

PLANNING PROPOSAL (Revised)

Melrose Park North

8, 38-42, 44 & 44A Wharf Road, Melrose
15-19 & 27-29 Hughes Avenue &
655 Victoria Road, Ermington

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Planning Proposal drafts

Proponent versions:

No.	Author	Version
1.	Michael Woodland Consulting	February 2016
2.	Michael Woodland Consulting	March 2017 (Revised Planning Proposal)
3.	JBA Urban Planning Consultant	March 2017
4.	JBA Urban Planning Consultant	March 2017
5.	Keylan Consulting (formerly Michael Woodland Consulting)	May 2019 (further revised Planning Proposal)

Council versions:

No.	Author	Version
1.	City of Parramatta Council	Report to Local Planning Panel and Council on the assessment of planning proposal – June 2017
2.	City of Parramatta Council	Submission to Department of Planning, Industry & Environment for endorsement – September 2019
3.	City of Parramatta Council	Public consultation version – April 2021

INTRODUCTION

This planning proposal explains the intended effect of, and justification for, the proposed amendment to *Parramatta Local Environmental Plan 2011*. It has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment (DP&E) guides, 'A Guide to Preparing Local Environment Plans' (August 2016) and 'A Guide to Preparing Planning Proposals' (August 2016) and 'Guidance for merged councils on planning functions' (May 2016).

Background and Context

Precinct

In December 2016, the City of Parramatta Council adopted the Northern Structure Plan for Melrose Park. The Structure plan intends to act as a guide for future development in the precinct and is based on the recommendations of Council's Employment Land Strategy (adopted by Council in July 2016), which identifies the Melrose Park precinct as being suitable for redevelopment for non-industrial uses.

In July 2016, Council also endorsed the Melrose Park Structure Plan Principles document, which was developed by Council Officers in response to the complexity of the Melrose Park Precinct. The diagram establishes principles for the precinct, which must be taken into consideration by all future planning proposals in the precinct.

The Melrose Park North precinct comprises of land bound by Victoria Road to the north, Wharf Road to the east, Hope Street to the south and Hughes Avenue to the west (refer to **Figure 1**). The eastern boundary is shared with the City of Ryde Council (refer to **Figure 2**).

The Site

The Subject Site consists of twenty (20) allotments (refer to **Table 1**) with a total area of approximately 28ha. It is surrounded by low density residential development to the north, west and east. Industrial uses occupy land to the south of the site down to Parramatta River, with the exception of Melrose Park Public School, which is zoned SP2 Infrastructure (Educational Establishment).

The site is located close to Victoria Road, which is identified as a key strategic corridor and is within approximately 2.5km of Meadowbank and West Ryde Train Stations. West Ryde Town Centre is approximately 2km east of the site and Ermington Centre is approximately 2km west of the Site. Sydney Olympic Park is within close proximity to the site and provides a range of sporting, open space and recreation facilities. The subject site is shown in **Figure 1**, below.



Figure 1. Land subject to Melrose Park North Planning Proposal

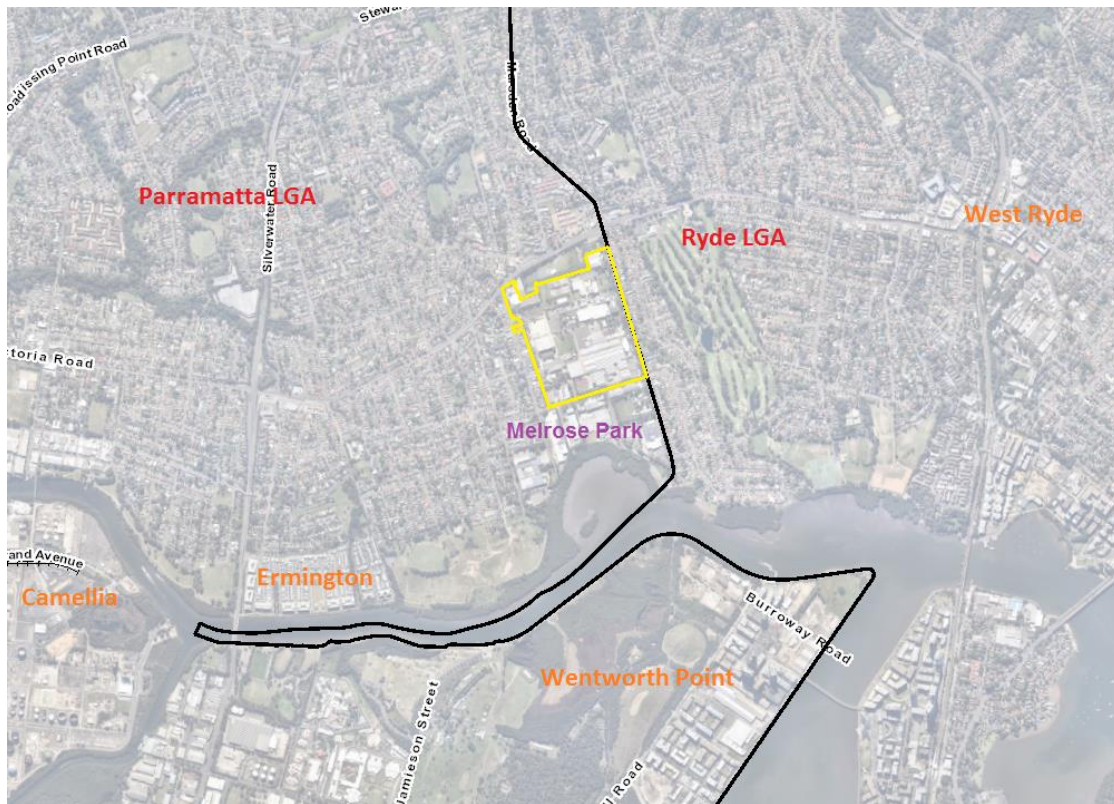


Figure 2. Context of subject site on a regional scale

Background

Prior to the adoption of the Northern Structure Plan, a draft Planning Proposal was submitted to Council on behalf of PAYCE MP DM Pty Ltd (Payce), the landowner of 38-42, 44 & 44A Wharf Road, Melrose Park, in February 2016 to rezone the land for non-industrial uses, however, the assessment of this Planning Proposal was placed on hold until the finalisation of the Northern Structure Plan had occurred. During 2016, a number of other landowners in the northern part of Melrose Park also expressed an interest in redeveloping their properties, including land at 8 Wharf Road and 15-19 Hughes Avenue and 655 Victoria Road, who submitted a preliminary Planning Proposal.

