

Infrastructure Services Delivery Plan

Melrose Park North

April 2021

Works listed in Schedule 1 of the Planning Agreement between the City of Parramatta and PAYCE MP2 Pty Ltd, SH Melrose Development 1 Pty Ltd, Constant 17 Pty Ltd, Constant 21 Pty Ltd, Constant 15 Pty Ltd, Melrose Park Hope Street Pty Ltd and SH Melrose Land Pty Ltd

Table of Contents

Contents

- Purpose..... 3
- Proposed development..... 4
- Timing 4
- Planning Agreement Summary Table 5
- Part A: Development Contribution – Carrying Out of Works..... 8
- Part B: Development Contributions – Monetary Contributions..... 18
- Part C: Land Dedication and Acquisitions Provisions 19
 - 1. Associated Costs 19
 - 2. Dedication Timing..... 19
 - 3. Public Roads 19
 - 4. Parks and Open Space..... 19
 - 5. Land Remediation 19
- Part D Indicative Land Dedication Plan 20
- Part E: Indicative Staging Plan 21

Purpose

The Melrose Park North Renewal Project Infrastructure Services Delivery Plan (ISDP) is a document which details the items of work to be delivered by way of a Planning Agreement between PAYCE MP2 Pty Ltd and SH Melrose Development 1 Pty Ltd (the Developer) and the City of Parramatta (the Council). Landowners Constant 17 Pty Ltd, Constant 21 Pty Ltd, Constant 15 Pty Ltd, Melrose Park Hope Street Pty Ltd and SH Melrose Land Pty Ltd will also be parties to the agreement.

The physical and social renewal of the area will be supported by the appropriate provisions of infrastructure necessary to support the existing and new community. The works set out in the ISDP have been designed consistent with the Melrose Park North Renewal Concept Plan (refer to Figure A).

This ISDP has been prepared to assist in the preparation, negotiation, and implementation of the Planning Agreement. This ISDP includes:

- A more detailed description of the scope of works showing the general location and configuration of works on the site;
- A budget estimate (ex. GST) for the delivery of the item based on the scope of works and/or concept plans referenced; and
- A rationale for the staging of delivery of each item of works based on Development Area/Stage or lot threshold of works. An indication staging plan in Part E identifies the development stages/areas for the works.

In reading this document, the following should be noted:-

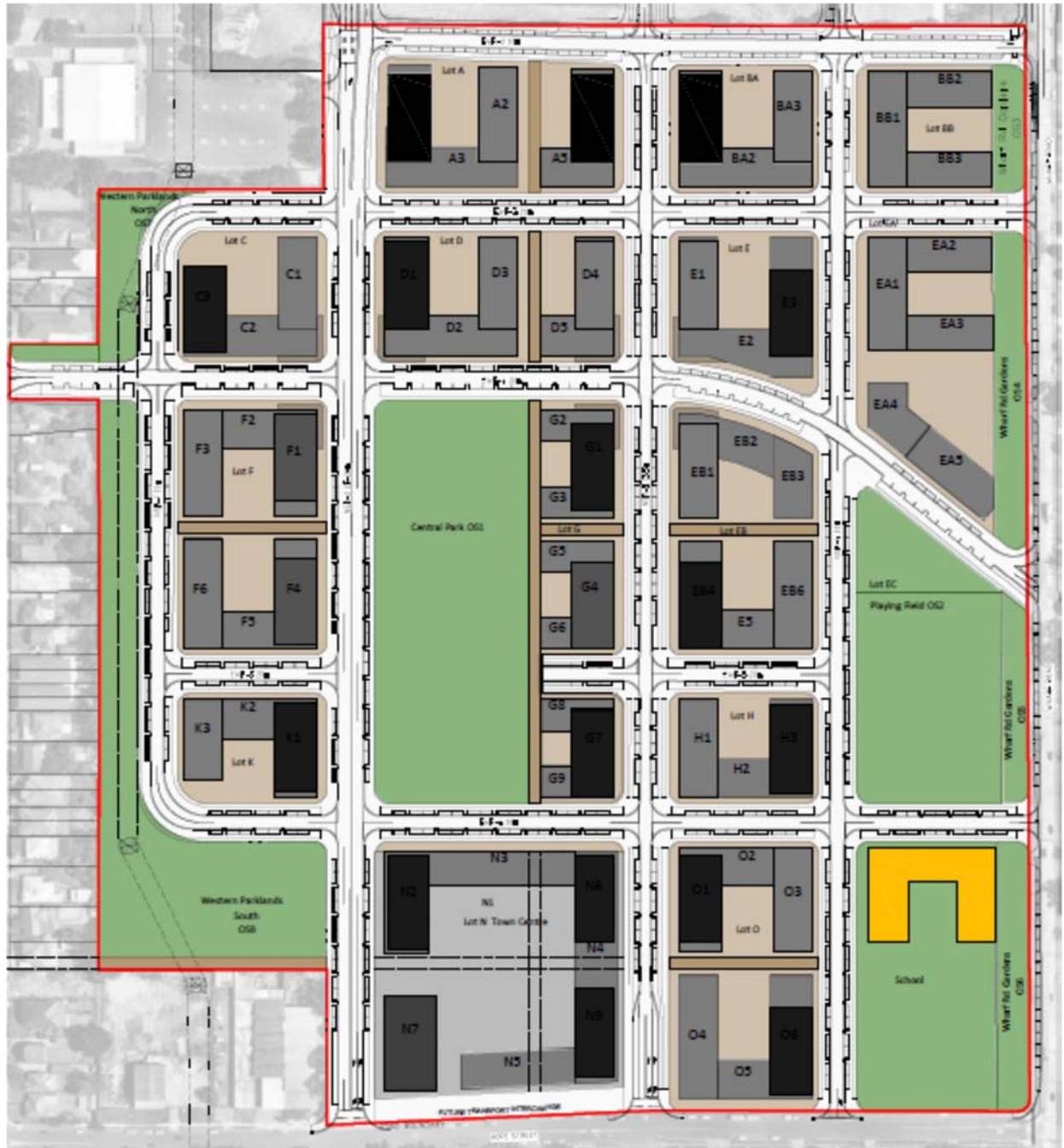
- The Description of the Works outlines the scope of works proposed to be delivered.
- These cost estimates include allowances for contingency, professions fees, approvals, maintenance and defects liability period.
- All hard landscaping works will be maintained by the Developer for a period no longer than 24 months from the completion of works. Soft landscaping works will be maintained by the Developer for a minimum of 60 months from the date of completion.
- Maintenance means works to bring an item to a state of reasonable condition and in accordance with relevant standards applicable at the time of construction of the item, including repairing any defects due to use of poor materials or due to poor workmanship, but does not include repairing normal wear and tear, removing graffiti or repairing any item damaged as a consequence of vandalism.
- The estimated budgets are outlined to give an understanding and context to the scope of works proposed. There is nothing to stop the same works being delivered at a reduced cost if efficiencies can be negotiated at tender or through the detailed design stage. Any cost savings achieved by the Developer do not need to be passed on to Council. Conversely any additional costs incurred shall be borne by the Developer.
- For the ISDP items, a scope of works has been defined as a performance specification (i.e. Roads, drainage, utilities etc.). An upper limit fixed price for all items is provided.

