jobs

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Attachment A - Planning proposal
Appendix 1 – Transport Assessment prepared by Ason Group
Appendix 2 – Preliminary Site Investigation prepared by Senversa
Appendix 3 – Heritage Assessment and Heritage Impact Statement prepared by Tropman and Tropman Architects
Appendix 4 – Civil Engineering and Infrastructure Assessment Report been prepared by Costin Roe
Appendix 5 – Ecological Assessment prepared by Ecological Australia
Appendix 6 – Community and Place Benefits Analysis prepared by Cred Consulting
Appendix 7 – Economic Impact Assessment prepared by Hill PDA
Appendix A - Parramatta Employment Lands Strategy
Appendix B - Transport Management and Accessibility Plan
Appendix C - Melrose Park Southern Precinct Structure Plan
Parramatta Local Planning Panel Report and Minutes 29 September 2020
Council report and Minutes - 9 Nov 2020

1 Planning Proposal

1.1 Overview and objectives of planning proposal

Table 2 Planning proposal details

LGA	Parramatta
PPA	City of Parramatta
NAME	Melrose Park South (part) – 1,925 dwellings and 160 jobs
NUMBER	PP-2020-4038
LEP TO BE AMENDED	Parramatta Local Environmental Plan 2011
ADDRESS	112 Wharf Road and 30 & 32 Waratah Street, Melrose Park and 82 Hughes Avenue, Ermington
DESCRIPTION	Lots 1-3 DP 127049, Lots 6-7 DP 511531, Lot 1 DP 519737, Lot 100 DP 853170, Lot 3 DP 602080
RECEIVED	22/03/2021
FILE NO.	IRF21/1424
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

The planning proposal relates to two sites within the southern portion of the Melrose Park Precinct (**Figure 1**).

The Melrose Park Precinct is an industrial area for which strategic planning has commenced to transform the land for mixed use and high density residential development (**Figure 2**). The precinct is split into northern and southern portions, relating to land ownership and stage of planning, divided by Hope Street. A planning proposal (PP-2020-1983) for the northern precinct has previously received Gateway determination and has been exhibited. A small portion of the precinct has been redeveloped for residential flat buildings fronting Victoria Road.

The subject planning proposal follows the preparation of the Parramatta Local Strategic Planning Statement and Parramatta Employment Lands Strategy (ELS) (**Appendix A**) and responds to the Transport Management and Accessibility Plan (TMAP) for the Melrose Park Precinct (**Appendix B**) and the Melrose Park Southern Precinct Structure Plan (the structure plan) (**Appendix C**) (more detail is discussed in **Section 2**).

The objectives of the planning proposal are to enable the redevelopment of the subject sites from existing industrial uses to high density residential development in line with Council's strategic framework. The proposal seeks to deliver the following outcomes:

- approximately 1,925 new dwellings, delivered to respond to staging outlined in the TMAP;

- a minimum of 1,000sqm of non-residential floor space providing approximately 160 permanent jobs; and
- over 25,700sqm of new public open space.

The planning proposal includes the provision of new open space which provides a buffer between future development and ecologically sensitive foreshore vegetation and the Parramatta River.

The planning proposal contains objectives and intended outcomes that adequately explain the intent of the proposal.

1.2 Explanation of provisions

The planning proposal seeks to amend the Parramatta LEP 2011 per the changes below:

Table 3 Current and Proposed controls

Control	Current	Proposed
Zone	IN1 General Industrial	Part R4 High Density Residential Part RE1 Public Recreation
Maximum height of the building	12m	34m, 45m and 77m (8, 12 and 22 storeys respectively), nil for RE1 land
Maximum floor space ratio	1:1	1.66:1 and 1.79:1 across whole site, including RE1 land
Number of dwellings	Nil	1,925 (approx.)

1.2.1 Other proposed supporting LEP provisions

The proposal also seeks to include a site-specific provision to require buildings 55m and above to demonstrate design excellence. This is not intended to allow for any bonus height or density to be awarded. The site-specific provision is also intended to require the provision of a minimum 1,000sqm of non-residential floor space. It is envisaged this will allow for uses such as child-care centres, retail and food and drink premises to be delivered to support the future residents.

An additional permitted use of 'food and drink premises' is proposed for select areas within land to be zoned R4, with the intention of activating the waterfront area. This use allows for pubs, small bars and restaurants within its definition. A map of the additional permitted use is provided in **Figure 10**.

The planning proposal intends for land proposed to be zoned RE1 to be mapped for acquisition, with Council as the acquisition authority.

The planning proposal notes the interrelationship between the intended outcomes and the supporting infrastructure to be delivered, as outlined in the TMAP. The TMAP includes an implementation plan to outline infrastructure and staging to enable a total of 11,000 dwellings to be delivered across the precinct. This notably includes an active and public transport bridge to Wentworth Point providing access to the future Sydney Metro West Station at Sydney Olympic Park by public transport, being via the Parramatta Light Rail Stage 2 or high frequency buses that will utilise the bridge.

Council has identified a need to include an alternative implementation plan for the TMAP, which considers a scenario where the bridge and works required to support the full capacity of 11,000 dwellings are not delivered. This would result in capacity for a total of 6,700 dwellings, requiring a

reduction of 40% to both the northern and southern precincts' anticipated yield. There is a requirement to consider staging and infrastructure delivery as part of the planning proposal for Melrose Park North, which is currently underway. Council proposes to include a satisfactory arrangements clause to ensure that future development is of a scale commensurate to infrastructure delivered and enforcing the lower dwelling yield should delivery of the bridge not occur. This approach is proposed to be amended as discussed further in Section 4 of this report.

The planning proposal includes minor errors referencing a proposed maximum FSR of 1.78:1. A condition of Gateway determination is recommended to address this issue.

The planning proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved.

1.3 Site description and surrounding area

The land subject to this planning proposal includes eight lots, within two distinct areas on the western and eastern sides of the southern precinct of the Melrose Park Precinct (**Figure 1**).



Figure 1 Subject sites (highlighted yellow) within the Melrose Park Southern Precinct (edged in blue) and LGA boundaries in red (source: planning proposal with DPIE edit)

The Melrose Park southern precinct is bound by Hope Street to the north, Wharf Road to the east, Parramatta River to the south and Atkins Road to the west (show in blue in **Figure 1**). Wharf Road also forms the boundary between the Parramatta and Ryde LGAs. The two sites subject to the planning proposal (show in yellow in **Figure 1**) comprise approximately 9.4ha, or 49% of the 19ha southern precinct.

The proposal sites are largely developed and occupied by a variety of industrial uses, including pharmaceutical, engineering and plastics manufacturing. Similar uses occupy the remainder of the

southern precinct. Low density residential uses are located to the west in the Parramatta LGA and the east (which forms part of the Ryde LGA). The Parramatta River is located to the south. The ecologically sensitive and local heritage listed Ermington Bay Wetlands are partly located on southern section of both sites along the foreshore of the river. The Parramatta River Cycleway runs to the south of the sites providing cycle and pedestrian access to the Parramatta CBD and Meadowbank.

The sites are described in **Table 4**.

Table 4 Land subject to the planning proposal

	West Proposal Site	East Proposal Site
Address	82 Hughes Avenue, Ermington	112 Wharf Road and 30 and 32 Waratah Street, Melrose Park
Lot / DP	Lot 3 DP 602080	Lots 1-3 DP 127049, Lot 7 DP 511531, Lot 100 DP 883170, Lot 1 DP 519737, Lot 6 DP 511531
Size (approx.)	5.16ha	4.26ha
Location	Bound by Hughes Avenue to the east, Parramatta River to the south, Atkins Road to the west and 71 Atkins Road and 80 Hughes Avenue to the north	Bound by Wharf Road to the east, Waratah Road and Parramatta River to the south, 4 Hope Street to the west, and Mary Street and 10 Waratah Street to the north

The Melrose Park Precinct (northern and southern) consists of approximately 51.5 hectares (ha), mostly zoned IN1 General Industrial (**Figure 2**). The precinct is located on the eastern boundary of the Parramatta LGA between Victoria Road, the Parramatta River, Wharf Road, Atkins Road and properties along Hughes Avenue. The area is located 6km east of the Parramatta CBD and is within 2km of both the stations at Meadowbank and West Ryde.



Figure 2 Melrose Park Precinct shown in dashed red boundary with land subject to this planning proposal bound in heavy red.

The surrounding area (**Figure 3**) is generally comprised of low-density residential development to the west and east, industrial uses and the existing Melrose Park Public School to the north and Parramatta River to the south. Playing fields, tennis courts and open space adjoins the site to the south-west in the regional George Kendall Reserve. Further to the east of the site is the Ryde Parramatta Golf Course. Across the Parramatta River is the Newington Nature Reserve and wetland, with urban renewal occurring at adjacent Wentworth Point with development at various stages.

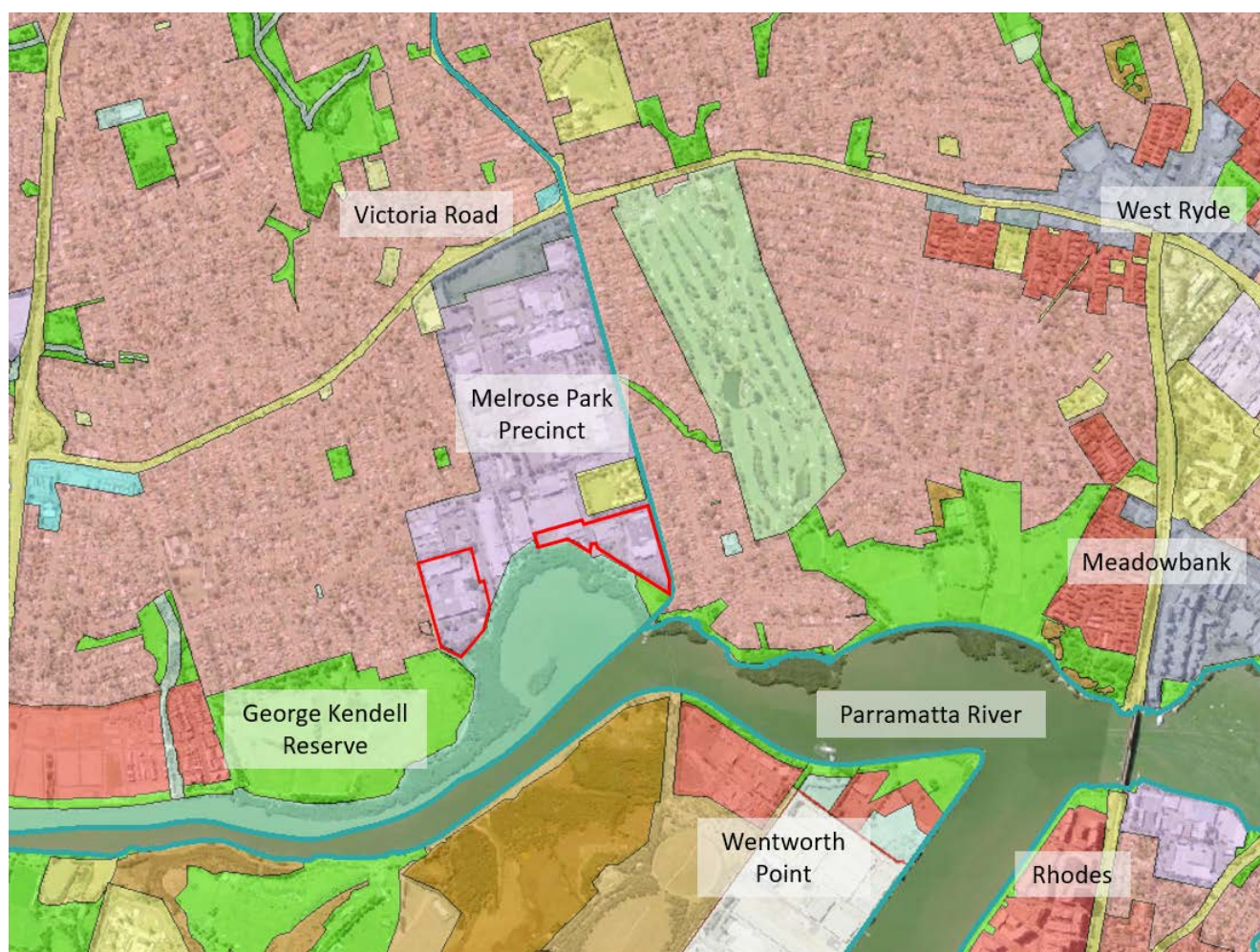


Figure 3 Surrounding area with zoning overlayed and planning proposal sites bound in red.