As a result of the Northern Structure Plan being adopted by Council, in March 2017, City of Parramatta Council received a revised draft Planning Proposal from Michael Woodland Consulting on behalf of PAYCE MP DM Pty Ltd (Payce) (the proponent) to rezone land and amend development standards at 38-42, 44 & 44A Wharf Road, Melrose Park (Site 1). Also in March, JBA Urban Planning Consultants lodged a draft Planning Proposal for land at 8 Wharf Road, Melrose Park on behalf of the landowner, Jae My Holding Pty Ltd (the proponent) to amend PLEP 2011 (Site 3).

In May 2017, a draft Planning Proposal for land at 15-19 Hughes Avenue & 655 Victoria Road, Ermington was lodged by JBA Urban Planning Consultants on behalf of the landowner, the Ermington Gospel Trust. A summary of the changes to the planning controls proposed by the proponents is contained in **Table 2**.

To enable a consistent approach to be taken in the assessment of planning proposals in the Melrose Park precinct, Council Officers have incorporated the three planning proposals into one Planning Proposal, referred to as the Melrose Park North Planning Proposal (The Site).

The properties at 19, 27, 29 and 31 Hope Street (Site 4), were included in the previous planning proposal and referred to as a deferred matter to demonstrate that a strategic approach was being taken for the precinct and allow time for the owners to engage with Council regarding the future intentions of these site. However, these landowners have not expressed an interest having the planning controls amended on their respective properties as part of this planning proposal and have therefore been removed. The removal is consistent with condition (d) of the Gateway Determination.

A Gateway Determination was issued on 27 September 2017 with a number of conditions. Further detail on these conditions and how the revised planning proposal addresses these conditions is provided later in this planning proposal. During this time, a Transport Management and Accessibility Plan (TMAP) was commissioned to test the traffic and transport capacity of the precinct.

An Alteration of Gateway Determination was issued on 27 March 2019, granting a 12 month extension of time for completion of the planning proposal.

A revised Melrose Park North Planning Proposal was submitted to Council for consideration in May 2019 and reported to Council at its meeting of 12 August 2019, where it was resolved to forward it to the Department of Planning, Industry and Environment (DPEI) for endorsement to proceed to exhibition.

The planning proposal subject to the Gateway determination did not include proposed amendments to the building height and FSR provisions on the site. The revised planning proposal has been informed by the outcomes of the TMAP and further urban design testing, which has resulted in the proposed density included in this proposal.

The planning proposal has subsequently been amended further to accommodate the following changes:

- Updates to reflect refinements made to the master plan
- Revised proposed Design Excellence provisions
- Amended site area which has been increased to include an additional property at 27 Hughes Avenue
- Increase to the proposed overall residential gross floor area permitted within the planning proposal area from 7,245m² to 508,768m² as a result of the increase in site area.

Under *Parramatta Local Environmental Plan 2011* the site currently has the following applicable planning controls:

	Site	Zone	FSR	HOB	Heritage
1.	38-42, 44 and 44A Wharf Road and 27-29 Hughes Avenue	IN1 General Industrial and R2 Low Density	1:1	9m & 12m	I311. Stand of lemon-scented gums & two moveable items.
2.	15-19 Hughes Avenue & 655 Victoria Road	SP1 Special Uses & R2 Low Density Residential	0.5:1, 1:1 & 2:1	9m, 12m & 28m	Nil
3.	8 Wharf Road	IN1 General Industrial	1:1	12m	I311. Stand of lemon-scented gums & two moveable items

Table 2. Current planning controls on the site

An extract of each the above maps is provided in Part 4 – Mapping; specifically, Section 4.1 Existing controls.



Figure 3. Existing industrial building



Figure 4. Existing industrial building



Figure 5. Existing industrial building



Figure 6. View east across Payce site



Figure 7. Existing building at 8 Wharf Road



Figure 8. Church building on Hughes Ave



Figure 9. Church carpark



Figure 10. Industrial buildings on Hope Street

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of this Planning Proposal is to amend the *Parramatta Local Environmental Plan 2011* (PLEP 2011) to enable the redevelopment of the subject site for residential and mixed-use development in an area identified for urban renewal by Council's Employment Lands Strategy.

The objectives of the Planning Proposal are to:

- Support a Greater Parramatta (and metropolitan area) through the urban renewal of the Site to create a vibrant mixed-use development and increase public amenity to and along Parramatta River;
- Encourage and support future employment generation on the Site to increase the number of employees and provide for higher employment densities to respond to market trends in the pharmaceutical industry;
- Provide improve public transport connection to and from the Site;
- Provide high quality urban renewal including quality residential housing development, incorporating a range of housing types, including affordable housing for Melrose Park and surrounding locality;
- To provide an innovative Town Centre with a range of commercial and retail employment activities which are more compatible with the residential uses in the area than industrial uses;
- Provide improved parklands, public recreational areas of open space and community facilities for the residents and workers of Melrose Park and surrounding area; and
- Integrate into the surrounding community through sound planning and environmental considerations.

The intended outcomes of the Planning Proposal are to:

- Address the lack of housing diversity and availability within the locality by potentially accommodating approximately 5,500 new dwellings on the site (including 20 affordable rental housing units to be dedicated to Council in perpetuity);
- Provide appropriate services and employment opportunities to arrest the decline in employment at the Site, ensure higher contemporary employment densities that suit the resident profile in the area and changing employment characteristics. Approximately 30,000m² of non-residential floor space is proposed to be provided for retail and employment uses;
- Allow for development that will complement and support other centres including West Ryde, Meadowbank and Ermington;
- Dedicate approximately 20% of the site for new areas of public open space including a playing field to provide for active and passive recreational needs with logical connections to the surrounding area and river and contributions towards the provision of community facilities; and
- Allow for public domain upgrades.