The following schedules provided in Part A, Part B and Part C of the ISDP detail the scope, budget and staging of all items of works consistent with Schedule 1 of the Planning Agreement. This document and its schedules will form an Annexure to the Planning Agreement. The terms in this document are subject to the more specific terms agreed between the parties under other parts of the Planning Agreement and if there is any inconsistency, the terms of the Planning Agreement (other than this document) prevail.

Proposed development

Melrose Park North will be transformed from an industrial estate to a mixed-use precinct providing for approx. 5,000 new dwelling, new public open space, a new school and playing field and a new town centre which will include retail and commercial space.

Figure A Melrose Park North PAYCE Renewal



Timing

The development is anticipated to begin within 12 months of the proposed amendment to the LEP, subject to development consents being granted. Melrose Park North is anticipated to be delivered over 10 years; the timing will be dependent on market conditions. A high-level staging plan is provided in Part E of this ISDP.

Planning Agreement Summary Table

Examples provided below for reference.

No	Item	Public Purpose	Scope	Contribution Value	Timing
1	Road works	Road Works	<p>Carrying out of road works to construct and deliver NSR-2 and EWR-4 as described under the heading 'Road Works (incl. Cycleways and Bus Stops) and Intersection Upgrades' in Part A.</p> <p>Maintenance only required if construction vehicles use these roads after dedication.</p>	\$33,281,318	<p>Works to be completed and road dedicated to Council for NSR-2 between EWR-2 and EWR-6 prior to the issue of an Occupation Certificate for any building in Stage 1 (Lot A).</p> <p>Works to be completed and road dedicated to Council for NSR-2 between EWR-6 and Hope Street prior to the issue of an Occupation Certificate for any building in Stage 5 (Lot N).</p> <p>Works to be completed and road dedicated to Council for EWR-4 between Hughes Ave and NSR-2 prior to the issue of an Occupation Certificate for any building in Stage 9 (Lot C).</p> <p>Works to be completed and road dedicated to Council for EWR-4 between NSR-2 and NSR-3 prior to the issue of an Occupation Certificate for any building in Stage 2 (Lot G).</p> <p>Works to be completed and road dedicated to Council for EWR-4 between NSR-3 and Wharf Road prior to the issues of an Occupation Certificate for any building in Stage 10 (Lot EB/ Lot EC).</p>
2	Central Park	Open Space/ Active recreation / Community use	<p>Construction and dedication of a of 17,587sqm of open space.</p> <p>Maintenance for 5 years. (soft landscaping). Maintenance for 2 years (hard landscaping)</p>	\$16,921,154	<p>Prior to the issue of an Occupation Certificate for the last building in Stage 2 (Lot G).</p>
3	Linear Park – Wharf Road	Open Space/ Passive recreation / Community use	<p>Construction and dedication of a of 1,080 sqm of open space (North A)</p> <p>Construction and dedication of a of 2,738 sqm of open space (North B)</p> <p>Construction and dedication of a of 1,388 sqm of open space (Central)</p> <p>Construction and dedication of a of 2,339 sqm of open space (South)</p> <p>Maintenance for 5 years (soft landscaping). Maintenance for 2 years (hard landscaping)</p>	\$6,067,047	<p>Works for North A open space to be completed and land dedicated prior to the issue of an Occupation Certificate for the last Stage 13 (Lot BB).</p> <p>Works for North B open space to be completed and land dedicated prior to the issue of an Occupation Certificate for the last building in Stage 14 (Lot EA).</p> <p>Works for Central open space to be completed and land dedicated prior to the issue of an Occupation Certificate for the last building in Stage 10 (Lot EB or Lot EC).</p> <p>Works for South open space to be completed and land dedication prior to the issue of an Occupation</p>

					Certificate for the last building in Stage 4 (Lot O).
4	New Playing Field	Open Space/Active recreation	Construction and dedication of land for a playing field of a 8,032sqm in area, including adjoining drainage / wetland area.	\$4,541,669	Works to be completed and land dedicated prior to the issue of an Occupation Certificate for the last building on in Stage 10 (Lot EB and/or EC).
5	Western Edge Park	Open Space/ Passive recreation / Community use	Construction and dedication of a of 2,109 sqm of open space (North). Construction and dedication of a of 12,608 sqm of open space (South). Maintenance for 5 years (soft landscaping). Maintenance for 2 years (hard landscaping).	\$10,767,981	Works to be completed for North open space, and land dedicated, prior to the issue of an Occupation Certificate for the last building in Stage 9 (Lot C). Works to be completed for South open space, and land dedicated, prior to the issue of an Occupation Certificate for the last building in Stage 8 (Lot F).
6	Wetland (including in Playing Field Works)	Open Space	Provision of 2,264sqm of open space.	\$1,699,381	Practical completion prior to the issue of an occupation certificate for the last building on Lot EB and/or EC (Stage 10) and prior to the dedication of the land.
7	Affordable Housing Units	Housing affordability	Construction, fit out and dedication to Council of 20 affordable housing units with a maximum of 30 bedrooms. 6 affordable housing units (with 9 bedrooms) to be provided in the Town Centre. 14 affordable housing units (with 21 bedrooms) to be provided outside of the Town Centre.	\$14,523,000	Town Centre affordable housing units to be completed and dedicated to Council prior to the issue of an Occupation Certificate for the last building in the Town Centre. 7 affordable housing units to be delivered and dedicated to Council prior to the issue of a Strata Certificate for the 2,000 th Residential Lot within the Development, or prior to the issue of an Occupation Certificate for the 2,000 th Residential Lot within the Development, whichever is the earlier. Additional 7 affordable housing units to be delivered and dedicated to Council prior to the issue of a Strata Certificate for the 4,000 th Residential Lot within the Development, or prior to the issue of an Occupation Certificate for the 4,000 th Residential Lot within the Development, whichever is the earlier.
8	Smart Cities Contribution	Smart Cities	Monetary Contribution of \$50,000 to be paid to Council for implementation of Smart Cities Initiatives. Contribution in the amount of \$750,000 to Smart City initiatives within the Melrose Park North PP site.	\$1,000,000 (\$50,000 in monetary contributions and \$750,000 in works)	Monetary Contribution of \$50,000 towards Smart City initiatives. Implementation of Smart City projects/initiatives within the Land recommended by Council, to a maximum cost of \$750,000.
9	Melrose Park North Shuttle Bus	Public Transport	Provide shuttle bus service for current and future residents of Melrose Park residents.	\$2,494,247	Service to be provided for 3 years after first occupation of the Development or until direct public transport (light rail and/or public bus) to and from Melrose Park is available, whichever occurs first.
10	Ermington Community Hub	Community Facilities	The developer is to provide a monetary contribution of \$3,500,000 towards the delivery of the Ermington Community Hub.	\$3,500,000	Prior to the issue of a Strata Certificate for the 4000 th Residential Lot, or prior to the issue of an Occupation Certificate for the 4000 th Residential Lot, whichever is