The planning proposal is part of broader strategic planning for the Melrose Park Precinct. Separate structure plans have been prepared for the northern precinct, generally land north of Hope Street, and for the southern precinct which includes the subject sites. These structure plans seek to guide urban renewal and ensure planning is considerate of the precinct as a whole. An amalgamation of the structure plans is provided in **Figure 4**.

A planning proposal for much of the northern precinct has, at the time of preparation of this report, been exhibited and the results of which are due to be reported to Council in the coming months. The Melrose Park North planning proposal seeks to rezone the site to largely R4 High Density Residential, with areas of new open space zoned RE1 Public Recreation, a new school site to be zoned SP2 Infrastructure (Educational Establishment) and a town centre to be zoned B2 Local Centre. The locations of these key features are shown in **Figure 4**.

The Melrose Park North planning proposal proposes a range of heights between 36m (approx. 8 storeys) and 95m (approx. 26 storeys), with the highest buildings to be at the proposed town centre site. A maximum FSR of 1.85:1 applies across the site, with a requirement for 30,000m² of non-residential floor space to be provided.



Figure 4 Amalgamation of Structure Plans for Southern and Northern Precincts with subject sites bound in heavy red (source: planning proposals with DPIE edits).

The southern structure plan (**Attachment F**), which includes the land subject to this planning proposal, is proposed to comprise of primarily residential uses with some supporting commercial uses. The structure plan proposes a maximum height of 20 storeys with lower heights of 7-8 storeys suggested for areas facing the foreshore.

The planning proposal provides less modulation of heights than the structure plan, and introduces a slightly greater maximum height of 77m (22 storeys). Indicative built forms included within the planning proposal (**Figures 5 and 6**) are broadly consistent with the layout proposed by the

southern structure plan (**Figure 4**). Council is preparing a site specific development control plan which can provide further guidance for development and enforce the nuance of the structure plan and proposed built form.



Figure 5 Indicative built form for eastern site (source: planning proposal).

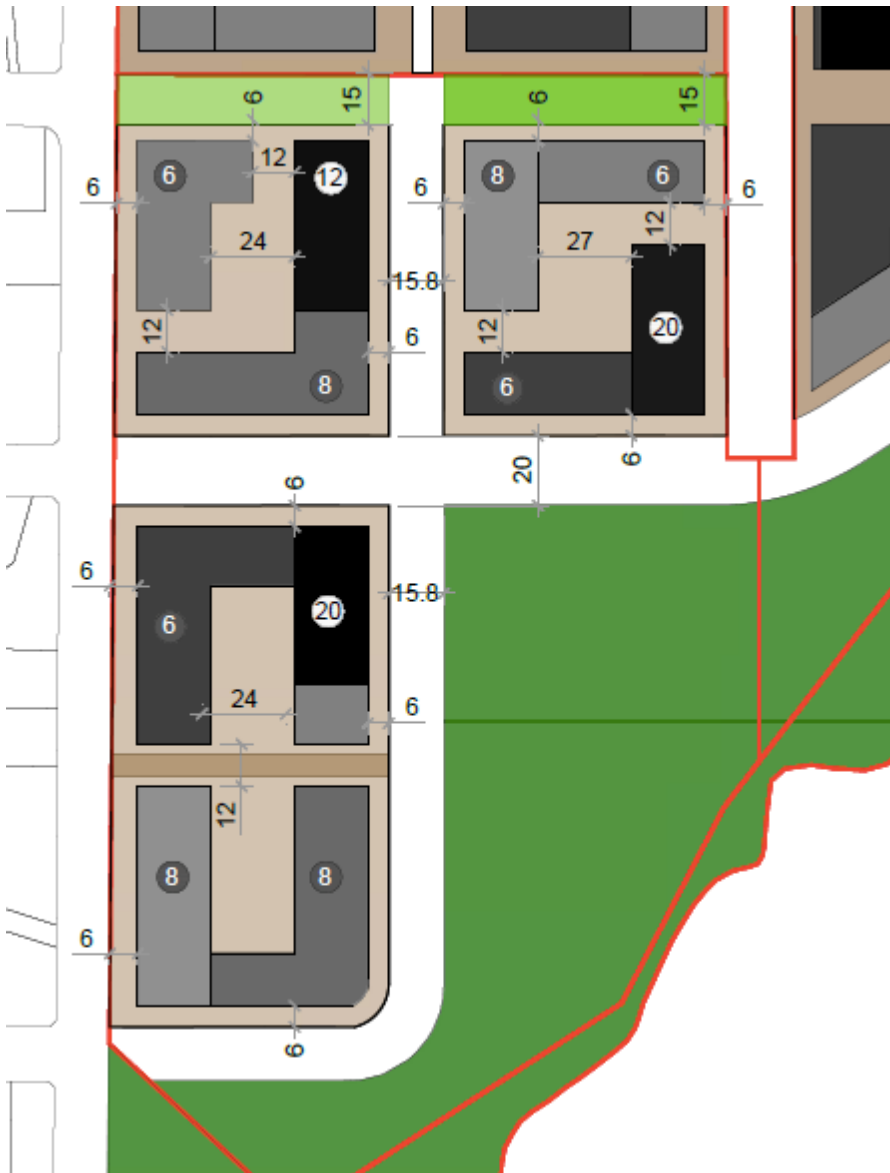


Figure 6 Indicative built form for western site (source: planning proposal).

1.4 Mapping

The planning proposal includes mapping showing the proposed changes to the zoning, height of building (height) and floor space ratio (FSR) maps. The planning proposal maps are not consistent in identifying the site area subject to the proposed changes. As this element is considered important for the community consultation it is recommended that a condition be included in the Gateway determination to require that, prior to community consultation, the planning proposal be updated so that all maps identify the full extent of the site and proposed changes.

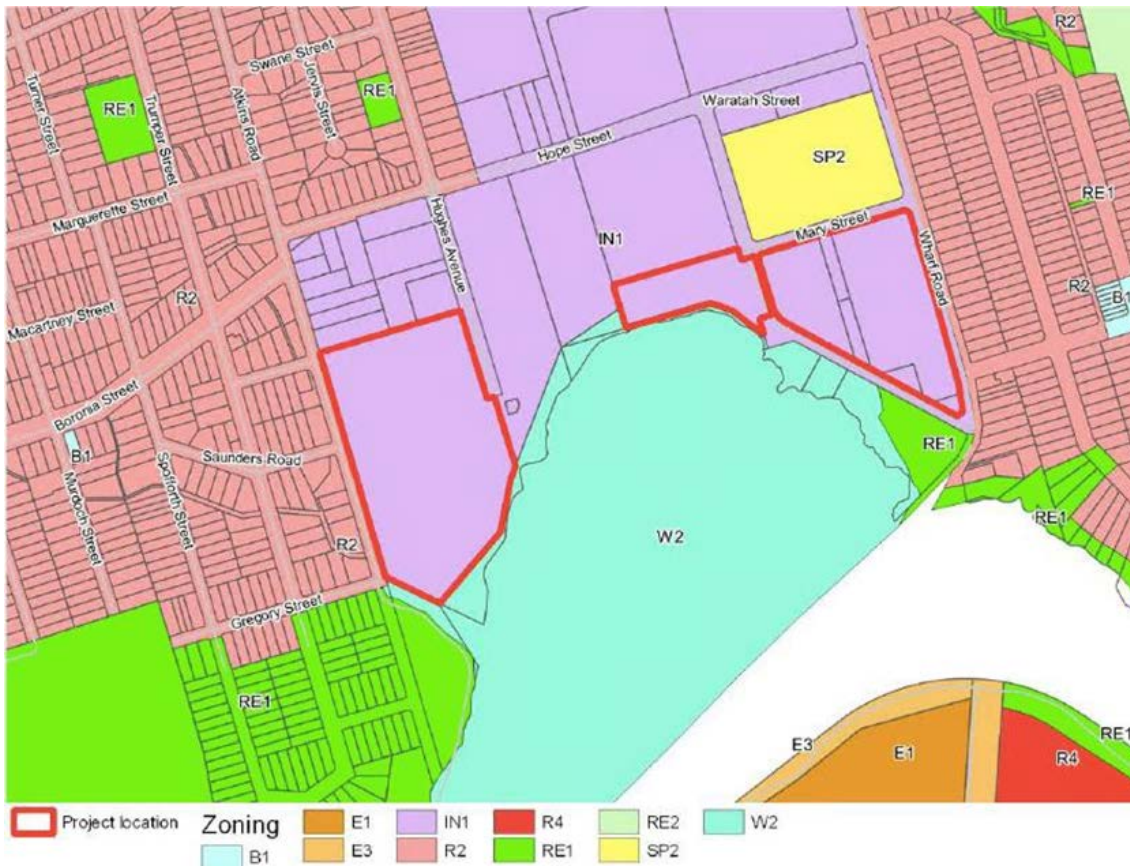


Figure 7 Current zoning map (source: planning proposal)