PART 2 – EXPLANATION OF PROVISIONS

This planning proposal seeks to amend *Parramatta LEP 2011 (PLEP 2011)* in relation to the zoning, height and floor space ratio controls and insert a site-specific provision relating to the maximum residential gross floor area and minimum non-residential floor space requirement

In order to achieve the desired objectives, the following amendments to the *PLEP 2011* would need to be made:

1. Insert a site-specific provision in Part 6 *Additional local provisions* – generally to ensure:
 - a) That design excellence provisions apply to Lots E, EA and G as identified in **Figure 11** without the provision of floor space and height bonuses.
 - b) The total residential gross floor area within the planning proposal site does not exceed 508,768m².
 - c) A minimum of 30,000m² of non-residential floor space is to be provided within the site to serve the retail and commercial needs of the incoming population.
2. Amend the zone in the **Land Zoning Maps** (Sheets LZN_017 and LZN_018 from part IN1 General Industrial and part SP1 Special Activities (Place of Public Worship) to part R4 High Density Residential, part B2 Local Centre, part RE1 Public Recreation and part SP2 Infrastructure (Educational Establishment). Refer **Figure 20** in Part 4 of this planning proposal.
3. Amend the maximum building height in the **Height of Buildings Maps** (Sheets HOB_017 and HOB_018) from part 9m and part 12m to multiple heights ranging from 28m to 95m which equates to approximately 26 storeys. Refer **Figure 21** in Part 4 of this planning proposal.
4. Amend the maximum FSR in the **Floor Space Ratio Maps** (Sheets FSR_017 and FSR_018)) from part 0.5:1 and part 1:1 to 1.85:1. Refer **Figure 22** in Part 4 of this planning proposal.
5. Amend the **Land Reservation Acquisition Maps** (Sheets LRA_017 and LRA_018) to reflect areas of open space to be dedicated to Council and land for the new school site to the State Government.
6. Amend Schedule 1 – *Additional permitted uses* within PLEP 2011 to permit 'Residential Flat Buildings' in the B2 Local Centre zone.
7. Appoint a Design Excellence Panel to provide design advice for all development applications within the northern precinct. Floor space and height bonuses are not to be awarded on any development lot.

Council resolved to stage the delivery of dwellings subject to traffic and transport infrastructure being in place to serve the incoming population as identified in the TMAP. In particular, Council endorsed the following implementation plans that should be incorporated into the LEP amendment for the purposes of achieving the following outcome:

- (a) *Implementation Plan A – Provides up to 11,000 dwellings over the north and south precincts subject to identified road and traffic works, the bridge to Wentworth Point with light rail or equivalent bus service and Sydney West Metro being delivered. Implementation Plan A will facilitate an FSR 1.85:1 for the northern part of the precinct with and an appropriate development potential in the southern precinct.*
- (b) *Implementation Plan B – Should there be no State Government commitment towards Sydney West Metro, the bridge to Wentworth Point and associated light rail or bus service then only 6,700 dwellings can be accommodated within the precinct. Accordingly, a 40% reduction in yield will be applied to the development in Melrose Park to ensure both north and south precincts are treated equitably.*



Figure 11. Lots subject to design excellence provisions outlined in blue

1.1. Other relevant matters

State and Local Infrastructure Delivery

1.1.1. Voluntary Planning Agreement

Contributions from all landowners proposing to redevelop their respective properties towards the provision of required local infrastructure is required. All Planning Agreements

are required to consider the Infrastructure Needs List (INL) (**Appendix 20**) that has been prepared by Council which identifies the required infrastructure within and outside the precinct to support the proposed density within and growth of the precinct. The INL includes items relating to open space, road network improvements and community facilities that would be required within and external to the precinct at the proposed density and an indicative cost/contribution to be made per dwelling.

Council has successfully negotiated a Planning Agreement for the delivery of local infrastructure with Payce which has a total value of \$96.74 million.

In addition to a contribution towards the delivery of local infrastructure items, landowners seeking to redevelop their respective properties will also be required to contribute towards the cost of delivering identified State infrastructure. The delivery of this infrastructure will be facilitated via separate Planning Agreements between each landowner and the State government.

1.1.2. Draft DCP

Council has endorsed a draft site-specific Development Control Plan (DCP) for the northern part of the precinct. This DCP contains specific requirements, including, but not limited to:

- GFA allocation
- Site levels
- Street ad block layout
- Relationship of buildings to the street and block pattern
- Building typologies
- Desired character
- Public domain, open space and landscaping
- Site access, circulation and connectivity
- Transport and parking
- Environmental sustainability
- Stormwater management
- Solar access
- Transition areas to surrounding development
- Development within the town centre

PART 3 – JUSTIFICATION

This part describes the reasons for the proposed outcomes and development standards in the planning proposal.

3.1 Section A - Need for the planning proposal

This section establishes the need for a planning proposal in achieving the key outcome and objectives. The set questions address the strategic origins of the proposal and whether amending the LEP is the best mechanism to achieve the aims on the proposal.

3.1.1. Is the Planning Proposal a result of any study or report?

Parramatta Employment Lands Strategy

The Parramatta Employment Lands Strategy (ELS) was adopted by Council in July 2016 and provides recommendations for the future direction of all “employment lands” within the Parramatta LGA. Employment lands include those with a land use zone of either IN1 – General Industrial, IN2 – Light Industrial, IN3 – Heavy Industrial, B5 Business Development and B6 – Enterprise Corridor.

The ELS separates employment lands into precincts, each with their own set of recommendations. Melrose Park is Precinct 11 within the ELS and has previously accommodated a large concentration of large-scale pharmaceutical manufacturing companies and warehousing / distribution centres. However, this precinct is undergoing change and the restructuring of this industry has affected the viability of the precinct to continue operating for the purposes of industrial uses.

