



Plain English Explanation of the Holdmark Planning Proposal, Draft Site-Specific Development Control Plan and Draft Planning Agreement in Melrose Park South

Council is proposing to amend the planning controls that currently apply to two lots of land in Melrose Park South:

- 112 Wharf Road, 30 & 32 Waratah Street, Melrose Park (referred to as the 'Holdmark East' site), and
- 82 Hughes Avenue, Ermington (referred to as the 'Holdmark West' site).

The current planning controls, such as land use zones and building heights that apply to Melrose Park are contained within the Parramatta Local Environmental Plan (LEP) 2011 and Parramatta Development Control Plan (DCP) 2011.

The Melrose Park Precinct is an industrial area currently occupied by buildings mostly used for the manufacturing of pharmaceuticals. It is divided into northern and southern sub-precincts with a combined land area of approximately 55ha. Council has identified this precinct as being suitable for redevelopment for non-industrial uses in the 2016 Employment Lands Strategy (ELS) and this is supported by the State Government-endorsed Local Housing Strategy (LHS) and Local Strategic Planning Statement (LSPS). Planning for the redevelopment of this precinct has been occurring since 2016 and has involved consultation between Council, landowners, applicants and various Government agencies.

To facilitate the redevelopment of the precinct, changes to the planning controls that currently apply to the land are required to enable non-industrial uses. This is done via a Planning Proposal to amend the Parramatta LEP 2011. Accompanying the Planning Proposal is a supporting draft Site-Specific Development Control Plan (DCP) that includes detailed planning and design guidelines for the precinct. To help ensure the necessary infrastructure is provided to support the proposed redevelopment, a Planning Agreement has also been negotiated between Council and the developer, Holdmark, to deliver community benefits such as open space, road improvements and community facilities.

As part of the planning process, Council is publicly exhibiting the Planning Proposal, Draft DCP and Planning Agreement and invites the community to provide their feedback on the draft documents. Each of these documents are detailed further below.

Planning Proposal

At the Council meeting of 9 November 2020, Council resolved to proceed with the Planning Proposal, which seeks to change the planning controls on the two sites and send it to the Department of Planning and Environment for approval to place on public exhibition. The Planning Proposal could potentially permit up to 1,925 new dwellings in total, with building heights ranging from 4 to 22 storeys (approximately). A summary of the key planning control changes is in Table 1 below. Other key points include:

- Over 25,700m² of new public open space is to be provided, including a new park on the eastern side of the East site and another on the southern edge of the West site. These spaces along the foreshore will accommodate a range of passive and active recreational uses.

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- Provision of a minimum of 1,000m² of floor space for retail/commercial uses
- Staggered building heights with higher heights in the centre of the precinct, transitioning to lower heights on the perimeter. Each development block will incorporate a range of heights
- Design Excellence requirements for buildings of 55m and above.

Table 1. Comparison and summary of the current and proposed changes to the planning controls.

Holdmark East site 112 Wharf Road, 30 & 32 Waratah Street, Melrose Park	Current	Proposed
Zone	IN1 General Industrial	R4 High Density Residential RE1 Public Recreation
Height	12m	4-22 storeys
FSR	1:1	2.74:1 (net)
Holdmark West site 82 Hughes Avenue, Ermington	Current	Proposed
Zone	IN1 General Industrial	R4 High Density Residential RE1 Public Recreation
Height	12m	8-22 storeys
FSR	1:1	2.46:1 (net)

Proposed DCP Changes

To ensure that the redevelopment of the precinct produces the best possible design and amenity outcome, a Site-Specific DCP has been prepared which provides detailed planning and design guidelines for the northern precinct. The draft DCP includes development controls relating to the following:

- proposed building heights in storeys
- maximum gross floor areas for each development block
- open space requirements
- street designs
- building setback requirements per block
- environmentally sustainable design
- pedestrian and vehicular access

These controls have been specifically written for the Melrose Park South precinct and involved extensive urban design testing and consultation with the applicants.

Draft Planning Agreement

A Planning Agreement is a form of development contributions and is an agreement entered into between Council and a developer to deliver public benefit items to the community, such as open space, road works and community facilities. Council and the developer undertake negotiations relating to the types of items to be included, their value and at which stage during the redevelopment they are to be delivered, until an agreement is made. A Planning Agreement is a legal document and is registered to the title of the land to ensure that the commitments are fulfilled.

At the Council meeting of 9 November 2020, Council resolved to enter into Planning Agreement negotiations with Holdmark as part of this Planning Proposal. Since this time, extensive negotiations have taken place to reach an agreement that both Council and the applicant are satisfied with. The draft Planning Agreement was endorsed for public exhibition by Council at its meeting of 28 March 2022.

From the beginning, it has been a priority of Council that necessary infrastructure be provided to support the proposed redevelopment. As a result, a Planning Agreement to the value of over \$37 million has been negotiated between Council and Holdmark to deliver and contribute towards the provision of important community infrastructure within and outside the precinct.

The draft Planning Agreement with Holdmark contains a number of public benefit items including:

- Road infrastructure and cycleways
- New public open space
- Permanent affordable rental housing units (24 in total).

The draft Planning Agreement document and supporting Explanatory Note provide greater detail on at which stage the various items will be delivered to ensure that appropriate infrastructure is in place to meet the needs of new residents as the precinct redevelops.

A separate Planning Agreement with the State government, to contribute towards the delivery of the identified State infrastructure required to support the precinct, will be exhibited at a later date by the Department of Planning and Environment. This is a separate process to the local Planning Agreement between Council and Holdmark, which focuses on the provision and funding of local community infrastructure.