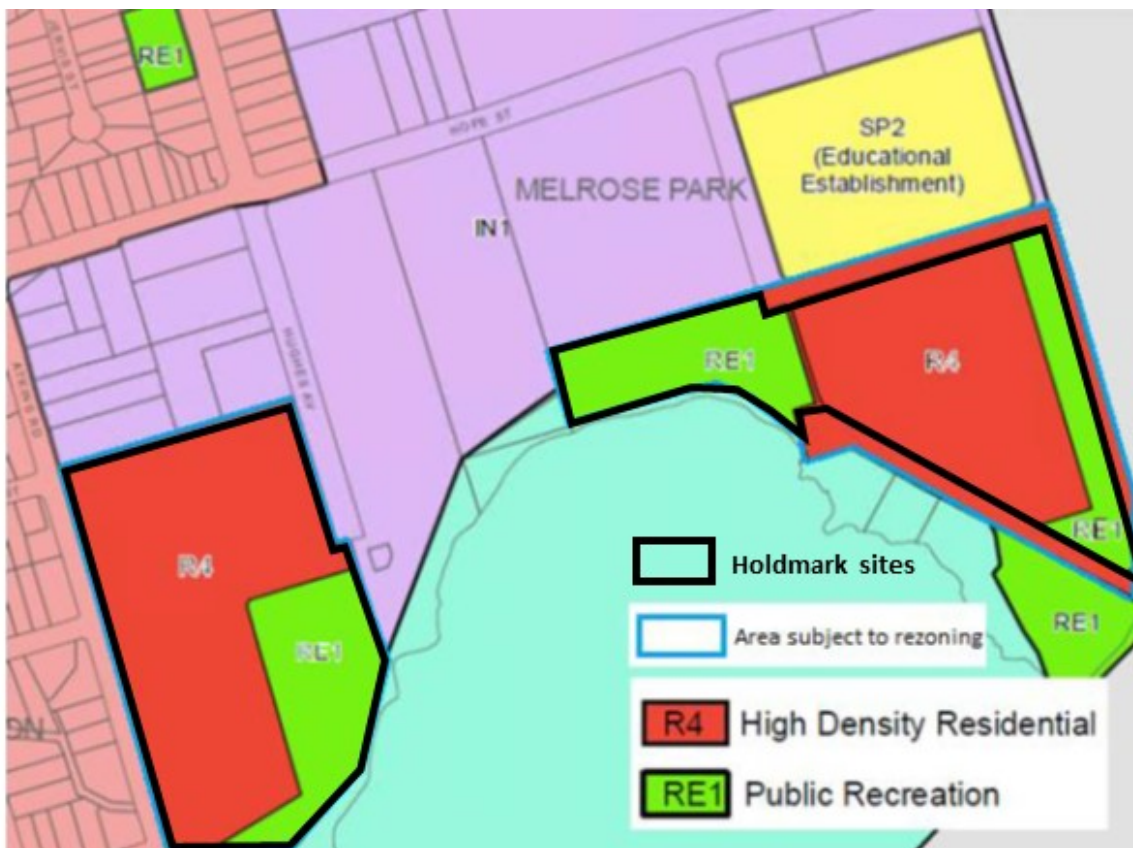


Figure 8 Proposed zoning map (source: planning proposal)

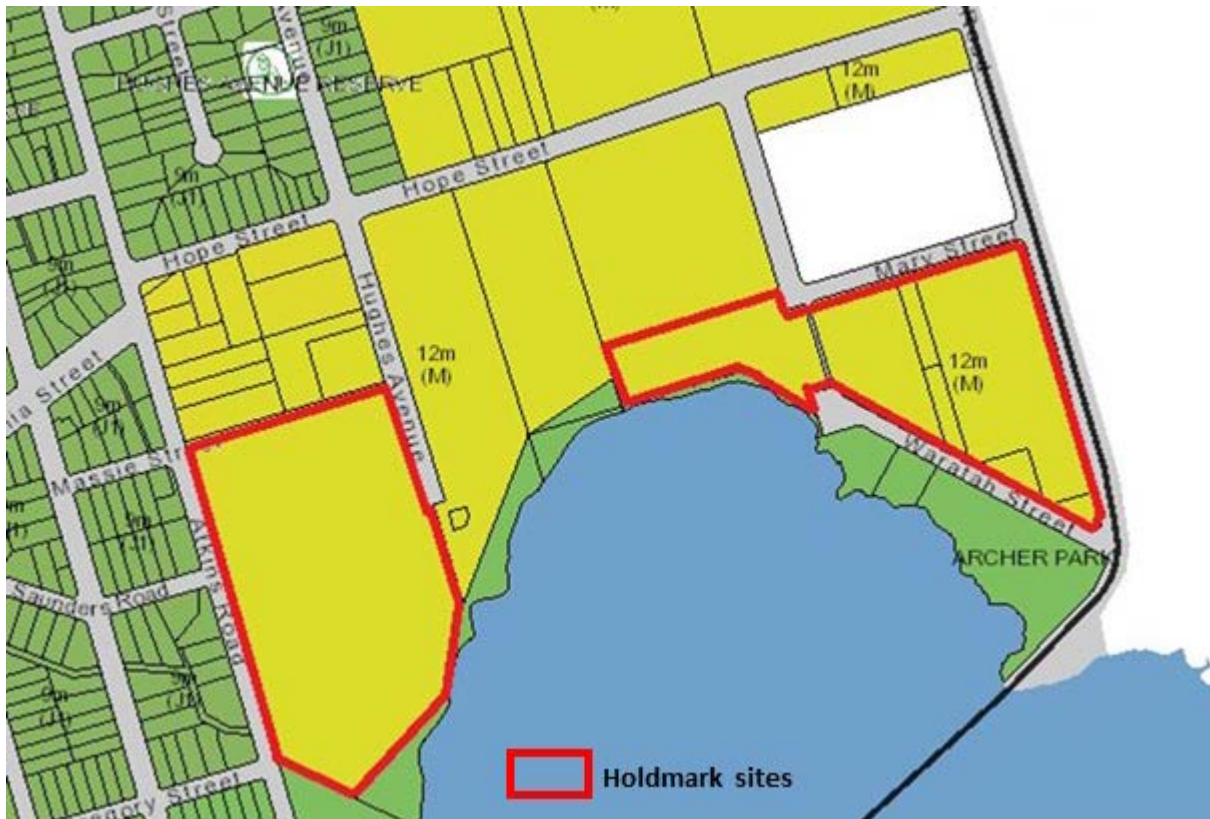


Figure 9 Current height of building map – sites outlined in red (source: planning proposal)

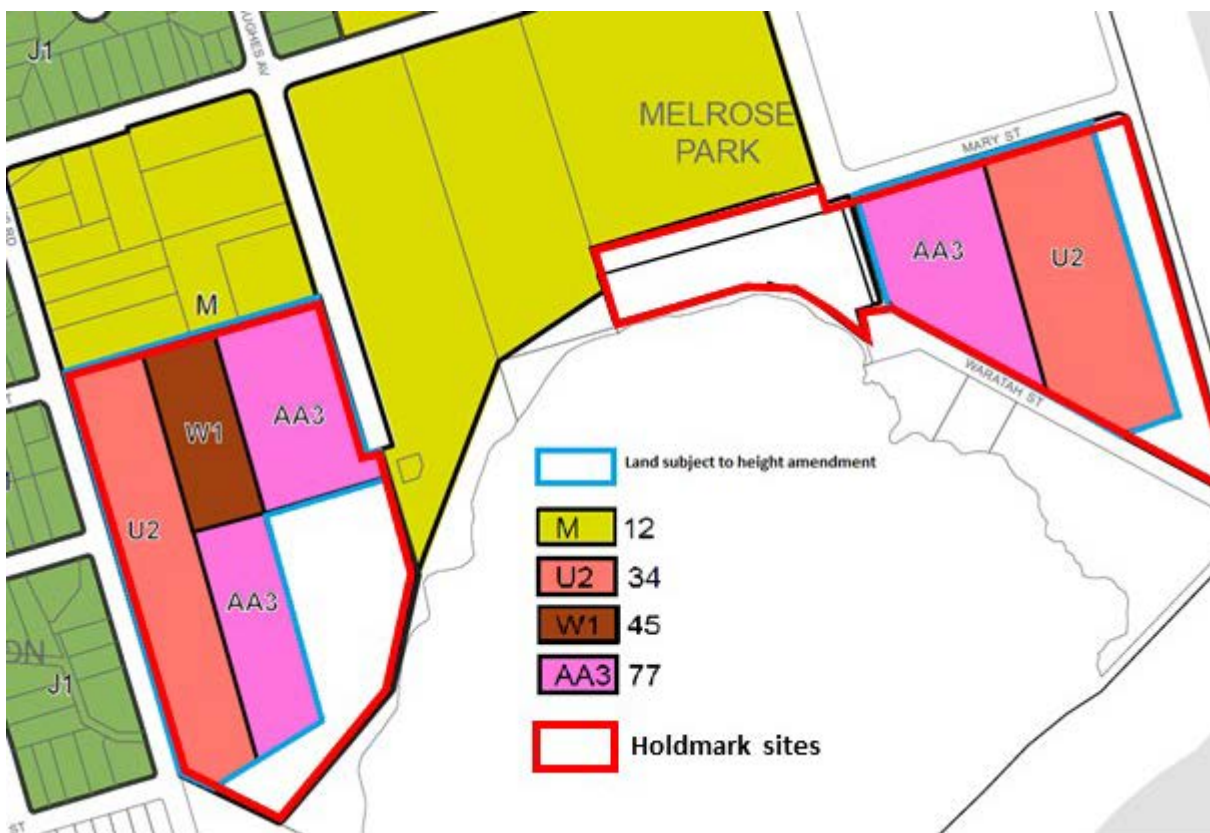


Figure 10 Proposed height of building map (source: planning proposal)



Figure 11 Current floor space ratio map – sites outlined in red (source: planning proposal)

