



Melrose Park South (Holdmark) Public Exhibition FAQs

What is a “Planning Proposal”?

A planning proposal (also known as a rezoning application) is a document that explains proposed changes to land use planning controls that are found in a Local Environmental Plan (LEP)*.

A planning proposal details how the controls are proposed to change, for example by increasing building heights or floor space ratios to allow for more development in a particular area.

It also sets out the justification for why these changes are suitable for the site and an assessment of the potential impacts of the proposal and how they should be resolved if it is approved. Planning proposals are usually supported by extensive technical information to help with the assessment such as studies on flooding, traffic, urban design, and social impact assessments.

A planning proposal can be prepared by anyone, but usually it is either a landowner, developer, or Council.

*A Local Environmental Plan (LEP) is a legal document that guides planning decisions by local governments. It is prepared by Council and approved by the State Government. The LEP is an important planning tool that helps shape the future of our area and ensures development is done appropriately. Controls in an LEP include such things as land use zones, building heights, floor space ratios, flood risk management controls and also heritage protections.

What is a “Development Control Plan”?

A “Development Control Plan” (DCP) is a planning document that provides detailed planning and design rules to support the LEP. These rules are often referred to as ‘controls’ and includes standards such as storm water drainage, landscaping, parking, access, and urban design.

For significant planning proposals such as Melrose Park, a Site-Specific DCP is usually prepared to ensure the controls are tailored to the specific needs of the site. A Site-Specific DCP has been prepared that applies to the two sites subject to this Planning Proposal and is also on exhibition.

What is a “Planning Agreement”?

A “Planning Agreement” is a legal document that is created under the Environmental Planning & Assessment Act 1979 between developers and government agencies

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(including councils) for the provision of funds or works by the developer for infrastructure, services, or other public amenities.

A planning agreement enables the opportunity for councils to negotiate much needed community facilities and infrastructure which could not be obtained through a development contributions plan*. Planning agreements are a more flexible mechanism to fund or deliver infrastructure to an area and can be tailored to the specific needs of where redevelopment is proposed.

*Development contributions plans enable councils to charge fees on new development in order to help fund new and upgraded infrastructure which will be required as a result of increased demand coming from additional residents, workers, and visitors.

Why isn't the whole of southern Melrose Park included in this proposal?

This Planning Proposal, draft DCP and Planning Agreement apply to sites in the southern Melrose Park precinct where Council has received a planning proposal application.

There is no requirement for landowners to lodge a planning proposal with Council if they do not wish to change the planning controls on their property even if neighbouring landowners have done so.

What happens to the planning controls for the other Melrose Park properties that are not part of this exhibition?

For the properties not part of this exhibition, the planning controls currently applicable to these sites will be unchanged. Should there be a desire to change planning controls in the future, then separate planning proposal applications will need to be lodged with Council for assessment. You can find out more about the current planning controls that apply to your property by checking the Parramatta LEP 2011 or DCP 2011 or through the [NSW Planning Portal](#).

How many new units are proposed to be built?

Approximately 1,925 new units could be constructed as part of this proposal. This will be refined as part of the Development Application (DA) process.

How tall will the buildings be?

A range of building heights are proposed on both sites and range from 4, 6, 8, 20 and 22 storeys. The 22 storey buildings (up to 77m) are proposed in two locations within the East and West sites. These tower elements are located in the centre of each site, as is the 20-storey building on the West site. The building heights then transition down towards the edges of the sites, with the perimeter buildings being 4 and 6 storeys high. A small part of an 8-storey building is located along the street edge of the West site at the southern end.

Building heights have been distributed across the sites so that each development lot contains a range of building heights. Careful urban design testing has been undertaken for the precinct to minimise impacts on other buildings within the site and existing residential development adjacent to the site. More detail on the proposed buildings heights can be found in the draft DCP.

Will there be new open space?

Yes. Over 25,700m² of new public open space is proposed to be provided across the East and West sites (approximately 20% of the combined site area), 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 provide for a range of passive and active recreational uses.

Outdoor recreation facilities will also be provided, including fitness equipment, at least two (2) playgrounds within the Holdmark sites and provision of one (1) outdoor multipurpose court within the new open space.

What is being done about schools in the area to accommodate the new children?

To service the Melrose Park area, a new primary school is proposed in the Melrose Park North precinct on the corner of Wharf Road and Hope Street, which will accommodate approximately 1,000 students.

The new school is being delivered as part of the Melrose Park North redevelopment via a State Planning Agreement between the developer and the State Government.

The NSW Department of Education and Council are in discussions about possible additional school infrastructure to support the precinct. Presently, no new schools are proposed in the Melrose Park South precinct.

Is light rail still coming to the precinct?

Delivery of Parramatta Light Rail Stage 2 is the responsibility of the State government. Please refer to the [Parramatta Light Rail website](#) for further information.

How do I provide feedback on the proposal?

The draft documents and supporting information will be on public exhibition until **5pm on Wednesday, 21 September 2022** and can be viewed in the following ways:

- Online: <https://participate.cityofparramatta.nsw.gov.au/melrose-park-south>
- Council's Customer Contact Centre: Ground Floor, 126 Church Street, Parramatta
- Parramatta Library: 1-3 Fitzwilliam Street, Parramatta
- Ermington Branch Library River Road, Ermington (behind Ermington Shopping Centre)