					earlier..
--	--	--	--	--	-----------

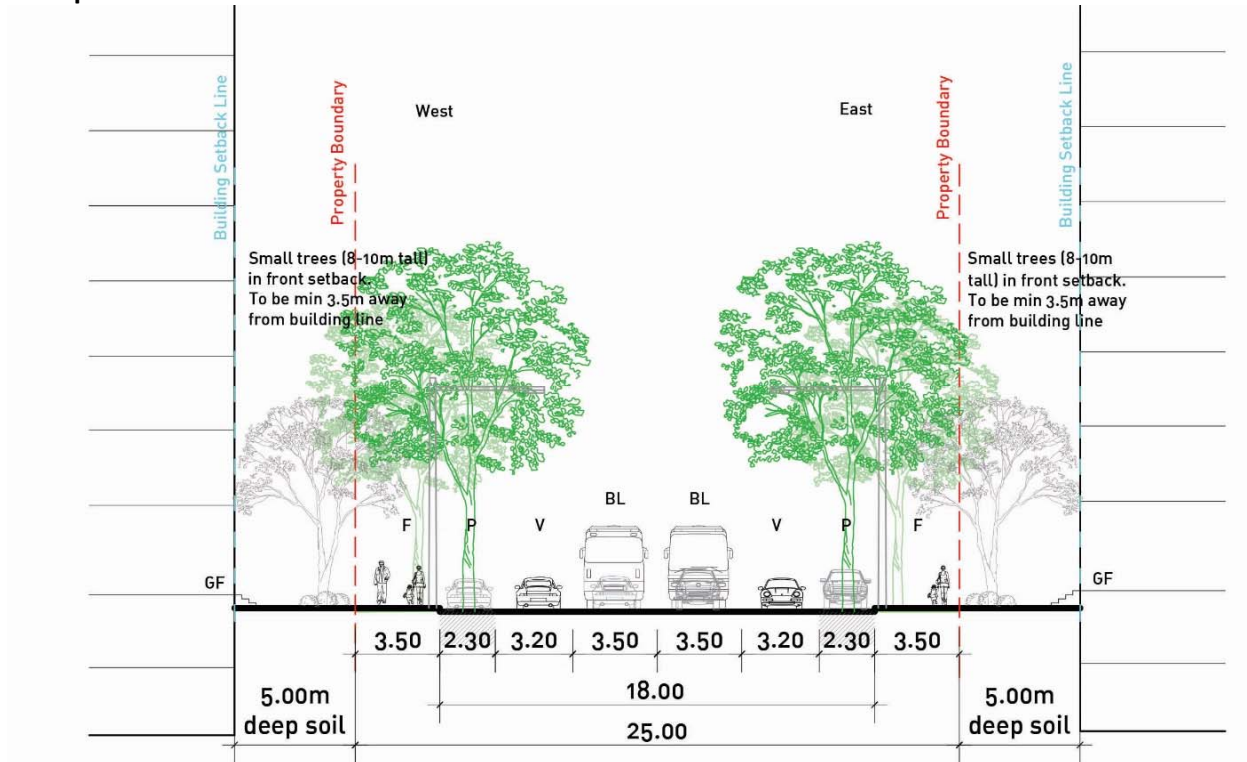
Part A: Development Contribution – Carrying Out of Works

The following lists the items of works and a discussion on the scope, budget and staging in order as they appear in Schedule 3 of the Planning Agreement

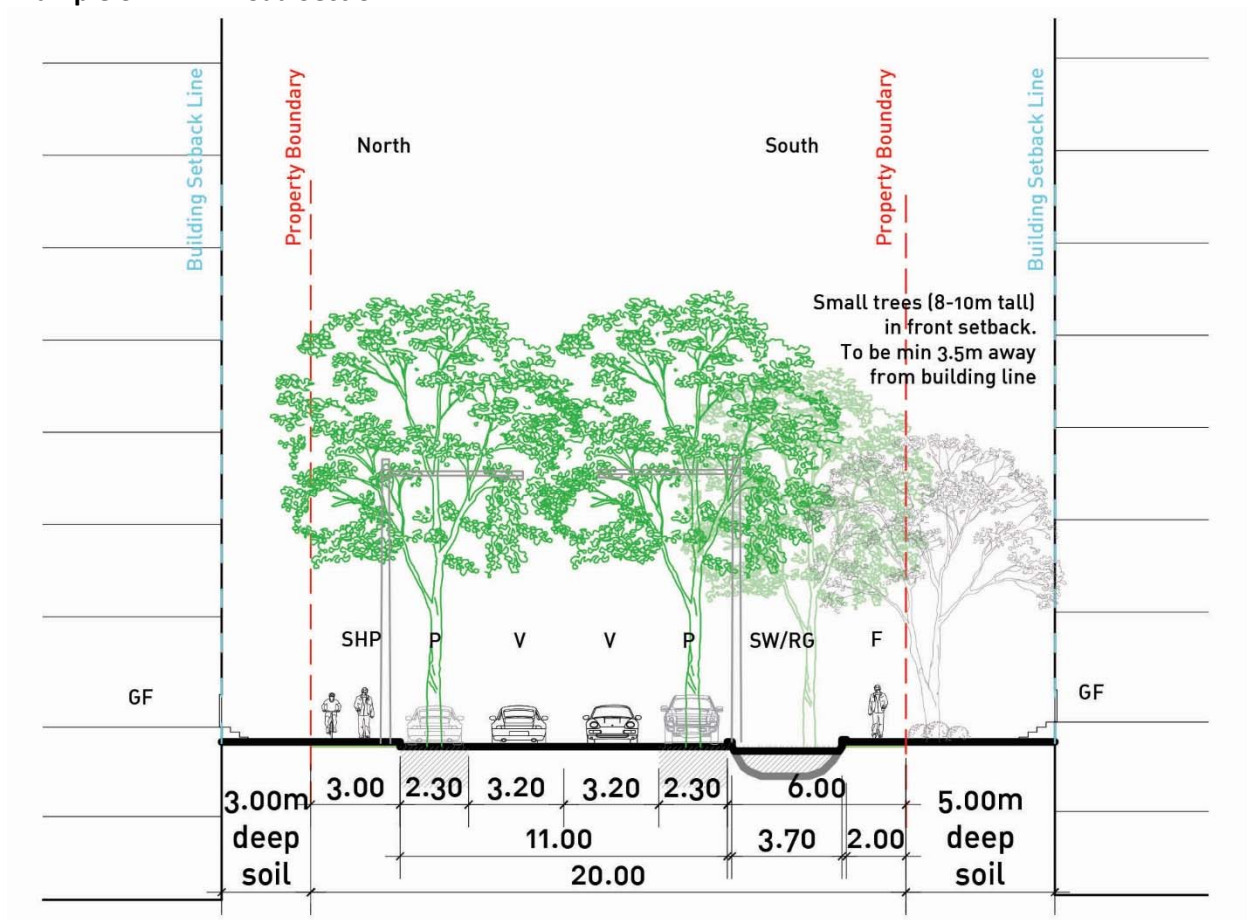
1. Roads Works – NSR2 and EWR4 (incl. Cycleways and Bus Stops) and Intersection Upgrades