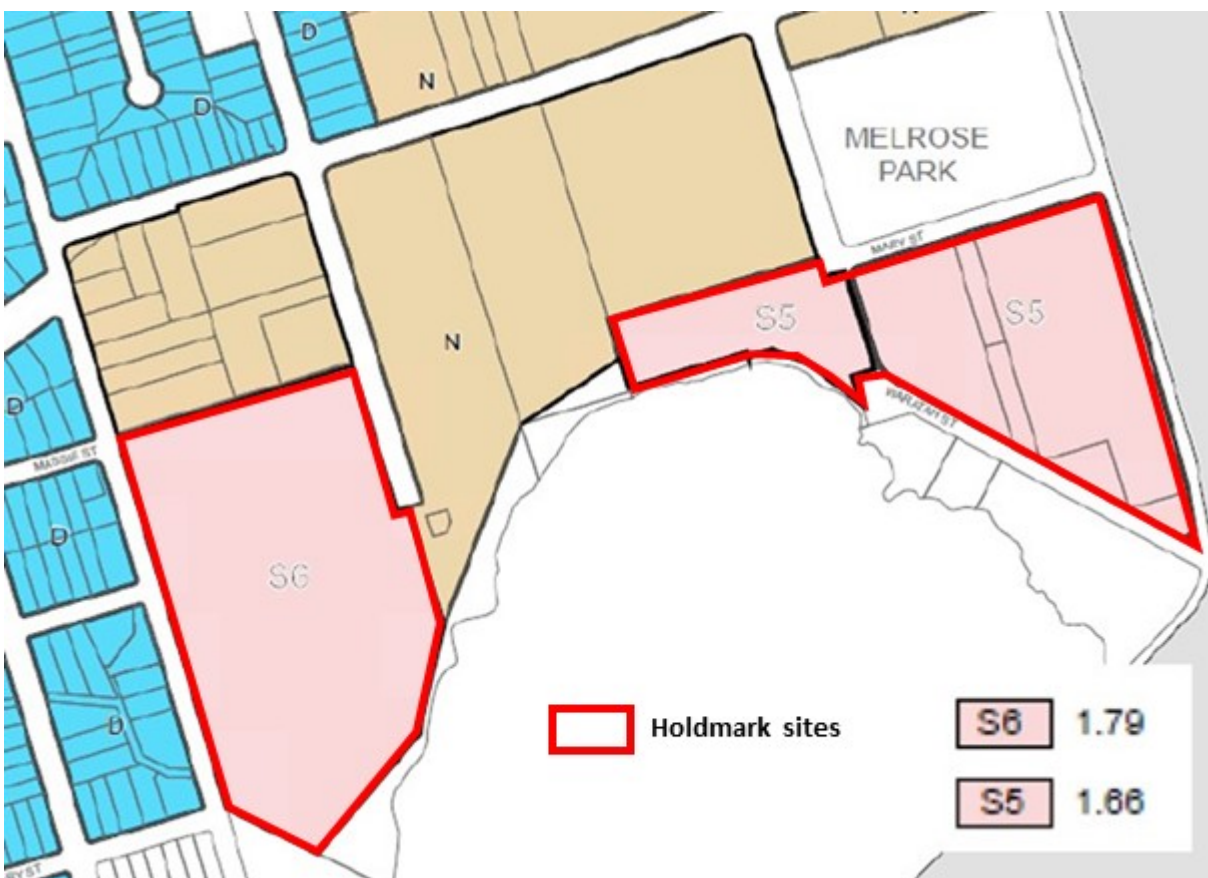


Figure 12 Proposed floor space ratio map (source: planning proposal)

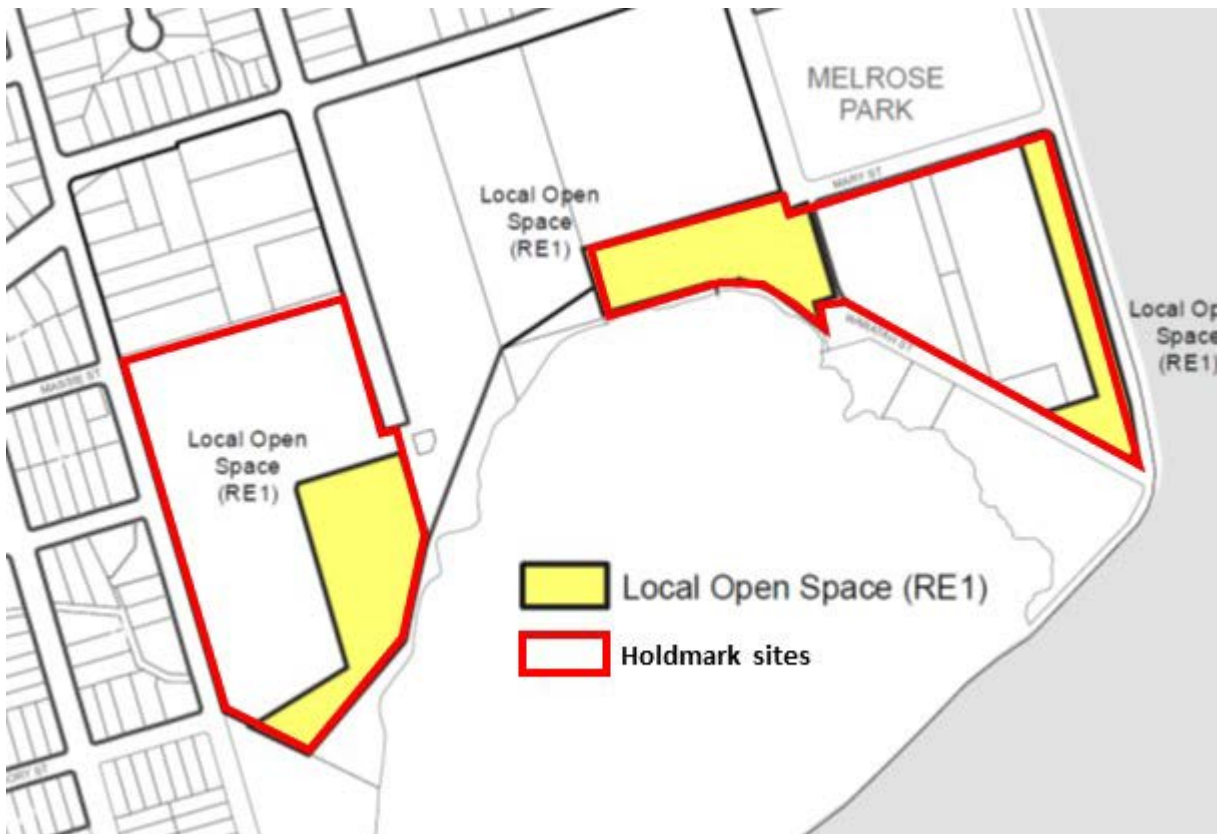


Figure 13 Proposed Land Reservation Acquisition map (source: planning proposal)

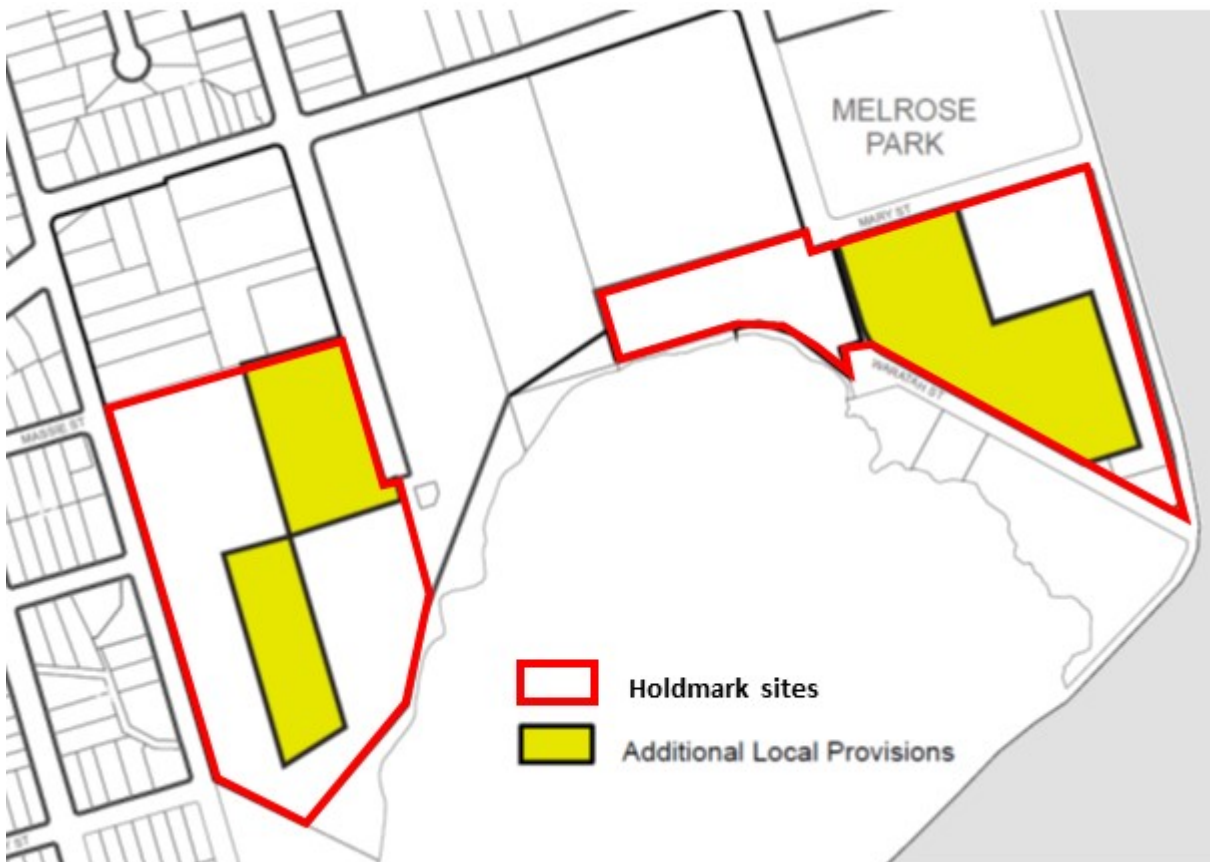


Figure 14 Proposed Additional Local Provisions map (source: planning proposal)

2 Need for the planning proposal

The planning proposal responds to two key strategic documents; the Parramatta Employment Lands Strategy and the Melrose Park Transport Management and Accessibility Plan. Parramatta Local Strategic Planning Statement was prepared after these documents, but includes the proposed change in zoning and urban renewal outcomes.

Parramatta Employment Lands Strategy & Precinct Structure Plan

The planning proposal responds to the Parramatta Employment Lands Strategy (ELS) (**Attachment D**). The ELS was adopted by Council in 2016 and provides recommendations for the future direction of employment lands across the Parramatta LGA. The ELS was reviewed and updated in 2020 and has been submitted to the Department for endorsement. The Department has undertaken preliminary assessment of the ELS, and is seeking further clarification on aspects of the strategy not directly related to the Melrose Park Precinct. At the time of preparing this Gateway assessment, the ELS was not endorsed by the Department.

The ELS responds to the ‘review and manage’ principle for industrial and urban services land identified for this land under the Central City District Plan (the District Plan). The ‘review and manage’ principles aim to review all industrial and urban services land to confirm their retention or transition to higher order uses (such as business parks) and prepare appropriate controls to maximise business and employment outcomes, considering the changing nature of industries in the area. In limited cases, conversion to other uses may be appropriate.

The Melrose Park ‘Employment Land Precinct’ is identified as Precinct 11 within the ELS, and notes that it previously contained a significant concentration of large pharmaceutical companies which have relocated their operations overseas. Given the size and significance of the precinct and the changing nature of the pharmaceuticals industry, the study recommended that a structure plan and economic impact study be prepared for the precinct to consider future uses and opportunities for urban renewal including mixed use and residential uses, and retain the existing level of employment.

In accordance with the ELS, separate structure plans have been prepared for the northern and southern precincts of the employment land precinct. In December 2019, Council adopted the Melrose Park Southern Precinct Structure Plan (**Figure 15**) allowing for the progression of this planning proposal.



Figure 15 Southern precinct structure plan with land subject to this planning proposal bound in red (source: planning proposal)

A requirement of the ELS is that any redevelopment of the precinct must provide the equivalent number of jobs that could be achieved under the current zoning. At the time the ELS was adopted approximately 2,546 jobs were available in the Melrose Park precinct. However, the ELS also identified that a major restructuring of the pharmaceutical industry had identified the loss of approximately 450 jobs from 2011 to 2016 and job numbers were continuing to decline.