In addition to providing recommendation for each precinct, the ELS identifies a number of key actions that are aimed at ensuring employment generating uses are retained within the precinct and incorporated into future redevelopments. The two actions in relation to the planning proposal are:

- A3 – Rezoning to zones that facilitate higher employment densities
- A11 – Proposed rezoning must be supported by an Economic Impact Study

Over the past 10-15 years, the following remnant industrial lands have transformed into waterside communities:

- Former AGL Gasworks at Breakfast Point
- Former Union Carbide Site and Allied Feeds Site at Rhodes
- Former industrial and reclaimed lands at Wentworth Point
- Former industrial and employment lands at Shepherds Bay, Meadowbank
- Ermington Naval Stores
- The City of Parramatta Council Depot Site, Parramatta

In addition, the following current industrial / employment Sites have been identified for future urban renewal by the State Government:

- Former industrial lands at Camellia
- Cumberland Hospital, North Parramatta

It is acknowledged that the current employment and industrial lands at Camellia, Rydalmere and Silverwater are strategically important employment precincts due to their size and

location to key transport corridors. The Camellia Precinct has been targeted for urban renewal and is currently under investigation by the State Government in collaboration with The City of Parramatta Council and major landowners. This precinct is expected to retain significant employment land and likely to retain large areas for general industrial uses to meet demand in the subregion.

A requirement of the ELS is that any new development in the precinct must provide the equivalent number of jobs that could be achieved under the current zoning (2,456). Under the revised Proposal, it is estimated that the new land uses will provide between 1,538 – 1,932 jobs in the northern part of the site, which equates to approximately 65% to 75% of the overall job number target for the precinct. The above figures relate only to the northern precinct, with the southern precinct also required to provide for employment generating land uses. Given the northern precinct is a significant portion of the overall precinct, it is expected that more jobs would need to be provide as part of the northern redevelopment than the southern redevelopment. There is potentially a shortfall in the number of jobs proposed to be provided within the northern precinct; however, it is acknowledged that it may not be practicable for the total 2,546 job number requirement identified in the ELS to be matched. Instead it is considered that the key requirement is for the precinct to be able to adequately service the needs of the incoming population and reduce the requirement for residents to travel outside the precinct for retail/commercial purposes and therefore a lower job number provision is considered acceptable.

Local Strategic Planning Statement (LSPS)

Council’s adopted Local Strategic Planning Statement (LSPS) provides strategic direction on how the City of Parramatta is planning for the next 20 years and draws together the needs and aspirations of the community and identifies priorities for jobs, home and infrastructure. The LSPS contains actions and priorities to help Parramatta achieve the vision of the State Government’s Greater Sydney Region Plan and Central City District Plan and highlights its important role as the Central River City. In addition to being identified as a Growth Precinct in the Local Housing Strategy (LHS), the LSPS identifies it as a proposed Local Centre and one which could provide for over 2,000 jobs once fully redeveloped. The LSPS also identifies the need for improved public transport and demonstrates its important through Planning Priority 3 which relates Council’s policy directions on improving connectivity to the Parramatta CBD and surrounding district through staging of development in alignment with delivery of PLR Stage 2 (or equivalent) and Sydney Metro West. As Melrose Park is identified as a Growth Precinct and the Proposal will help delivery the housing and infrastructure needed, it aligns with the vision of the LSPS. This consistency is highlighted in **Table 2**

Priority/Direction/Action	Response
<p>Planning Priority 2 Policy Direction P4 Stage rezoning and Planning Proposal in Growth Precincts in Granville, Parramatta East, Camellia, Melrose Park and Westmead based on the timing of transport infrastructure.</p> <p>Action A4 Continue to work with the State government to bring forward the Parramatta Light Rail Stage 2 delivery to service the Carter Street, Camellia, Melrose Park and Parramatta East precincts.</p>	<p>Consistent. This Planning Proposal applies to approximately 85% of the northern precinct and is consistent with the Northern Structure Plan adopted by Council in December 2016. Infrastructure delivery will be provided in accordance with the requirements of Council and the State government to be funded via a variety of mechanisms such as developer contributions and planning agreements with Council and the State.</p>
<p>Planning Priority 3 Policy Direction</p>	<p>Consistent. This Planning Proposal will enable the planning controls on the planning proposal</p>

<p>P4 Stage rezoning and Planning Proposal in Growth Precincts in Granville, Parramatta East, Camellia, Melrose Park and Westmead based on the timing of transport infrastructure.</p>	<p>site within the northern precinct to be amended to facilitate non-industrial redevelopment. The precinct is identified in Council’s LSPS as a ‘Growth Precinct’.</p>
<p>A5 Continue to implement the first stages of rezoning and potential Planning Proposals within the Growth Precincts at Parramatta East (excluding WSU site) and Melrose Park (up to 6,700 dwellings).</p>	<p>As part of the planning of the northern precinct, implementation options to release density equitably throughout the entire Melrose Park precinct are proposed which are based on the delivery of identified transport infrastructure.</p>
<p>Planning Priority 5 Policy Direction P4 Stage rezoning and Planning Proposal in Growth Precincts in Granville, Parramatta East, Camellia, Melrose Park and Westmead based on the timing of transport infrastructure.</p>	<p>Consistent. The Planning Proposal enables a staged approach to the rezoning of the northern precinct. As outlined above, density will be equitably distributed across the entire precinct as the transport and other infrastructure is delivered.</p>

Local Housing Strategy (LHS)

The Planning Proposal is consistent with the City of Parramatta Local Housing Strategy (LHS), which provides direction at the local level about when and where future housing growth will occur and how it aligns with the broader NSW-government strategic planning framework. The LHS identifies Melrose Park as a Growth Precinct and forecasts that approximately 6,330 new dwellings will occupy the precinct by 2036. The LHS also highlights the importance of ensuring that infrastructure delivery is aligned with housing growth and that growth precincts need to be aligned and effectively sequenced with State-driven transport delivery and to ensure targeted local infrastructure programs. The Proposal is consistent with this approach in that it is located within the announced Parramatta Light Rail (PLR) Stage 2 corridor and the TMAP for the precinct includes a staging plan for the delivery of the necessary road upgrades and public transport to support the future population of the precinct.

3.1.2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is the best and most appropriate means of achieving the desired future redevelopment on the site. Council’s ELS identifies the site as being suitable for redevelopment for non-industrial uses given the changing nature of the pharmaceutical manufacturing industry, location and accessibility. However, the planning controls currently applicable on the site do not permit redevelopment for non-industrial uses and therefore a planning proposal is required in order to facilitate the desired outcome on the site. This includes residential development, a new town centre including employment generating uses, open space and public benefits to support the community. Accordingly, an amendment to *PLEP 2011* is considered the most appropriate method to deliver the desired outcomes.