Public purpose	Roads, Traffic and Transport
Development Area/Staging Rationale	Various – refer to Planning Agreement Staging Plan.
Description of Works	<p>Road Works: The road works include the demolition of redundant roads and underpasses, embellishment of retained existing roads and the construction of new roads, verges, cycleways, footpaths, bus stops and shelters.</p> <p>Cycleways and Shared Paths: The bicycle network includes both on-street cycleways and off-street shared paths. On-street cycleways include standalone bicycle lanes or integrated with parking lanes with appropriate signage and line marking. Off-street shared paths are provided along the verge of roads or through public open space.</p> <p>Bus Stops and Shelters: Bus stops are to be provided within easy walking distance (maximum 400m) from all residences. Bus stop signage shall be installed in accordance with City of Parramatta and the local bus authority requirements. The stops will be located generally in accordance with agreed bus routes. Works will include bus shelters where required by City of Parramatta, acting reasonably.</p>
Core Elements	<ul style="list-style-type: none"> • Early earth works including batters • Road pavements • Stormwater drainage • Footpaths • Cycleways and shared pathways • Granite Cobble parking bays • Landscaping • Services including Smart Poles (where required) • Turf to verge • Traffic signs • Street furniture • Lighting <p>All works should be design in accordance with site specific DCP and Public Domain Manual for Melrose Park North.</p>
Estimates Works Value:	The estimated cost for the works listed above is \$33,281,318

Example of NSR2 Road Section



Example of EWR4 Road Section



2. Central Park

Public Purpose:	Public Open Space / Active recreation / Community use
Development Area/Staging Rationale:	Works to be completed prior to the issue of an occupation certificate for the last building on Lot G (Stage 2).
Description of Works:	<p>The Central Park will provide amenity and recreation opportunities for the existing culture and local community.</p> <p>The largest parkland within the development to service residents and guests at Melrose Park. The park will be a key meeting place with its frontage to the Town Centre. It will have a versatile central lawn space for a variety of programs such as markets.</p>
Core Elements:	<p>Works to be delivered include:</p> <ul style="list-style-type: none"> • Soft and hard landscaping • Lighting • Pathways • Forming tiered seating • Bicycle racks • Amenities block • Children’s play area (Regional scale 0-3 & 5-11) • Mature tree planting • Picnic Tables • Bench seats • Drinking fountain • Bins • Shelters and structures • Water features and other improvements • External services to park including stormwater drainage, water supply and irrigation system and lighting
Estimated Works Value:	\$16,921,154
Area:	Approx. 1.8 ha

3. Linear Park – Wharf Road

Public Purpose:	Public Open space
Development Area/Staging Rationale	<ul style="list-style-type: none"> • Works for North A open space to be completed prior to the issue of an occupation certificate for the last building on Lot BB (Stage 13). • Works for North B open space to be completed prior to the issue of an occupation certificate for the last building on Lot EA (Stage 14). • Works for Central open space to be completed prior to the issue of an occupation certificate for the last building on the Lot EB or Lot EC (Stage 10). • Works for South open space to be completed prior to the issue of an occupation certificate for the last building on Lot O (Stage 4).
Description of Works:	<p>Wharf Road Gardens - A linear parkland with programming including shared pedestrian links to the future Parramatta Light Rail corridor on Hope Street.</p> <p>The parkland will also provide a visual buffer for existing residents on the eastern side of Wharf Road to prevent overlooking from new medium and high density residential.</p>
Core Elements:	<p>Works to be delivered include:</p> <ul style="list-style-type: none"> • Lighting • Drainage • Pathways • Paving • Seating • Garbage bins • Landscaping and tree planting
Estimated Works Value:	\$6,067,047
Area:	<ul style="list-style-type: none"> • Provision of 1,079 sqm of open space (North A) • Provision of 2,738 sqm of open space (North B) • Provision of 1,388 sqm of open space (Central) • Provision of 2,337 sqm of open space (South)

4. New Playing Field

Public purpose:	Public Open Space/Active recreation
Development Area/Staging Rationale	Practical completion prior to the issue of an occupation certificate for the last building on Lot EB or EC (Stage 10) and prior to the dedication of the land.
Description of works	<p>Playing Field - A large playing field will be provided east of the proposed new school, offering active recreation opportunities for both students and the nearby community.</p> <p>Embellishment works being site preparation, drainage, grassed area, fencing, suitable lighting and amenities building.</p>
Core Elements	<ul style="list-style-type: none"> • Earthworks • Grassing and fertilising • Flood lighting (50 Lux) • Amenities building including home & away change facilities, referees room, public toilets, canteen, storage, and first aid • External services to park including stormwater drainage, water supply and irrigation system and lighting
Estimates Works Value:	\$4,541,669
Area:	Approx. 0.8ha

5. Western Edge Park (Including Lot 2)

Public purpose:	Public Open Space
Development Area/Staging Rationale	<p>North: Prior to the issue of an Occupation Certificate for the last building on Lot C (Stage 9).</p> <p>South: Prior to the issue of an Occupation Certificate for the last building on Lot F (Stage 8).</p>
Description of works	<p>Western Parklands - A linear parkland with active programming including bicycle routes, running paths and outdoor gym stations. The western edge will be characterised by a landscape buffer to existing residences along Hughes Avenue.</p> <p>The parkland will also provide a visual buffer for existing residents on the eastern side of Hughes Avenue to prevent overlooking from new medium and high density residential.</p> <p>Open Space for Lot 2 is a large, landscaped area.</p>
Core Elements	<p><u>Western Edge Park</u></p> <ul style="list-style-type: none"> • Garden edging • Soft landscaping • Footpaths • Mature Trees • Bench seat • Bins • Picnic tables • Shelters • Children play area • Bench seats • Water features • Drinking fountain <p><u>Lot 2</u></p> <ul style="list-style-type: none"> • Open landscaped area, predominately grass
Estimates Works Value:	<p>Western Edge Park – \$10,767,981</p> <p>Open Space for Lot 2 – \$1,949,430</p>
Area:	<ul style="list-style-type: none"> • Provision of 2,482 sqm of open space (North). • Provision of 12,608 sqm of open space (South). • Open Space for Lot 2 – Approx. 3,000 sqm