The planning proposal is estimated to provide approximately 160 jobs as part of an overall strategy for employment across the Melrose Park Precinct, including the following estimates:

- 1,538 - 1,932 jobs in the northern precinct, particularly in the proposed town centre;
- 160 jobs for this planning proposal; and
- 133 – 220 jobs in the remaining portion of the southern precinct;
- **1,831 – 2,312 jobs in total.**

The 160 jobs envisaged to result from the planning proposal includes a portion of jobs attributed to residents working from home. In order to facilitate this outcome, it is considered important that a planning framework is in place that encourages design to enable working from home. This might include controls within the proposed site-specific Development Control Plan (DCP) to accommodate study or office spaces within new dwellings and ensuring sufficient technological capabilities are provided to carry out business. Given these jobs are integral to Council's strategy for retaining employment numbers across the precinct, additional conditions to support this outcome are recommended to be included on the Gateway determination.

The planning proposal notes that the focus for job provision in Melrose Park will be centred on the new local centre and school which is within the northern precinct. Higher job provision responds to both the northern precinct being proportionally larger but also having a greater concentration of

non-residential uses. Employment generation in the southern precinct will result from uses which support the local centre in the northern precinct and are likely to include small scale retail, food and drink premises and a childcare centre.

Council acknowledges that a reduced number of jobs will likely result across the precinct, thereby not fulfilling the objective of the ELS to retain existing job numbers. It is also noted that the future jobs in the precinct will likely be focused on retail and hospitality, which is a shift from those provided through the existing and former industrial uses.

Transport Management and Accessibility Plan (TMAP)

To respond to concerns regard traffic and transport issues resulting from urban renewal of the precinct, TMAP was commissioned and prepared by the proponent for Melrose Park North, and applied across the whole precinct.

The TMAP for the precinct was prepared in consultation with and endorsed for exhibition by Transport for NSW and former Roads and Maritime Services (**Attachment E and K**). The TMAP considers future development and makes a series of recommendations, describes infrastructure requirements and provides an implementation plan to support the proposed development on the precincts.

The TMAP identified significant new transport infrastructure is proposed in and around the Melrose Park Precinct which would improve the site's accessibility (shown in **Figure 16**), including:

- the proposed Parramatta Light Rail (Stage 2) along Hope Street,
- the proposed public transport bridge across the Parramatta River to Wentworth Point, and
- the future Sydney Metro West Line, connecting Parramatta to the Sydney CBD, with a stop at Sydney Olympic Park.

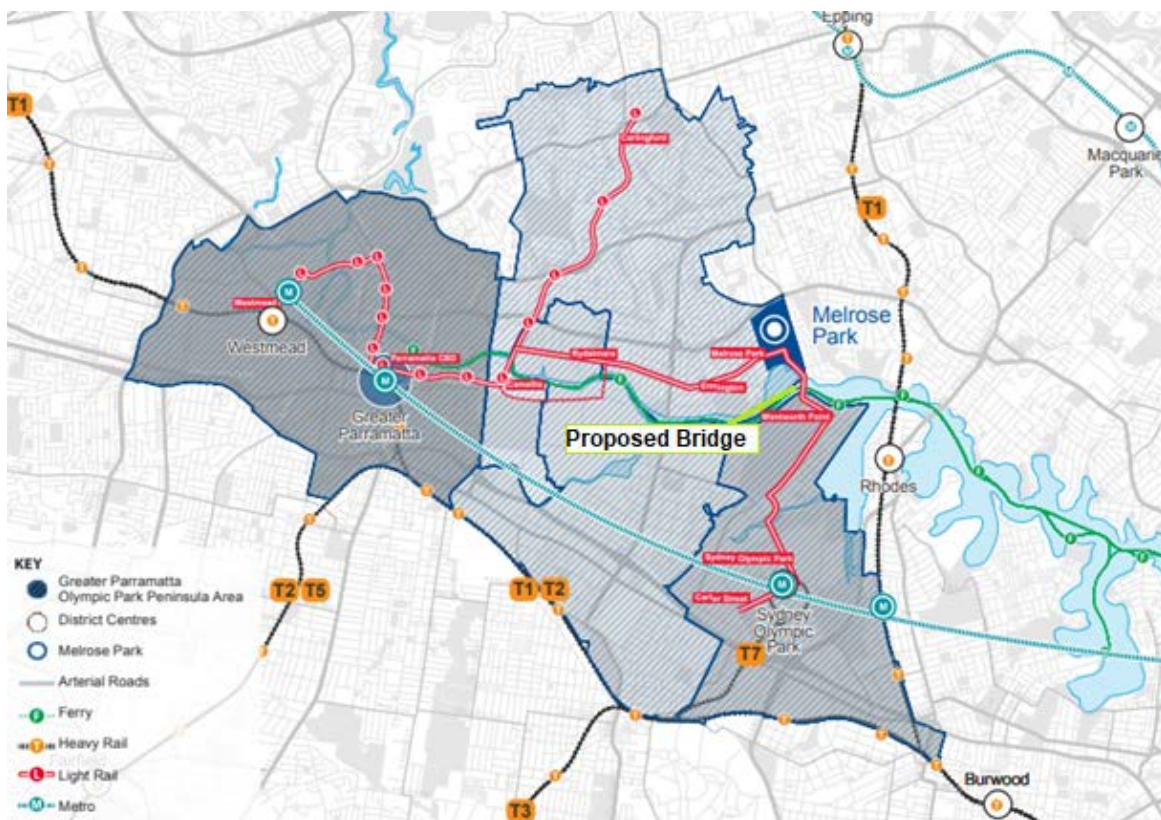


Figure 16 Extract from TMAP showing existing and proposed public transport (source: TMAP with DPIE edit)

The TMAP provides an implementation plan that stages the development and density yields against levels of infrastructure provision. This includes both minor triggers such as the widening of Wharf Road, and also key triggers, such as the proposed bridge across Parramatta River providing high frequency public transport through light rail or bus to Sydney Olympic Park and the future metro station. This piece of infrastructure is critical to delivering the full development yield of 11,000 dwellings considered in the TMAP. The TMAP suggests a limit of 6,700 dwellings until the bridge is delivered.

Is a planning proposal the best means of achieving the objectives or intended outcomes?

The planning proposal is the best means for achieving the objectives and intended outcomes. Amendment of the zoning, height, FSR and associated controls of the LEP is the most effective means of achieving the proposed development outcomes.

3 Strategic assessment

3.1 District Plan

The following table provides an assessment of the planning proposal against relevant aspects of the Central City District Plan (District Plan).

The *Greater Sydney Region Plan: A Metropolis of Three Cities* is a 20 year plan outlining a three-city vision for the Sydney Region to the year 2036. The District Plan is a guide for implementing the Region Plan at a district level and is a bridge between regional and local planning.

The plans are structured under four themes: Infrastructure and Collaboration, Liveability, Productivity and Sustainability. The planning proposal is generally consistent with the planning priorities of the District Plan, except Planning Priority C11 as discussed below.

Due to the planning proposal seeking to rezone land within an existing industrial area which is identified as 'Review and Manage' the proposal was referred to the Greater Sydney Commission (GSC) seeking its advice prior to Gateway determination. The GSC provided advice (**Attachment G**) which is discussed in relation to the planning priorities below.

Table 5 District Plan assessment

District Plan: Planning Priorities	Justification
Planning Priority C1 – Planning for a city supported by infrastructure	<p>The TMAP developed to support growth in the Melrose Park precinct demonstrates how growth envisaged through the planning proposal can be suitably supported by existing and planned transport infrastructure.</p> <p>The TMAP demonstrates that full provision of envisaged infrastructure could unlock a 30 minute city, providing the site with access to major centres and employment opportunities at Parramatta and Sydney Olympic Park within 30 minutes.</p> <p>The proposal can be consistent with the District Plan through new transport infrastructure and appropriate staging of development as envisaged through the TMAP.</p> <p>The proposal provides opportunities for increased active transport including walking and cycling through new open spaces, and is in close proximity to a proposed local centre in the Melrose Park northern precinct.</p>

District Plan: Planning Priorities	Justification
	<p>In its advice, the GSC highlight the need to align growth and infrastructure provision. The advice notes that at present, no mechanism is in place to secure the infrastructure required to support the planning proposal.</p> <p>A State Planning Agreement is being considered for the north precinct and similar approach could be considered for these sites. It is recommended that a condition be included in the Gateway determination to require that, prior to community consultation, the planning proposal be updated to identify all local and State infrastructure requirements to support the growth anticipated by the planning proposal.</p> <p>The Department considers this approach is appropriate at Gateway determination and will further consider the advice of the GSC at the finalisation stage of the planning proposal. It is anticipated that at finalisation the mechanism for the delivery of infrastructure will be further resolved, noting that the Department agrees with the GSC with regard to the need to provide infrastructure to support growth. It is considered that post-Gateway determination is the most appropriate time to address this issue as the Gateway determination is a trigger for further resolution of these matters.</p>
<p>Planning Priority C5: Providing housing supply, choice, and affordability with access to jobs, services and public transport</p>	<p>The proposal will support liveability objectives by:</p> <ul style="list-style-type: none"> • delivery of approximately 1,925 new dwellings with a mixture of unit sizes, • small scale retail and other non-residential floor space to meet the local needs of the community and support the local centre in the northern precinct, • open space / parks provided by land dedication, and • active transport provision identified in the TMAP.
<p>Planning Priority C9: Delivering integrated land use and transport planning and a 30-minute city</p>	<p>The proposal supports the 30 minute city principle and the continued economic development and diversity of Greater Parramatta. The proposal will permit additional housing within 30 minutes public transport travel of the Parramatta CBD, by various methods including the proposed Parramatta Light Rail Stage 2 or high frequency buses, existing buses along Victoria Road and local cycleways and walking routes.</p>
<p>Planning Priority C11: Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land</p>	<p>The District Plan identifies all of the Parramatta LGA as an area for 'review and manage' for managing industrial and urban services land.</p> <p>While the District Plan does not envisage the transfer of industrial land to residential uses, planning for the Melrose Park precinct predates the position of the Plan. Planning in Melrose Park North has advanced and provides an indication that urban renewal will occur for the land subject to the planning proposal. This is acknowledged by the GSC in its consideration of the planning proposal, noting that it has also endorsed Council's LSPS which foreshadowed the transition of the Melrose Park precinct to residential uses.</p> <p>The 'review and manage' principles aim to review all industrial and urban services land to confirm their retention or transition to higher order uses (such as business parks) and prepare appropriate controls to maximise</p>