3.2. Section B – Relationship to strategic planning framework

This section assesses the relevance of the Planning Proposal to the directions outlined in key strategic planning policy documents. Questions in this section consider state and local government plans including the NSW Government’s Plan for Growing Sydney and subregional strategy, State Environmental Planning Policies, local strategic and community plans and applicable Ministerial Directions.

3.2.1. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

A Metropolis of Three Cities

In March 2018, the NSW Government released the *Greater Sydney Region Plan: A Metropolis of Three Cities* (“the GSRP”) a 20-year plan which outlines a three-city vision for metropolitan Sydney for to the year 2036.

The GSRP is structured under four themes: Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are 10 directions that each contain Potential Indicators and, generally, a suite of objective/s supported by a Strategy or Strategies. Those objectives and or strategies relevant to this planning proposal are discussed below.

Infrastructure and Collaboration

An assessment of the planning proposal’s consistency with the GSRP’s relevant Infrastructure and Collaboration objectives is provided in Table 3a, below.

Table 3a – Consistency of planning proposal with relevant GSRP Actions – Infrastructure and Collaboration

Infrastructure and Collaboration Direction	Relevant Objective	Comment
A city supported by infrastructure	O1: Infrastructure supports the three cities	<p>The Planning Proposal aligns with this Direction by providing:</p> <ul style="list-style-type: none"> State infrastructure provision ranging from traffic, transport and land for educational infrastructure that will provided as part of a future State VPA, and Local infrastructure provision not limited to affordable housing units, provision of open space and embellishment and community facilities to be provided as part of a VPA with Council <p>The applicant has been working collaboratively with Council, TfNSW, RMS and DoE to identify relevant infrastructure needs arising from the Planning Proposal. Further discussion will continue to be carried out between the applicant and relevant State Agencies to confirm provision of this infrastructure through State and Local Infrastructure VPAs.</p>
	O2: Infrastructure aligns with forecast growth – growth infrastructure compact	
	O3: Infrastructure adapts to meet future need	
	O4: Infrastructure use is optimised	

Liveability

An assessment of the planning proposal’s consistency with the GSRP’s relevant Liveability objectives is provided in Table 3b, below.

Table 3b – Consistency of planning proposal with relevant GSRP Actions – Liveability

Liveability Direction	Relevant Objective	Comment
<p>A city for people</p>	<p>O6: Services and infrastructure meet communities' changing needs</p>	<p>The Planning Proposal aligns with this Direction by providing:</p> <ul style="list-style-type: none"> • A new Town Centre • Community facilities • Open space/parks • Active transport provision • Dedication of land for a public school. <p>The proposal aims to address not only the infrastructure demands arising from the proposal but also provide a vibrant place for a diverse range of people to live, work, and play.</p>
	<p>O7: Communities are healthy, resilient and socially connected</p>	
	<p>O8: Greater Sydney's communities are culturally rich with diverse neighbourhoods</p>	
	<p>O9: Greater Sydney celebrates the arts and supports creative industries and innovation</p>	
<p>Housing the city</p>	<p>O10: Greater housing supply</p>	<p>The Planning Proposal aligns with this Direction as follows:</p> <ul style="list-style-type: none"> • Provides mix of high density housing (1/2/3 bedders) • Provides affordable rental housing • Satisfies the criteria for 'urban renewal' given the strategic direction set out in Council's Employment Lands Strategy, its location along a regional transport link with connections to walking and cycling routes.
	<p>O11: Housing is more diverse and affordable</p>	
<p>A city of great places</p>	<p>O12: Great places that bring people together</p>	<p>The Planning Proposal aligns with this Direction by:</p> <ul style="list-style-type: none"> • increasing provision of open space • providing a new Town Centre and contribution towards community facilities • providing a mix of land uses and activities that provide opportunities for social connection within the public domain and open space.
	<p>O13: Environmental heritage is identified, conserved and enhanced</p>	

Productivity

An assessment of the planning proposal's consistency with the GSRP's relevant Productivity objectives is provided in Table 3c, below.

Table 3c – Consistency of planning proposal with relevant GSRP Actions – Productivity

Productivity Direction	Relevant Objective	Comment
A well connected city	O14: The plan integrates land use and transport creates walkable and 30 minute cities	The Planning Proposal aligns with this Direction as follows: <ul style="list-style-type: none"> the site is within walking distance of the Victoria Road transport corridor and can be integrated with the Parramatta Light Rail Stage 2 Corridor (if it proceeds) the site connects into existing and provides additional cycleway and pedestrian pathways contributes to the outcome of population within 30minute public transport access to the metropolitan cluster of Parramatta
	O15: The Eastern, GOPP and Western Economic Corridors are better connected and more competitive	
Jobs and skills for the city	O19: Greater Parramatta is stronger and better connected	The Planning Proposal aligns with this Direction as follows: <ul style="list-style-type: none"> it provides for an appropriate renewal of existing industrial and urban services land that are currently undergoing transition by providing significant commercial and retail employment opportunities in the Town Centre it provides for a new centre for people to live and work it supports the continued economic development and diversity of Greater Parramatta
	O21: Internationally competitive health, education, research and innovation precincts	
	O22: Investment and business activity in centres	
	O23: Industrial and urban services land is planned, retained and managed	
	O24: Economic sectors are targeted for success	

Sustainability

An assessment of the planning proposal's consistency with the GSRP's relevant Sustainability objectives is provided in Table 3d, below.