6. Wetland

Public purpose:	Public Open Space
Development Area/Staging Rationale	Practical completion prior to the issue of an occupation certificate for the last building on Lot EB or EC (Stage 10) and prior to the dedication of the land.
Description of works	<p>A triangular park with an approximate area of 2,264m² should be provided along the eastern boundary of the precinct as identified in the Masterplan and should:</p> <ul style="list-style-type: none"> ○ assist in the management of stormwater ○ increase the provision of deep soil ○ be accessible to the public 24/7, through a formalised path separated from the stormwater management function ○ designed to safe guarded against in appropriate use
Core Elements	<ul style="list-style-type: none"> ● Garden edging ● Soft landscaping ● Footpath ● Bins ● Bench seat ● Mature Trees
Estimates Works Value:	\$1,699,381
Area:	<ul style="list-style-type: none"> ● Provision of 2,264 sqm

7. Affordable Housing

Public purpose:	Affordable Housing
Development Area/Staging Rationale	<ul style="list-style-type: none"> • 6 affordable housing units located within the Town Centre to be delivered to Council prior to the issue of an Occupation Certificate for the last building in the Town Centre. • 7 affordable housing units, located outside of the Town Centre, to be delivered and dedicated to Council prior to the issue of a Strata Certificate for the 2,000th Residential Lot within the Development, or prior to the issue of an Occupation Certificate for the 2000th Residential Lot, whichever is earlier. • Additional 7 affordable housing units, located outside of the Town Centre, to be delivered and dedicated to Council prior to the issue of a Strata Certificate for the 4,000th Residential Lot within the Development, or prior to the issue of an Occupation Certificate for the 4,000th Residential Lot, whichever is earlier.
Description of works	<p>Dedication of 20 affordable housing units with a maximum of 30 bedrooms. Works are to include 20 affordable housing units. Finishing to include all fixtures and fittings to enable occupation include but not limited to:</p> <ul style="list-style-type: none"> • Air conditioning (split system) • Floor coverings • Window dressings • Dishwasher <p>3 x 1 bedroom and 3 x 2 bedroom units to be delivered in the Town Centre. 7 x 1 bedroom and 7 x 2 bedroom units to be delivered outside of the Town Centre (or within the Town Centre at the Developer's discretion).</p>
Core Elements	<ul style="list-style-type: none"> • Carry out works to provide 20 affordable housing units (with a maximum of 30 bedrooms). • Each unit must have been issued an Occupation Certificate prior to transfer to Council.
Estimates Works Value:	\$14,523,000

8. Smart Cities

Public purpose:	Smart Cities
Development Area/Staging Rationale	Contribution to smart city initiatives within the Land.
Description of works	<p>An initial \$250,000 contribution to the Melrose Park Smart Cities and Suburbs Program. The Melrose Park: Smart Planning for Climate Responsive Neighbourhoods project uses smart technology to capture, analyse and visualise local environmental data. Approximately 70 environmental sensors have been installed throughout the construction site and surrounding residential streets to monitor conditions including temperature, humidity, air quality, noise and stormwater.</p> <p>A further \$750,000 contribution is committed towards smart city initiatives in the Melrose Park North PAYCE site.</p>
Core Elements	<ul style="list-style-type: none"> • Implementation of Smart City projects/initiatives within the Land recommended by Council, to a maximum cost of \$750,000 to be delivered in an integrated manner as the relevant part of the Land associated with the project/initiative is developed. • Indicative budget for items: <ul style="list-style-type: none"> ○ Smart Poles = \$500,000 ○ Smart Wayfinding = \$100,000 ○ Sensor technology = \$150,000
Estimates Works Value:	\$750,000

9. Melrose Park North Shuttle Bus

Public purpose:	Public Transport / Community Transport
Development Area/Staging Rationale	Contribution to smart city initiatives within the Land.
Description of works	<p>Delivery of service to be in line with Melrose Park TMAP recommendation.</p> <p>Service to be provided for 3 years or until direct public transport (light rail and/or public bus) to and from Melrose Park is available, whichever occurs first.</p>
Core Elements	<ul style="list-style-type: none"> • Provide shuttle bus service for current and future residents of Melrose Park residents. • Service to connect residents to Meadowbank station and ferry wharf. • Service to cease on the commencement of Parramatta Light Rail Stage 2.
Estimates Works Value:	\$2,494,247

Part B: Development Contributions – Monetary Contributions

10. Ermington Community Hub

Public purpose:	Community Use
Development Area/Staging Rationale	Developer to provide cash contribution prior to the issue of a Strata Certificate for the 4,000th Residential Lot.
Description of Works:	Capital contribution towards upgrade works for the Ermington Community Hub.
Core Elements:	Capital contribution towards cost of updating building.
Estimated Works Value:	\$3,500,000 towards the capital construction of a new building.

Part C: Land Dedication and Acquisitions Provisions

A significant amount of Public Land exists within the Melrose Park North project site. Much of that land will remain as public land during and after the redevelopment process, while additional public land will also be created. There are three types of land proposed to be dedicated to City of Parramatta upon the completion of the works identified in this plan. These are:

- Public Roads (in accordance with the provisions of the Roads Act, 1993);
- Community Land for use as Parks and Open Space (in accordance with the provisions of the Local Government Act 1993); and
- Operational Land to be used for Community Facilities (in accordance with the provisions of the Local Government Act 1993).

1. Associated Costs

It is important to recognise that the cost estimates do not include any costs associated with the acquisition or dedication of land to Council for the purposes of roads and public open space.

Compensation for the Developer's compulsory acquisition of land is to be based on a 'peppercorn' payment, to reflect the future dedication of land at no cost to Council as public road, public open space and community land.

2. Dedication Timing

Following the completion of construction and embellishment works in accordance with this ISDP, all public roads and open space areas shall be dedicated to Council as part of the relevant subdivision certificate process for that stage of development.

3. Public Roads

In order to facilitate the construction of new road connections and intersections, the proposed redevelopment will require that new public roads built and dedicated in accordance with the new subdivision layout.

4. Parks and Open Space

The proposed master plan for Melrose Park North provides approximate 5 hectares of new open space which includes a new Central Park and Playing Field. The open space will be dedicated to Council as per the timing reflected in this ISDP or at a mutually agreeable time.

5. Land Remediation

During the redevelopment process, localised existing areas of contaminated ground may become disturbed. As part of the redevelopment works, contaminated lands will require validation before handover / dedication in line with Clause 15 of Schedule 2.