District Plan: Planning Priorities	Justification
	<p>business and employment outcomes, considering the changing nature of industries in the area. In limited cases, conversion to other uses may be appropriate.</p> <p>The ELS reviewed all industrial lands in the Parramatta LGA and recommended that a structure plan for Melrose Park be prepared to consider future uses in the precinct and opportunities for urban renewal. The proposal seeks to deliver the outcomes of the structure plan and urban renewal of existing industrial and urban services land to a mixed use precinct.</p> <p>The planning proposal is also inconsistent with the District Plan as it will result in some reduction of the estimated number of jobs for the Melrose Park precinct. The ELS identifies that the precinct is in a process of jobs decline and recommends consideration of the precinct for urban renewal. While the ELS seeks to retain high level of employment across the precinct, some decline in employment numbers is expected.</p> <p>The GSC note the need to provide business and office floorspace, beyond the retail and other non-residential uses envisaged by the proposal. A quantum of 5,000sqm of non-residential floor space is nominated for the subject sites to provide a local employment base and support the function of the local centre proposed for Melrose Park North through a separate planning proposal.</p> <p>The Department considers that the planning for Melrose Park has been subject to place-based consideration and notes Council has developed a strategy to ensure that overall job loss is minimised through the provision of new jobs. Land use has been planned across the structure plans for the precinct and clusters commercial and retail uses in the new town centre, which is in Melrose Park North. Additional commercial floor space for the southern precinct may undermine the local centre function.</p> <p>The Department is satisfied that the non-residential floor space proposed provides an opportunity for active frontages to the new open space and supports the function of the new town centre.</p> <p>As the ELS has not been endorsed by the Department, consistency with this aspect of the District Plan will require further consideration at finalisation. It is recommended that a condition be included in the Gateway determination to require that prior to finalisation, the ELS and its proposed outcome for Melrose Park is endorsed.</p>
<p>Planning Priority C16: Increasing urban tree canopy cover and delivering Green grid connections</p> <p>Planning Priority C17: Delivering high quality open space.</p>	<p>The proposal supports sustainability principles of lowering carbon output by permitting a dense mixed use urban form that reduces the need for travel and car transport.</p> <p>The proposal provides significant areas of new open space, with opportunities for landscaping and provision of urban vegetation including street tree planting which will minimise the impact of urban and natural hazards, such as flooding from excessive stormwater run-off, and urban heat island effect.</p>

3.2 Local

The proposal states that it is consistent with the following local plans and endorsed strategies. It is also consistent with the strategic direction and objectives, as stated in the table below:

Table 6 Local strategic planning assessment

Local Strategies	Justification
<p>The Parramatta Local Strategic Planning Statement City Plan 2036 (LSPS)</p>	<p>The LSPS was published on 31 March 2020. The LSPS sets a 20 year land use planning vision for the City of Parramatta. It balances the needs and priorities for jobs, housing, infrastructure, the environment, heritage and local character.</p> <p>The LSPS identifies the Melrose Park northern and southern precincts as a combined growth precinct for rezoning to permit mixed use (commercial/residential) development with a forecast of 6,300 dwellings and maintenance of 2,600 jobs. A local centre is proposed for the northern precinct. As discussed in Section 2 of this report, 2,152 - 2,940 jobs are estimated to be provided across the Melrose Park precinct, generally consistent with the LSPS forecast.</p> <p>The planning proposal will give effect to the following priorities and actions of the LSPS:</p> <ul style="list-style-type: none"> • facilitate the growth of commercial and housing opportunities in the GPOP area (Priority 4); • provide for community infrastructure and recreation opportunities (Priority 6); • deliver a mix of housing to support the diverse needs of the community (Priority 7); and • enhance trees and green infrastructure to improve liveability and ecological health (Priority 14).
<p>Parramatta Employment Lands Strategy (ELS)</p>	<p>The planning proposal is a result of, and is consistent with, the ELS. The Melrose Park Employment Land Precinct is identified as Precinct 11 in the ELS. The ELS recommends that a structure plan be prepared for Melrose Park to consider future uses in the precinct and opportunities for urban renewal, including space for smaller biotech firms and also specialised research infrastructure.</p> <p>As noted previously, the ELS is not endorsed by the Department and cannot be relied upon for strategic justification, however, it is recognised that the development of Melrose Park North predates both the District Plan 'Review and Manage' approach to Employment Lands, and the Council's LSPS and this planning proposal represents a continuation of this proposal in terms of land use planning outcomes.</p>

Local Strategies	Justification
Parramatta Local Housing Strategy (LHS)	<p>The LHS provides direction at the local level about the location and timing of future housing growth in alignment with broader NSW-government strategic planning framework. The LHS identifies Melrose Park (northern and southern precincts) as a Growth Precinct with a forecast of approximately 6,330 new dwellings by 2036. The LHS also highlights the importance of aligning housing growth with State-driven transport delivery and targeted local infrastructure programs.</p> <p>The planning proposal is consistent with the LHS in that it is located within the identified Melrose Park Growth Precinct which is aligned to the TMAP to support the transport needs of the future population, and incorporates a staging plan for the delivery of the necessary road upgrades and public transport, including the potential Parramatta Light Rail (PLR) Stage 2 corridor. It is noted that the Melrose Park precinct has been identified as having the capacity for up to 11,000 dwellings, however, urban design outcomes also need to be considered, as well as staging and delivery.</p> <p>The LHS has recently been endorsed by the Department, noting that the terms of approval outline additional matters for Council's consideration.</p>
Parramatta 2038 Community Strategic Plan (Parramatta 2038)	<p>Parramatta 2038 is a long term Community Strategic Plan for the City of Parramatta and it links to the long-term future of Sydney. The plan formalises several big and transformational ideas for the City and the region.</p> <p>The planning proposal is considered to meet the strategies and key objectives identified in the plan including providing a range of housing and dwelling mix, new open space and infrastructure upgrades to support the incoming population.</p>

3.3 Local planning panel (LPP) recommendation

On 29 September 2020, the Parramatta LPP considered a report on the planning proposal and recommended through its advice that Council endorse the proposal and submit requesting Gateway determination (**Attachment N**). Council resolved to adopt the advice of the LPP and submitted the proposal for Gateway determination (**Attachment O**).

3.4 Section 9.1 Ministerial Directions

The planning proposal's consistency with relevant section 9.1 Directions is discussed below:

Table 7 9.1 Ministerial Direction assessment

Directions	Consistent / Not Applicable	Reasons for Consistency or Inconsistency
Employment and resources		
<p>1.1 Business and Industrial Zones</p> <p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> • Encourage employment growth in suitable locations, • Protect employment land in business and industrial zones, and • Support the viability of identified centres. 	No	<p>The planning proposal is inconsistent with this direction in that it:</p> <ul style="list-style-type: none"> • 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. <p>The proposal seeks to justify the inconsistency by the ELS and the Council endorsed structure plans for the northern and southern precincts. Although the ELS is not endorsed, it gives consideration to the objectives of the direction in that it:</p> <ul style="list-style-type: none"> • encourages the retention of jobs in the Melrose Park precinct; and • supports the viability of the proposed new local centre in the northern precinct. <p>The proposal is also supported by an Economic Impact Assessment prepared by Hill PDA (Appendix 7). While this provides an assessment against the Direction, it is noted that it is referential to the ELS. The assessment concludes that the proposal is generally consistent with ELS recommendations for the Melrose Park Precinct.</p> <p>The Direction provides that a proposal can be inconsistent in certain circumstances, including where justified by a strategy endorsed by the Department or a study prepared in support of the planning proposal. As the ELS is not endorsed by the Department, it cannot be relied upon to justify the inconsistency.</p> <p>It is considered appropriate that this Direction remains unresolved and be further considered at finalisation in the context of any decision on Council's ELS, noting that a site-specific study may also be able to justify this inconsistency, if required. This may include an amended version of the Economic Impact Assessment, ensuring this is a stand-alone assessment.</p>

Directions	Consistent / Not Applicable	Reasons for Consistency or Inconsistency
Environment and heritage		
<p>2.2 Coastal Management</p> <p>The objective of this direction is to protect and manage coastal areas of NSW.</p> <p>The direction applies to land that is within the coastal zone, as defined under the <i>Coastal Management Act 2016</i> - comprising the coastal wetlands and littoral rainforests area, coastal vulnerability area, coastal environment area and coastal use area - and as identified by the State Environmental Planning Policy (Coastal Management) 2018.</p>	Yes	<p>The Direction applies as the planning proposal applies to land that is within the coastal zone. The land includes coastal wetlands and is mapped as coastal environment and use areas.</p> <p>The proposal is supported by an Ecological Assessment prepared by Ecological Australia (Appendix 5). The assessment concludes that, from an ecological perspective, the planning proposal is acceptable and is consistent with the relevant legislation.</p> <p>The proposal provides a development buffer from the coastal wetland by rezoning the southern portion of the sites RE1 Public Recreation. The buffer will provide the opportunity to manage the ecological and stormwater interface between built development and wetlands, and also improve public access to the foreshore.</p> <p>Council notes that a site-specific DCP is being prepared for the southern precinct which will provide additional considerations for stormwater and water quality.</p> <p>For the remainder of the site, which falls within the coastal environment and use areas, the Coastal Management SEPP includes provisions to minimise impacts of future development.</p> <p>As such, it is considered that the planning proposal is generally consistent with the objectives of the Direction.</p>
<p>2.3 Heritage conservation</p> <p>The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p>	Yes	<p>Both east and west sites contain part of the Ermington Bay Wetlands, which is identified as a local heritage item I1 in Schedule 5 of Parramatta LEP 2011.</p> <p>The sites are in the vicinity of the Ermington Wharf, formerly known as the Pennant Hills Wharf, which is identified as a heritage item within SREP (Sydney Harbour Catchment) 2005 – Schedule 4.</p> <p>The proposal is supported by a Heritage Assessment and Heritage Impact Statement prepared by Tropman and Tropman Architects (Appendix 3). The assessment concludes that the impact of the planning proposal on the heritage listed items is considered to be minimal and will not detract further from the overall significance of the items.</p> <p>The assessment acknowledges the wetland as a dominant element on the southern edge of the southern precinct and the sites, and of the proximity of the Ermington Wharf.</p> <p>The assessment concludes that although the proposed future development will have some visual impact on views to and from the adjacent heritage listed items, this impact is</p>

Directions	Consistent / Not Applicable	Reasons for Consistency or Inconsistency
		<p>mitigated by the scale of the wetland and the proposed public open spaces along the foreshore, which will provide a buffer from the river to the development site.</p> <p>The existing heritage provisions of the Parramatta LEP 2011 are considered sufficient to address the heritage assessment of the sites at the DA stage.</p> <p>The planning proposal is considered to be consistent with this Direction.</p>
<p>2.6 Remediation of Contaminated Land</p> <p>The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.</p>	Yes	<p>The planning proposal is supported by Preliminary Site Investigation (PSI) (Appendix 2) and concludes that subject to the finding and recommendations below, the sites can be made suitable for the proposed land uses.</p> <p>The PSI notes that some limits for the western sites to the current groundwater monitoring well network and that future investigations will require additional monitoring wells to assess the identified potential sources of contamination. Analysis of soil or water for chemicals associated with pharmaceuticals such as sertraline, diphenoin and praziquantel has not been undertaken on the site to date.</p> <p>The PSI suggests that the eastern sites have been subject to uncontrolled filling for site levelling purposes, predominantly in the southern portions of each property. The contamination status of the properties is unknown and previous desktop assessments have identified a medium to high risk of contamination being present.</p> <p>The PSI recommends that further assessment of all properties be carried out at DA stage in line with the staged approach set out in SEPP 55 Remediation of Land, Contaminations Planning Guidelines and guidance under the <i>Contamination Land Management Act 1997</i>.</p> <p>The planning proposal notes that a remediation action plan is in the process of being prepared by the proponent and will be provided when available.</p> <p>The proposal is considered to be consistent with the Direction, noting further investigations are required to support any future development application.</p>