Table 3d – Consistency of planning proposal with relevant GSRP Actions – Sustainability

Sustainability Direction	Relevant Objective	Comment
A city in its landscape	O25: The coast and waterways are protected and healthier	The Planning Proposal aligns with this Direction as it provides for significant areas of new open space, landscaping and provision of urban vegetation including street tree planting.
	O27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced	
	O28: Scenic and cultural landscapes are protected	

	<p>O29: Environmental, social and economic values in rural areas are protected and enhanced</p> <p>O30: Urban tree canopy cover is increased</p> <p>O31: Public open space is accessible, protected and enhanced</p> <p>O32: The Green grid links Parks, open spaces, bushland and walking and cycling paths</p>	
An efficient city	<p>O33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change</p> <p>O34: Energy and water flows are captured, used and re-used</p> <p>O35: More waste is re-used and recycled to support the development of a circular economy</p>	<p>The Planning Proposal aligns with this Direction as follows:</p> <ul style="list-style-type: none"> the site is in close proximity to major transport corridors (Victoria Road and proposed Gateway Bridge and is supported by a TMAP which includes measures to reduce high dependence on private vehicle travel ESD to reduce waste and energy usage will be incorporated at detailed design at later stages.
A resilient city	<p>O36: People and places adapt to climate change and future shocks and stresses</p> <p>O37: Exposure to natural and urban hazards is reduced</p> <p>O38: Heatwaves and extreme heat are managed</p>	<p>The Planning Proposal aligns with this Direction as redevelopment of the site can be designed to adapt to the impacts of urban and natural hazards. Appropriate deep soil provision is provided within the proposed parks and as part of the footway which are also to be planted seeks to address urban heat issues. This will be set out and provided for as part of a future Site Specific DCP.</p>

Implementation

An assessment of the planning proposal's consistency with the GSRP's relevant Implementation objectives is provided in Table 3d, below.

Table 3d – Consistency of planning proposal with relevant GSRP Actions – Implementation

Implementation Direction	Relevant Objective	Comment
Implementation	O39: A collaborative approach to city planning	The applicant has been working collaboratively with Council, TfNSW, RMS and DoE to identify relevant infrastructure needs arising from the Planning Proposal. Further collaboration will continue to be carried out between the applicant and relevant State Agencies to confirm provision of this infrastructure through State and

		Local Infrastructure VPAs to ensure that Masterplan for the site can be realised and more importantly creates a vibrant place for future residents to live/ work and play.
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Central City District Plan

In March 2018, the NSW Government released *Central City District Plan* which outlines a 20 year plan for the Central City District which comprises The Hills, Blacktown, Cumberland and Parramatta local government areas.

Taking its lead from the GSRP, the *Central City District Plan* (“CCDP”) is also structured under four themes relating to Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are Planning Priorities that are each supported by corresponding Actions. Those Planning Priorities and Actions relevant to this planning proposal are discussed below.

Infrastructure and Collaboration

An assessment of the planning proposal’s consistency with the CCDP’s relevant Infrastructure and Collaboration Priorities and Actions is provided in Table 4a, below.

Table 4a – Consistency of planning proposal with relevant CCDP Actions – Infrastructure and Collaboration

Infrastructure and Collaboration Direction	Planning Priority/Action	Comment
<p>A city supported by infrastructure</p> <p>O1: Infrastructure supports the three cities</p> <p>O2: Infrastructure aligns with forecast growth – growth infrastructure compact</p> <p>O3: Infrastructure adapts to meet future need</p> <p>O4: Infrastructure use is optimised</p>	<p>PP C1: Planning for a city supported by infrastructure</p> <ul style="list-style-type: none"> • A1: Prioritise infrastructure investments to support the vision of <i>A metropolis</i> • A2: Sequence growth across the three cities to promote north-south and east-west connections • A3: Align forecast growth with infrastructure • A4: Sequence infrastructure provision using a place based approach • A5: Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans • A6: Maximise the utility of existing infrastructure assets and consider strategies to influence behaviour changes to reduce the demand for new infrastructure, supporting the development of adaptive and flexible regulations to allow decentralised utilities 	<p>The Planning Proposal provides the following contributions towards infrastructure:</p> <ul style="list-style-type: none"> • Contributions to significant enabling infrastructure to support the urban renewal of the precinct • Road intersection/upgrades, and • Public open space. • Affordable Housing • Land for a future school and playing field (creating opportunities for shared use) <p>This will be formalised via a VPA with State Government to formalise State Infrastructure contributions by the developer. Further, a VPA to formalise the applicant’s contributions towards local</p>

		infrastructure will be entered into between Council and the developer.
O5: Benefits of growth realized by collaboration of governments, community and business	PP C2: Working through collaboration <ul style="list-style-type: none"> • A7: Identify prioritise and delivery collaboration areas 	<p>The Planning Proposal is a result of many years work in collaboration with Council and State Agencies, resulting in the Gateway Determination for the Melrose Park North Planning Proposal and more recently the TMAP for the broader Melrose Park Precinct.</p> <p>The applicant is continuing to work collaboratively with Council, TfNSW, RMS and other State agencies, community and other stakeholders.</p>

Liveability

An assessment of the planning proposal’s consistency with the CCDP’s relevant Liveability Priorities and Actions is provided in Table 4b, below.

Table 4b – Consistency of planning proposal with relevant CCDP Actions – Liveability

Liveability Direction	Planning Priority/Action	Comment
A city for people O6: Services and infrastructure meet communities’ changing needs	PP C3: Provide services and social infrastructure to meet people’s changing needs <ul style="list-style-type: none"> • A8: Deliver social infrastructure that reflects the need of the community now and in the future • A9: Optimise the use of available public land for social infrastructure 	<p>The Planning Proposal proposes to provide the following social infrastructure to meet the changing needs of future residents:</p> <ul style="list-style-type: none"> • Provision and embellishment of new public open space • Land for a new School • Provision of affordable housing • Provision and contribution towards community facilities <p>These items will be formalised as part of future VPA negotiations with the development.</p>