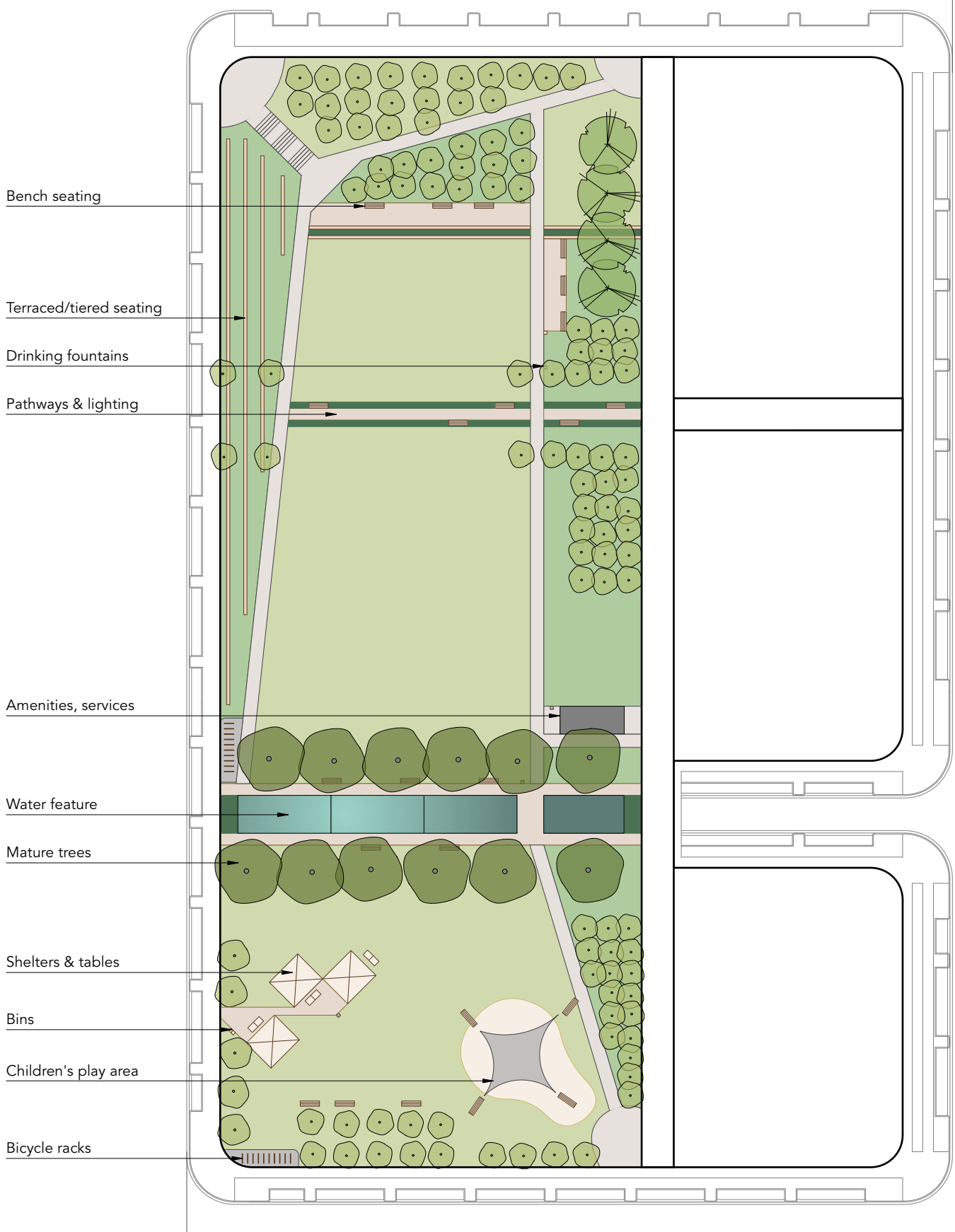
Part D Indicative Land Dedication Plan

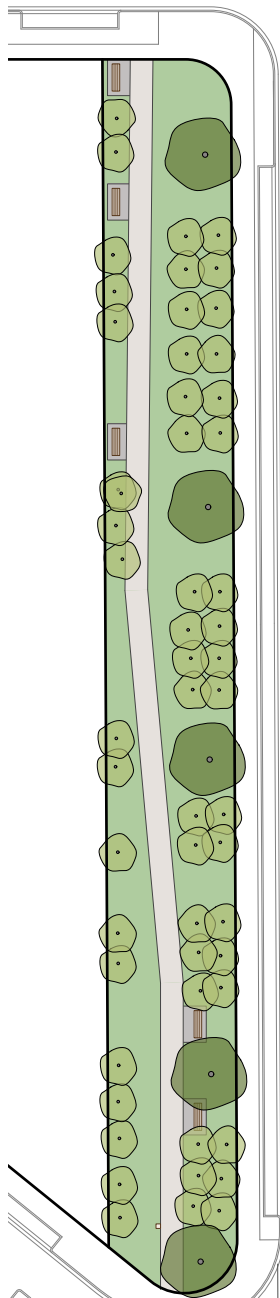
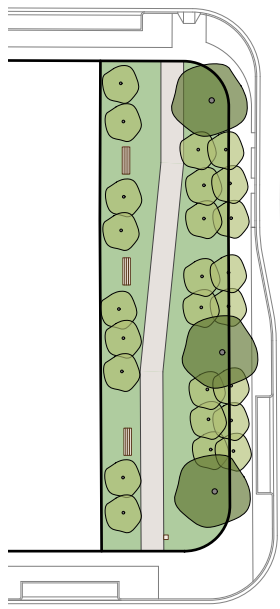


Part E: Indicative Staging Plan

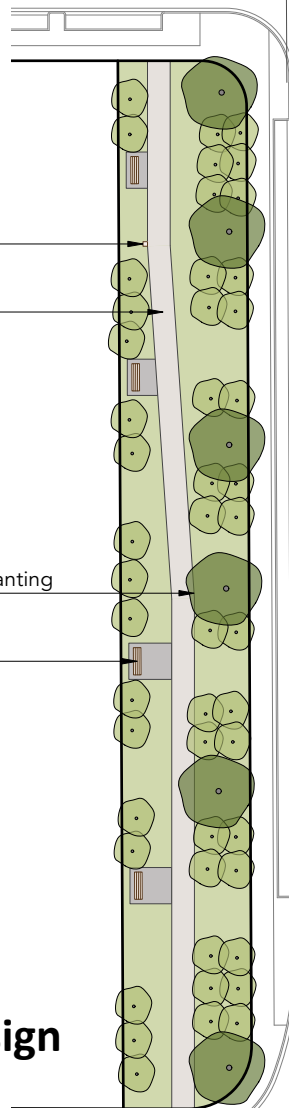
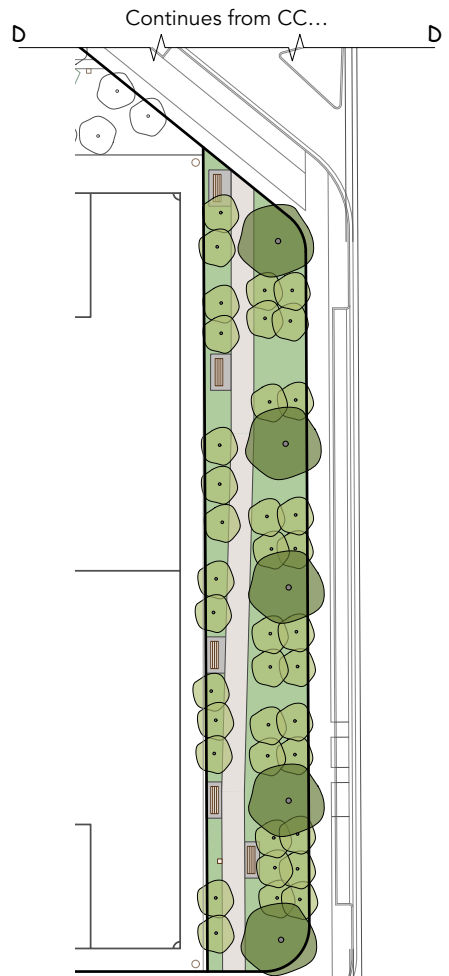