Housing, infrastructure and urban development

<p>3.1 Residential zones</p> <p>The objectives of this direction are to encourage a variety and choice of housing types for existing and future housing needs, make</p>	Yes	<p>The planning proposal will enable development up to 1,925 dwellings of various sizes in a planned mixed use precinct. The proposal also demonstrates an appropriate built form with minimal impact on the environment.</p> <p>The planning proposal is consistent with this direction, in that it encourages a variety and choice of housing types to</p>
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Directions	Consistent / Not Applicable	Reasons for Consistency or Inconsistency
efficient use of existing and future infrastructure and services, and minimise the environmental impacts of residential development.		provide for existing and future housing needs and new supporting infrastructure such as roads and open space.
<p>3.4 Integrating land use and transport</p> <p>The objectives of this direction are to reduce travel demand by car through improving access to housing, jobs and services by walking, cycling and public transport.</p>	Yes	<p>The proposal has been prepared in accordance with the TMAP. The proposed construction of the public transport, walking and cycling bridge over the Parramatta River will increase accessibility of the sites to the proposed new metro station at Sydney Olympic Park. The TMAP also recommends upgrades to the existing transport network to reduce travel demand by car and encourage active transport options.</p> <p>The TMAP recommends linking the development density of the Melrose Park precinct to the delivery of transport infrastructure as discussed further in Section 2 of this report.</p> <p>The proposal is also supported by a Transport Assessment (Appendix 1). The assessment has been prepared in accordance with the TMAP structure with respect to access, traffic, parking, road network, and public and active transport.</p> <p>The assessment concludes that the proposed trip generation on the sites will be approximately 20% less than those forecast and modelled in the TMAP. This is a result of reduced yields across the sites compared to those adopted in the TMAP. The assessment also confirms that the proposed traffic and parking provision should be implemented in accordance with the recommendations of the TMAP.</p> <p>Council intends to apply the parking rates detailed in Parramatta DCP 2011 for residential flat buildings to the sites, consistent with the parking rates applied to the northern precinct. The matter will be addressed as part of the site-specific DCP for the southern precinct.</p> <p>The planning proposal is consistent with this direction, in that it will enable high density development in close proximity to existing and future jobs and services encouraging walking, cycling and use of public transport, subject to the implementation of the TMAP.</p>

Directions	Consistent / Not Applicable	Reasons for Consistency or Inconsistency
Hazard and risk		
<p>4.1 Acid sulfate soils</p> <p>The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p>	No	<p>This Direction applies as the site is identified as primarily Class 5 and a small portion of Class 2 acid sulfate soils under Parramatta LEP 2011.</p> <p>The proposal is inconsistent with this direction as no assessment has been undertaken to establish if an acid sulfate soils management plan would be required to support the proposed future redevelopment of the site. The inconsistency with this direction is considered to be of minor significance as:</p> <ul style="list-style-type: none"> the majority of the sites are identified as Class 5 (the class with the lowest probability of containing acid sulfate soils), Parramatta LEP 2011 includes provisions requiring consideration for the likelihood of acid sulfate soils prior to development; and a management plan can be prepared at the DA stage. <p>It is recommended that the Secretary's delegate agree that the proposal's inconsistency with this Direction is justified.</p>
<p>4.3 Flood prone land</p> <p>The objectives of this direction are to ensure that planning proposals are commensurate with the level of flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</p>	Yes	<p>Due to the sites' location on the Parramatta River, flooding is a relevant consideration. The planning proposal is supported by a Civil Engineering and Infrastructure Assessment Report (Appendix 4) which indicates development can be sited above the flood planning level for the site. The report also notes that development will be clear of the Probable Maximum Flood (PMF) event extent.</p> <p>Any potential impacts as a result of development on the site, such as stormwater runoff, will be considered and addressed appropriately at DA stage. This will also include any design detail required to ensure compliance with Council's water management controls and any future Floodplain Risk Management Strategy.</p> <p>It is noted that consideration for flooding at the precinct level also needs to occur as interventions and development in the northern precinct may have implications for this land. Council has noted that this is under consideration.</p> <p>The planning proposal is consistent with this direction, as the level of flood hazard and potential flood impacts is considered appropriate to the proposed permissible development.</p>

Directions	Consistent / Not Applicable	Reasons for Consistency or Inconsistency
Local plan making		
<p>6.2 Reserving land for public purposes</p> <p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> to facilitate the provision of public services and facilities by reserving land for public purposes, and to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition. 	Yes	<p>This Direction applies as the proposal seeks to rezone existing privately owned land to RE1 Public Recreation. This land is proposed to be identified on the relevant Land Reservation Acquisition maps, ensuring an appropriate mechanism to secure the land.</p> <p>The proposal is consistent with the Direction in facilitating the provision of public open space to serve the recreation needs of the community.</p>
<p>6.3 Site specific provisions</p> <p>The objective of this direction is to discourage unnecessarily restrictive site specific planning controls</p>	No	<p>This Direction applies as the proposal seeks to introduce a site specific provision relation to design excellence and minimum non-residential floor space, and as such is considered to be inconsistent.</p> <p>The proposed provisions are considered justified as they ensure development exhibits design excellence that contributes to the natural, cultural, visual and built character values of Parramatta. The non-residential floor space provisions will ensure the provisions of uses to serve the local retail and commercial needs of the incoming population.</p> <p>The inconsistency with this Direction is considered to be of minor significance and will result in positive development outcomes. It is recommended that the proposal's inconsistency with this Direction is justified.</p>

3.5 State environmental planning policies (SEPPs)

The planning proposal is consistent with all relevant SEPPs as discussed in the table below.

Table 8 Assessment of planning proposal against relevant SEPPs

SEPPs	Requirement	Proposal	Complies
SEPP No 19 – Bushland in Urban Areas	This SEPP applies to urban remnant bushland, seeking to appropriately protect and preserve bushland and habitat.	<p>The sites are not currently zoned open space. A small amount of vegetation exists near the southern boundary of the site. The proposal will generally protect this vegetation by zoning the land on which it is located as open space and restricting impact from development.</p> <p>The proposal is supported by an Ecological Assessment (Appendix 5). The assessment does not identify any inconsistencies with this SEPP and concludes that the proposal is acceptable from an ecological perspective.</p>	Yes
SEPP No 65 – Design Quality of Residential Apartment Development	The SEPP aims to improve the design quality of residential apartment development	Detailed compliance with SEPP 65 will be demonstrated at the time of making a development application for the site facilitated by the planning proposal. Council notes that concept testing has occurred and is satisfied that development is capable of demonstrating compliance with the SEPP. It is noted that no evidence of this testing has been provided to the Department as part of the planning proposal. A condition of the Gateway determination requires that built form modelling be included in the proposal.	Yes

SEPPs	Requirement	Proposal	Complies
SEPP (Infrastructure) 2007	The SEPP aims to facilitate the effective delivery of infrastructure	<p>The SEPP identifies consent, assessment and consultation requirements for certain types of infrastructure and adjacent development, including consideration of potential safety risks related to development near high pressure pipelines.</p> <p>A pipeline traverses a portion of the east site which requires consideration of hazard risk. A preliminary Hazard Assessment has been undertaken for the Melrose Park precinct, on behalf of the northern precinct proponent, to investigate the potential impact of the hazard on proposed development.</p> <p>It is recommended that a condition be included in the Gateway determination to require that, prior to finalisation, the suitability of the land for the intended land uses with regard to high-pressure pipeline safety risk is justified through a hazard assessment against the relevant legislation and policies.</p>	Yes

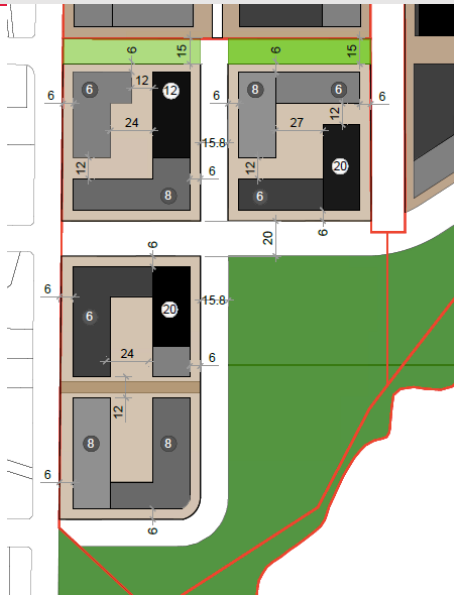

4 Site-specific assessment

4.1 Environmental

The following table provides an assessment of the potential environmental impacts associated with the proposal.

Table 9 Environmental impact assessment

Environmental Impact	Assessment
Built Form	<p>The planning proposal includes an indicative development scheme which broadly aligns to the structure plan adopted by Council for the southern precinct. The proposed building heights range from 34m (approximately 8 storeys) to 77m (approximately 22 storeys). This transition in heights are designed to minimise the impact of the scale of development on the neighbouring low density residential areas.</p> <p>The structure plan provides a guide to development which can achieve good solar access across the southern precinct and allow for holistic consideration for future amenity.</p> <p>The proposal is generally consistent with the structure plan adopted by Council for the southern precinct with the following variation to the proposed building heights:</p> <ul style="list-style-type: none"> • increase the maximum 20 storeys to 22 storeys on the East site • increase the maximum 18 storeys to 20 storeys on the West site. <p>The locations of the taller heights will remain on the inner parts of the sites to maximise the distance between existing low density residential areas. The proposed height variations were supported by Council based on advice from its City Design Unit. The variations aim to achieve a better built form outcome on the sites and improve the amenity for future residents by:</p> <ul style="list-style-type: none"> • allowing greater internal building separation more usable and liveable courtyards to be accommodated; • enabling an appropriate building depth to be achieved; • enable appropriate deep soil areas on the sites for the planting of large canopy trees; • enabling the provision of through-site pedestrian links; and • providing view corridors from existing streets. <p>However, the proposal remains consistent with the structure plan in relation to FSRs and no increase in density is proposed. The indicative built forms for the East and West sites are shown in Figures 17 and 18 below.</p>

Environmental Impact	Assessment
	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Figure 17 Proposed indicative built form for West site (source: planning proposal)</p> </div> <div style="text-align: center;">  <p>Figure 18 Proposed indicative built form for East site (source: planning proposal)</p> </div> </div> <p>It is noted that the proposal intends to apply a blanket FSR across each site, including the land intended to be zoned RE1 Public Recreation. This will allow for greater effective FSRs for the developable portion of the site. In these areas the FSR will range from 2.3:1 to 3.8:1, and a block by block breakdown is provided as part of the structure plan.</p> <p>The planning proposal does not provide a clear and legible image of the proposed development concept, nor provide overshadowing analysis. As this element is considered important for the community consultation it is recommended that a condition be included in the Gateway determination update the planning proposal with built form modelling including a 3D visualisation of the proposed development concept and its surrounding built form context and overshadowing analysis.</p>
Development Control Plan	<p>Council has identified a need to prepare a site-specific Draft Development Control Plan (DCP) following the issue of a Gateway determination. The site-specific DCP will guide development and contain specific requirements that must be addressed during the design stage of the planning process and future development application, having regard to the local context and detailed design requirements including relationship of buildings to streets, building typologies, future character and public domain. The DCP will also further guide development in ensuring a transition to surrounding development.</p>

4.2 Social and economic

The following table provides an assessment of the potential social and economic impacts associated with the proposal.