<p>O7: Communities are healthy, resilient and socially connected</p> <p>O8: Greater Sydney's communities are culturally rich with diverse neighbourhoods</p> <p>O9: Greater Sydney celebrates the arts and supports creative industries and innovation</p>	<p>PP C4: Working through collaboration</p> <ul style="list-style-type: none"> • A10: Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by (a-d). • A11: Incorporate cultural and linguistic diversity in strategic planning and engagement. • A12: Consider the local infrastructure implications of areas that accommodate large migrant and refugee populations. • A13: Strengthen the economic self-determination of Aboriginal communities by engagement and consultation with Local Aboriginal Land Council's. • A14: Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden including (a-c). • A15: Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places 	<p>The applicant has been working collaboratively with Council, TfNSW, RMS and DoE to identify relevant infrastructure needs arising from the Planning Proposal. Further discussion will continue to be carried out between the applicant and relevant State Agencies to confirm provision of this infrastructure through State and Local Infrastructure VPAs.</p>
<p>Housing the city</p> <p>O10: Greater housing supply</p> <p>O11: Housing is more diverse and affordable</p>	<p>PP C5: Providing housing supply, choice and affordability, with access to jobs, services and public transport</p> <ul style="list-style-type: none"> • A16: Prepare local or district housing strategies that address housing targets [abridged version] • A17: Prepare Affordable Rental housing Target Schemes 	<p>The Planning Proposal will deliver approximately 5,500 dwellings to be delivered with a dwelling mix as specified in the current Parramatta DCP 2011 to facilitate an appropriate mix of 1/2/3 bedroom units.</p> <p>The applicant is also proposing allocate 145 units for the purposes of affordable rental housing (20 units to be dedicated to Council in perpetuity and 125 units for management by a community housing provider for up to 15 years). This will be formalised as part of a VPA with Council.</p>
<p>A city of great places</p> <p>O12: Great places that bring people together</p> <p>O13: Environmental heritage is identified, conserved and enhanced</p>	<p>PP C6: Creating and renewing great places and local centres, and respecting the District's heritage</p> <ul style="list-style-type: none"> • A18: Using a place-based and collaborative approach throughout planning, design, development and management deliver great places by (a-e) • A19: Identify, conserve and enhance environmental heritage by (a-c) • A20: Use place-based planning to support the role of centres as a 	<p>The Planning Proposal aligns with this Direction by:</p> <ul style="list-style-type: none"> • increasing provision of open space • providing a new Town Centre and contribution towards community facilities • providing a mix of land uses and activities that provide opportunities for social connection within the public domain and open space. <p>The Planning Proposal is just one part of the planning mechanism to</p>

	<p>focus for connected neighbourhoods</p> <ul style="list-style-type: none"> • A21: In Collaboration Areas, Planned Precincts and planning for centres (a-d) • A22: Use flexible and innovative approaches to revitalise high streets in decline. 	<p>facilitate the above outcomes, further detail will need to be developed as part of the SSDCP supplement the LEP amendment to ensure the draft Masterplan is realised.</p>
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Productivity

An assessment of the planning proposal’s consistency with the CCDP’s relevant Productivity Priorities and Actions is provided in Table 4c, below.

Table 4c – Consistency of planning proposal with relevant CCDP Actions – Productivity

Productivity Direction	Planning Priority/Action	Comment
<p>A well-connected city O19: Greater Parramatta is stronger and better connected</p>	<p>PP C7: Growing a stronger and more competitive Greater Parramatta</p> <ul style="list-style-type: none"> • A23: Strengthen the economic competitiveness of Greater Parramatta and grow its vibrancy [abridged] • A24: Revitalise Hawkesbury Road so that it becomes the civic, transport, commercial and community heart of Westmead • A25: Support the emergency services transport, including helicopter access • A26: Prioritise infrastructure investment [abridged] • A27: Manage car parking and identify smart traffic management strategies • A28: Investigate opportunities for renewal of Westmead East as a mixed use precinct 	<p>The Planning Proposal is considered to be representative of the District Plans’ goal of transitioning from industrial to a mixed use urban renewal precinct.</p> <p>The redevelopment of the site will provide housing opportunities for a residential population within 30 minutes of the Parramatta CBD.</p>
<p>Jobs and skills for the city O15: The Eastern, GOPP and Western Economic Corridors are better connected and more competitive</p>	<p>PP C8: Delivering a more connected and competitive GOPP Economic Corridor</p> <ul style="list-style-type: none"> • A28: Investigate opportunities for renewal of Westmead East as a mixed use precinct PPC8 • A29: Prioritise public transport investment to deliver the 30-minute city objective for strategic centres along the GOPP Economic Corridor • A30: Prioritise transport investments that enhance access to the GOPP between centres within GOPP 	<p>The site is close to the GOPP Economic Corridor.</p> <p>The proposal is considered to improve connections to and the competitiveness of the corridor. A new transport bridge to Sydney Olympic Park is also proposed to ensure well connected places.</p>
<p>O14: The plan integrates land use and transport creates walkable and 30 minute cities</p>	<p>PP C9: Delivering integrated land use and transport planning and a 30-minute city</p>	<p>The Planning Proposal:</p> <ul style="list-style-type: none"> • Supports the 30 minute city as detailed in the TMAP

	<ul style="list-style-type: none"> • A32: Integrate land use and transport plans to deliver a 30-minute city • A33: Investigate, plan and protect future transport and infrastructure corridors • A34: Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network • A35: Optimise the efficiency and effectiveness of the freight handling and logistics network by (a-d) • A36: Protect transport corridors as appropriate, including the Western Sydney Freight Line, North South train link from Schofields to WS Airport as well as Outer Sydney Orbital and Bells Line of Road-Castlereagh connections 	<ul style="list-style-type: none"> • Improves access to local jobs • Provides numerous walking and cycling connections.
O23: Industrial and urban services land is planned, retained and managed	<p>PP C10: Growing investment, business opportunities and jobs in strategic centres</p> <ul style="list-style-type: none"> • A37: Provide access to jobs, goods and services in centres [abridged] • A38: Create new centres in accordance with the principles for Greater Sydney's centres • A39: Prioritise strategic land use and infrastructure plans for growing centres, particularly those with capacity for additional floorspace 	Not applicable – A Gateway Determination has been issued following Council and the Departments detailed assessment of the proposal given the strategic direction set out in Council's Employment Lands Strategy 2016 which identifies the Melrose Park employment precinct as a Structure Plan/urban renewal precinct.
O23: Industrial and urban services land is planned, retained and managed	<p>PP C11: Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land</p> <ul style="list-style-type: none"> • A49: Review and manage industrial and urban service land, in line with the principles for managing industrial and urban services land, in the identified local government area • A51: Facilitate the contemporary adaption of industrial and warehouse buildings through increased floor to ceiling heights • A52: Manage the interfaces of industrial areas, trade gateways and intermodal facilities by land use activities (a-e) and transport operations (f-g) [abridged] 	
O24: Economic sectors are targeted for success	PP C12: Supporting growth of targeted industry sectors	Not applicable.