* Note that a detailed Staging Plan has been provided and included in the Planning Agreement





C Continues from DD... C



Bins
Pathways & lighting
Landscaping & tree planting
Seating & paving

OLSSON
ARCHITECTURE | URBAN PROJECTS

Level 4 T 02 9281 0181
68-72 Wentworth Avenue F 02 9281 3171
Surry Hills NSW 2010 E info@olssonassociates.com.au

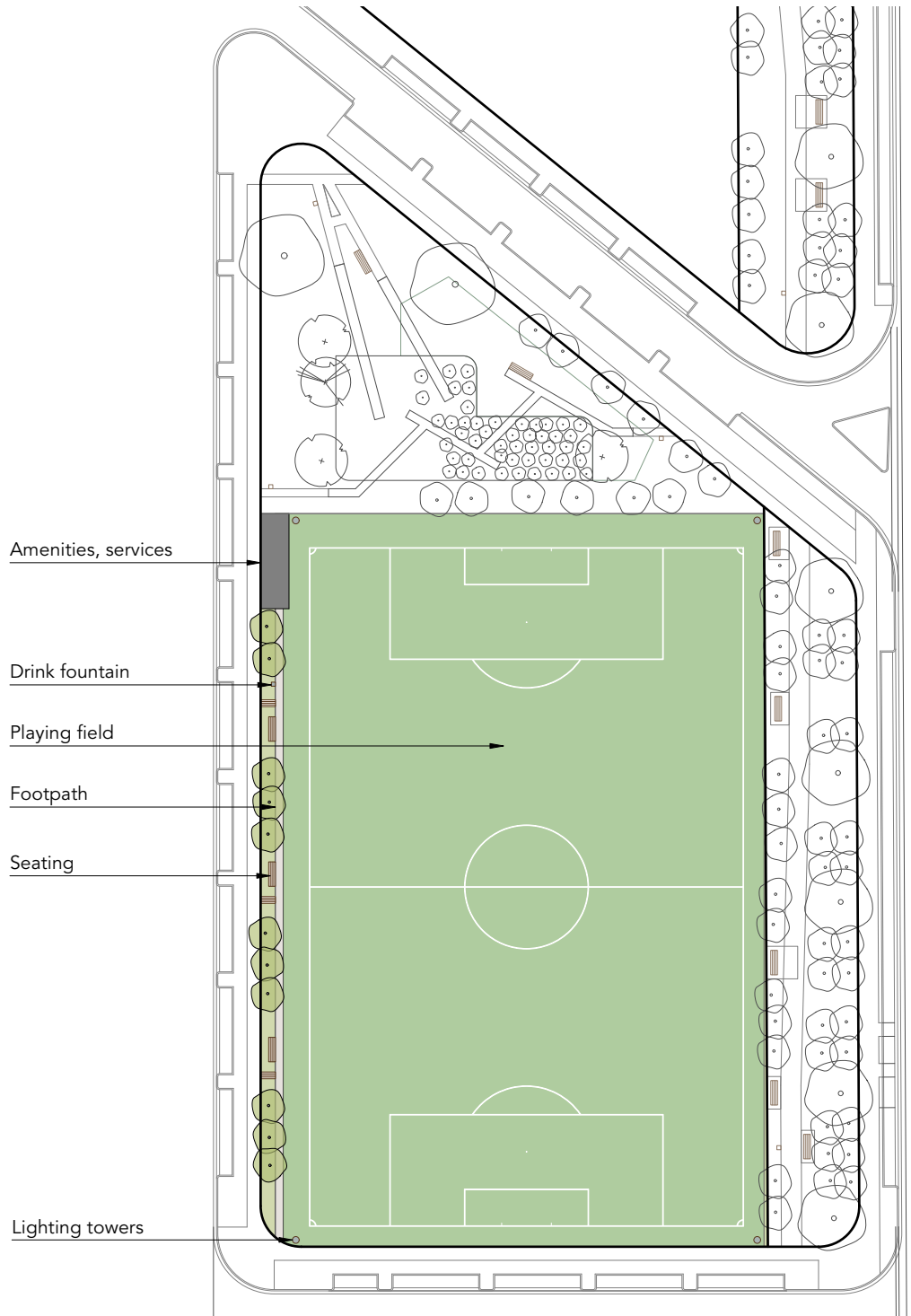
Russell Olsson Registered Architect 7079

© Copyright in all documents and drawings prepared by OLSSON and in any works executed from those documents and drawings shall remain the property of OLSSON or on creation vest in OLSSON