Table 10 Social and economic impact assessment

Social and Economic Impact	Assessment
Social impact	<p>The proposal is supported by a Community and Place Benefits Analysis prepared by Cred Consulting (Appendix 6).</p> <p>Based on a household size of 2.59 persons, the forecast population of the sites will be around 5,012 people, and the total Melrose Park Precinct, 9,985 people. To support the increase in population the report recommends providing certain community and place benefits, including community spaces, open space and public art. The Analysis suggests that a benchmark of 20% of development sites should be provided as quality open space, equating to 18,869m² (1.9ha) for the Holdmark sites subject to this planning proposal. A total of 25,700sqm of new public open space is proposed through the planning proposal.</p> <p>The provision of local infrastructure items is to be addressed by Council through its infrastructure framework which may include a planning agreement with the proponent.</p>
Economic impact	<p>The proposal is supported by an Economic Impact Assessment (Appendix 7).</p> <p>The assessment provides the following summary of the potential economic impact of the proposal:</p> <ul style="list-style-type: none"> • a net increase of approximately 1,925 dwellings accommodating a population of 4,400, equivalent to 3.2% of the projected growth in the Parramatta LGA population from 2021 to 2041; • \$64m annual retail expenditure by residents, supporting the economy of the Melrose Park precinct and other local centres; • 1,000sqm of employment floor space – 600sqm for food and other local retail and commercial services and 400sqm for a childcare centre; • 160 permanent jobs (approximate); • 1,841 direct 'job years' in construction; and • 5,552 indirect 'jobs years' through multiplier impacts. <p>The proposal is generally consistent with ELS recommendations for the Melrose Park precinct. Although the estimated number of jobs for the Melrose Park precinct are likely to be reduced by 10-28% from the ELS 2016 estimate, the ELS describes that the precinct is in a process of jobs decline and recommends consideration of the precinct for urban renewal.</p> <p>Despite the reduced estimated number of jobs, it is considered the economic and social benefits of development in terms of providing permanent local jobs, temporary construction jobs, reduced worker travel needs and local economic benefits are considered an acceptable trade-off to this reduction. This consideration is discussed in detail in Section 3.</p>

4.3 Infrastructure

The following table provides an assessment of the adequacy of infrastructure to service the site and the development resulting from the planning proposal and what infrastructure is proposed in support of the proposal.

Table 11 Infrastructure assessment

Infrastructure	Assessment
Infrastructure funding	<p>The proposed development will increase the population of the site by approximately 5,012 new residents. Additional local and State infrastructure will be required to service the needs of this population, both on the sites and as part of the broader Melrose Park precinct development.</p> <p><i>Local infrastructure</i></p> <p>Local Infrastructure requirements include, but is not limited to:</p> <ul style="list-style-type: none"> new local roads and open space, and land required to provide them, identified in the TMAP and the structure plan, and social infrastructure identified by the Community and Place Benefits Analysis (Attachment L). <p>The proposal states that Council will continue conversations with the proponent regarding the provision of appropriate local infrastructure.</p> <p><i>State infrastructure</i></p> <p>State Infrastructure requirements across the precinct include critical State infrastructure, upgrades to traffic infrastructure outlined in the TMAP including the bridge over the Parramatta River, and education infrastructure. It is intended to fund this infrastructure in a consistent manner to that adopted for the northern precinct.</p> <p>The proposal does not identify a site-specific list of infrastructure requirements. It is recommended that a condition be included in the Gateway determination to require that, prior to community consultation, the planning proposal be updated to identify all local and State infrastructure requirements.</p> <p>It is also recommended that prior to finalisation, the proposal be updated to ensure there is a mechanism in place for the delivery of local and State infrastructure required to support the anticipated growth.</p>
Urban services	<p>The proposal is supported by a Civil Engineering and Infrastructure Assessment (Appendix 4). The assessment concludes that generally, all essential services are located directly adjacent to the site, and there is scope to either extend or upgrade these services to facilitate the proposed development. The assessment also notes that suitable management of stormwater can be achieved to meet Council and other requirements.</p> <p>Consultation with relevant service providers is recommended. Refer to Section 5 of this report.</p>
Staging of development	<p>As identified in Section 2, the TMAP provides a staging sequence through an implementation plan. The planning proposal includes an alternative implementation plan, should the bridge to Wentworth Point not be delivered limiting dwelling yield to 6,700 across the precinct. The proposal seeks to implement this dwelling cap through the application of a Satisfactory Arrangements Clause. It is recommended that the proposal be amended to identify that prior to finalisation further consideration of how the planning</p>

Infrastructure	Assessment
	proposal aligns with the broader Melrose Park precinct in terms of implementation and delivery of infrastructure occurs to ensure the orderly development of land.

5 Consultation

5.1 Community

Council proposes a community consultation period of 28 days. The exhibition period proposed is considered appropriate, and forms a condition of the Gateway determination. A condition is also proposed to ensure that public exhibition commences by 31 October 2021.

5.2 Agencies

The proposal does not specifically raise which agencies will be consulted. It is recommended the following agencies be consulted on the planning proposal and given 21 days to comment:

- Transport for NSW;
- Environment, Energy and Science Group;
- Department of Education;
- Heritage NSW;
- Fire and Rescue NSW;
- NSW Health – Western Sydney Local Health District;
- Greater Sydney Commission;
- City of Ryde Council; and
- relevant authorities for the supply of water, electricity, and the disposal and management of sewage.

6 Timeframe

Council proposes a 10 month time frame to complete the LEP.

The Department recommends a time frame of 12 months to allow for amendments in line with the Gateway determination while ensuring it is completed in line with its commitment to reduce processing times. The Gateway determination outlines a requirement to target exhibition occurring by November 2021. The maximum time to complete the LEP is 30 August 2022. As the planning proposal will not be delegated to Council, Council is to ensure that the planning proposal is submitted to the Department for finalisation by 30 June 2022.

A condition to the above effect is recommended in the Gateway determination. It is also recommended that Council update the project timeframes to respond to the Gateway determination.

7 Local plan-making authority

Council does not request delegation to be the Local Plan-Making authority.

As the planning proposal involves both local and State issues, particularly with regard to public transport provision, the Department recommends that Council not be authorised to be the local plan-making authority for this proposal.

8 Assessment Summary

The planning proposal is supported to proceed with conditions in that it:

- will facilitate development of:
 - approximately 1,925 new dwellings,
 - approximately 160 permanent jobs,
 - over 25,700 square metres (sqm) of new public open space, and
 - a minimum of 1,000sqm of non-residential floor space.
- is consistent with the structure plan prepared for the southern precinct of the Melrose Park and is in line with broader planning for urban renewal in Melrose Park precinct;
- is consistent with the integrated transport planning framework of the TMAP for the Melrose Park precinct;
- allows for development of a scale that responds to infrastructure provisions;
- is justifiably inconsistent with section 9.1 Directions 4.1 Acid sulfate soils and 6.3 Site specific provisions in that the inconsistencies are considered to be of minor significance, and
- is subject to supporting studies which conclude that it is unlikely to create any adverse environmental, social, economic and infrastructure impacts.

9 Recommendation

It is recommended the delegate of the Secretary agree that any inconsistencies with the following section 9.1 Directions are justified:

- 4.1 Acid sulfate soils; and
- 6.3 Site specific provisions.

It is recommended that the section 9.1 Direction 1.1 Business and Industrial Zones remains unresolved to allow for consideration in the context of the Employment Lands Strategy and Update currently under assessment by the Department, noting this Direction may be resolved by a study prepared to support the planning proposal.

It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be revised to address the following conditions:
 - a) correct references to a proposed maximum FSR of 1.79:1 for the West Site;
 - b) update all maps to identify the planning proposal's boundary;
 - c) update the planning proposal with built form modelling including a 3D visualisation of the proposed development concept, its surrounding built form context and overshadowing analysis;
 - d) consider a suitable planning mechanism to encourage work from home opportunities within future building design;
 - e) ensure that an infrastructure needs list is identified in the planning proposal, including the identified traffic and transport infrastructure to support the proposed growth;
 - f) delete the requirement for a satisfactory arrangements provision for contributions toward designated state public infrastructure;
 - g) identify in the planning proposal that a mechanism to secure State and local infrastructure to support the intended growth is required;

- h) ensure that the planning proposal is exhibited with the Transport Management Accessibility Plan (TMAP); and
 - i) update the project timeline to reflect the requirements of the Gateway determination.
2. Community consultation is required under 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - a) the planning proposal must be made publicly available for a minimum of 28 days; and
 - b) the planning proposal 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 6.5.2 of A guide to preparing local environmental plans (Department of Planning, Industry and Environment, 2018).
 3. Consultation is required with the following public authorities:
 - Transport for NSW;
 - Environment, Energy and Science;
 - Department of Education;
 - Heritage NSW;
 - Fire and Rescue NSW;
 - NSW Health – Western Sydney Local Health District;
 - Greater Sydney Commission;
 - City of Ryde Council; and
 - relevant authorities for the supply of water, electricity, and the disposal and management of sewage.
 4. A public hearing is not required to be held into the matter by any person or body under section 3.34(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. Prior to finalisation the following matter must be addressed and resolved:
 - a) ensure endorsement of the Parramatta Employment Land Study and alignment with the planning proposal outcomes;
 - b) further consideration of how the planning proposal aligns with the broader Melrose Park precinct in terms of implementation and delivery of infrastructure to ensure the orderly development of land;
 - c) consistency with section 9.1 Direction 1.1 Business and Industrial Zones and Central City District Plan Planning Priority C11;
 - d) ensure there is a mechanism in place for the delivery of local and State infrastructure required to support the anticipated growth; and
 - e) ensure the sites are suitable for the intended land uses with regard to high-pressure pipeline safety risk with a hazard assessment against the relevant legislation and policies.
 6. Council is to target public exhibition by 31 November 2021.
 7. The timeframe for completing the LEP is to be **12 months** following the date of the Gateway determination or prior to 30 August 2022. Council is to submit the planning proposal to the Department for finalisation by 30 June 2022.



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26 July 2021

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