Wharf Road Gardens

Indicative Concept Design

Subject to further detailed design



Amenities, services

Drink fountain

Playing field

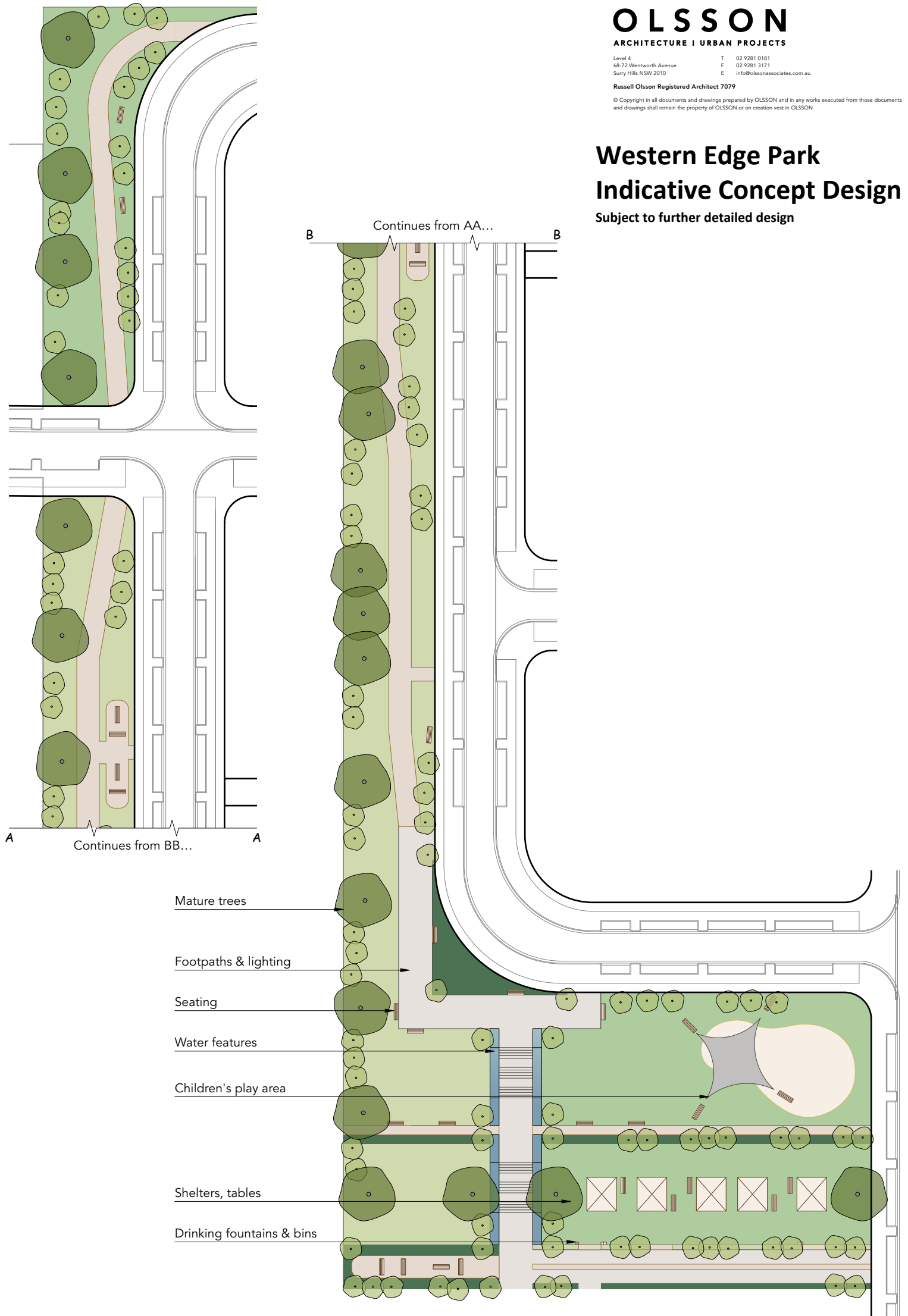
Footpath

Seating

Lighting towers

Western Edge Park Indicative Concept Design

Subject to further detailed design



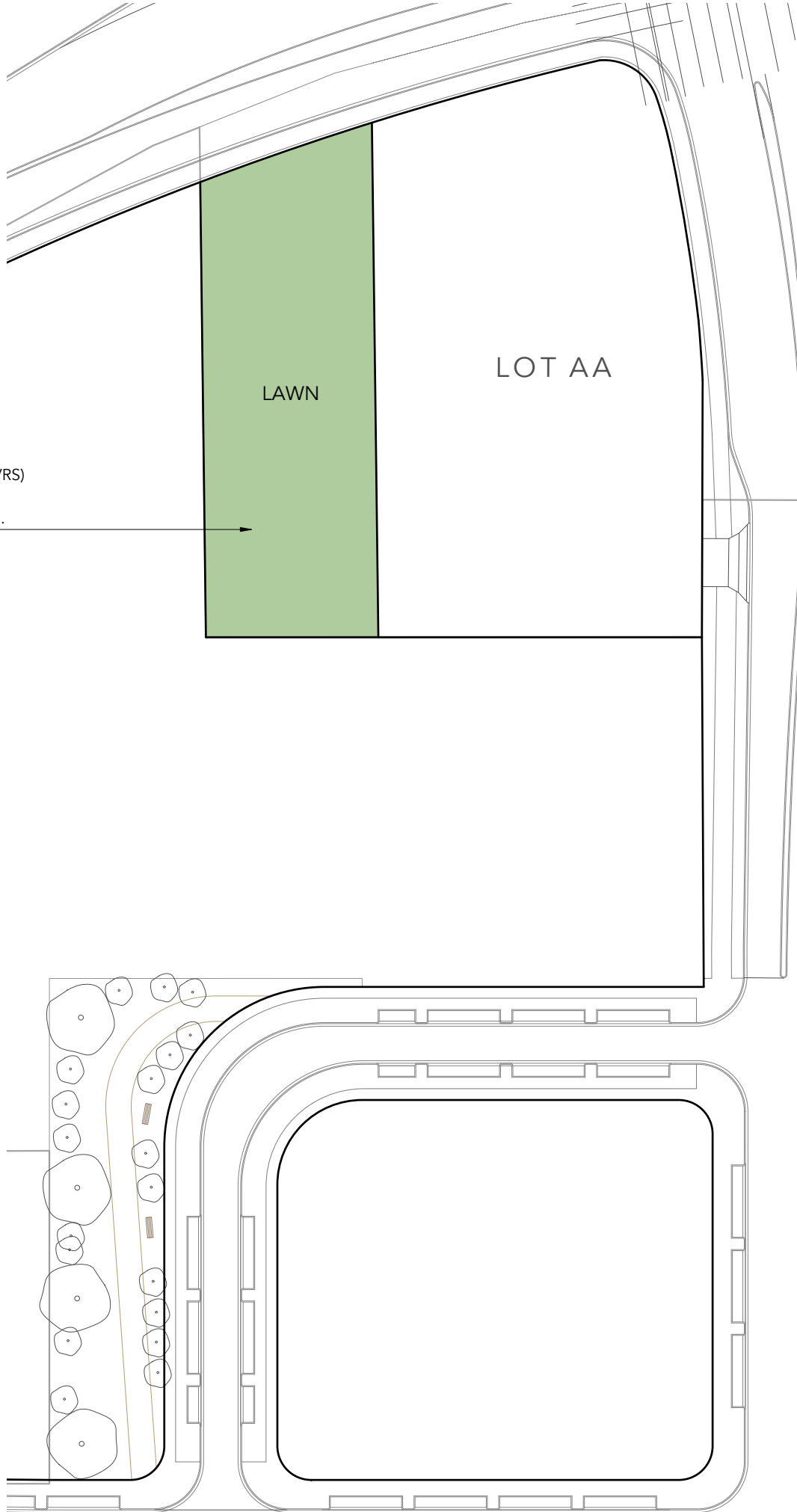


Mature trees

Seating

Footpath

Bins



Lawn – based on current council approval.
 Refer to Melrose Park, Victoria Road Site (VRS)
 development approval drawing
 SK.01 Master Plan, Rev G by Scape Design.

OLSSON
 ARCHITECTURE | URBAN PROJECTS

Level 4
 68-72 Wentworth Avenue
 Surry Hills NSW 2010

T 02 9281 0181
 F 02 9281 3171
 E info@olssonassociates.com.au

Russell Olsson Registered Architect 7079

Lot 2
Indicative Concept Design
 Subject to further detailed design

© Copyright in all documents and drawings prepared by OLSSON and in any works executed from those documents and drawings shall remain the property of OLSSON or on creation vest in OLSSON