	<ul style="list-style-type: none"> • A53: Facilitate health and education precincts by (a-d) [abridged] • A54: Provide a regulatory environment that enables economic opportunities created by changing technologies • A55: Consider the barriers to the growth of internationally competitive trade sectors, including engaging with industry and assessing regulatory barriers • A56: Protect and support agricultural production and mineral resources by preventing inappropriate dispersed urban activities • A57: Consider opportunities to implement place-based initiatives to attract more visitors, improve visitor experience and ensure connections to transport at key tourist attractions • A58: Consider opportunities to enhance the tourist and visitor economy in the district, including a coordinated approach to tourism activities, events and accommodation • A59: When preparing plans for tourism and visitation consider (a-g) [abridged] 	
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Sustainability

An assessment of the planning proposal’s consistency with the CCDP’s relevant Productivity Priorities and Actions is provided in Table 4d, below.

Table 4d – Consistency of planning proposal with relevant CCDP Actions – Sustainability

Sustainability Direction	Planning Priority/Action	Comment
<p>A city in its landscape O25: The coast and waterways are protected and healthier</p>	<p>PP C13: Protecting and improving the health and enjoyment of the District’s Waterways</p> <ul style="list-style-type: none"> • A60: Protect environmentally sensitive areas of waterways • A61: Enhance sustainability and liveability by improving and managing access to waterways and foreshores for recreation, tourism, cultural events and water based transport • A62: Improve the health of catchments and waterways through a risk based approach to managing the cumulative impacts of development including coordinated monitoring of outcomes 	<p>Not applicable.</p>

	<ul style="list-style-type: none"> • A63: Work towards reinstating more natural conditions in highly modified urban waterways 	
<p>O26: The coast and waterways are protected and healthier</p>	<p>PP C14: Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element</p> <ul style="list-style-type: none"> • A64: Implement South Creek Corridor Project and use the design principles for South Creek to deliver a cool and green Western Parkland City 	<p>Not applicable.</p>
<p>O27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced</p> <p>O28: Scenic and cultural landscapes are protected</p>	<p>PP C15: Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes</p> <ul style="list-style-type: none"> • A65: Protect and enhance biodiversity by (a-c) [abridged] • A66: Identify and protect scenic and cultural landscapes • A67: Enhance and protect views of scenic and cultural landscapes from the public realm 	<p>The site is has been used extensively for employment purposes historically, is largely developed and does not contain areas of biodiversity that would warrant protection.</p> <p>However, the subject site contains Heritage Item I311 listed in Schedule 5 of the Parramatta LEP 2011. Item 311 is stand of lemon-scented gums (including two moveable items) located at the former Reckitt Benckiser site. A heritage assessment has been undertaken for the site which concludes that the item should be retained. It is proposed that the Item be incorporated into the landscaping on the sit and that redevelopment will have minimal impact on the integrity of this Item. This is supported by Council officers.</p>

<p>O30: Urban tree canopy cover is increased</p> <p>O32: The Green grid links Parks, open spaces, bushland and walking and cycling paths</p>	<p>PP C16: PP C16: Increasing urban tree canopy cover and delivering Green grid connections</p> <ul style="list-style-type: none"> • A68: Expand urban tree canopy in the public realm • A69: progressively refine the detailed design and delivery of (a-c) [abridged] • A70: Create Greater Sydney green Grid connections to the Western Sydney Parklands 	<p>The Planning Proposal incorporates substantial tree planting across the site, improved public domain, increased setbacks and increased areas for street trees and more efficient use of open space.</p>
<p>O31: Public open space is accessible, protected and enhanced</p>	<p>PP C17: Delivering high quality open space</p> <ul style="list-style-type: none"> • A71: Maximise the use of existing open space and protect, enhance and expand public open space by (a-g) [abridged] 	<p>New public open space areas are proposed as part of the planning proposal and will be zoned accordingly.</p>
<p>An efficient city</p> <p>O33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change</p> <p>O34: Energy and water flows are captured, used and re-used</p> <p>O35: More waste is re-used and recycled to support the development of a circular economy</p>	<p>PP C19: Reducing carbon emissions and managing energy, water and waste efficiently</p> <ul style="list-style-type: none"> • A75: Support initiatives that contribute to the aspirational objectives of achieving net-zero emissions by 2050 • A76: Support precinct-based initiatives to increase renewable energy generation and energy and water efficiency • A77: Protect existing and identify new locations for waste recycling and management • A78: Support innovative solutions to reduce the volume of waste and reduce waste transport requirements • A79: Encourage the preparation of low carbon, high efficiency strategies to reduce emissions, optimise the use of water, reduce waste and optimising car parking provisions where an increase in total floor in 100,000sqm 	<p>It is considered that future development will be able to incorporate appropriate responses to these issues. ESD principles will be considered as part of a future site specific DCP as well as being important requirement for any design excellence competition scheme to be addressed.</p> <p>Further, future ground levels will be developed also as part of the SSDCP stage which will ensure appropriate conveyance of flood waters (including overland flooding) to identified detention or storage areas within the precinct.</p>
<p>O36: People and places adapt to climate change and future shocks and stresses</p> <p>O37: Exposure to natural and urban hazards is reduced</p> <p>O38: Heatwaves and extreme heat are managed</p>	<p>PP C20: Adapting to the impacts of urban and natural hazards and climate change</p> <ul style="list-style-type: none"> • A81: Support initiatives that respond to the impacts of climate change • A82: Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in 	

	<p>existing areas most exposed to hazards</p> <ul style="list-style-type: none"> • A83: Mitigate the urban heat island effect and reduce the vulnerability to extreme heat • A84: Respond to the direction for managing flood risk in Hawkesbury-Nepean Valley • A85: Consider strategies and measures to manage flash flooding and safe evacuation when planning for growth in Parramatta CBD 	
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3.2.2. Is the planning proposal consistent with the local council’s Community Strategic Plan or other local strategic plan?

The following local strategic planning documents are relevant to the planning proposal.

Parramatta 2038 Community Strategic Plan

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.

The planning proposal is considered to meet the strategies and key objectives identified in the plan including the creation of a new commercial and retail centre, improved public transport connections and services, new open space and infrastructure upgrades to support the incoming population.

Parramatta Employment Lands Strategy 2016

Refer to Section 3.1 above.

3.2.3. Is the planning proposal consistent with the applicable State Environmental Planning Policies?

The following State Environmental Planning Policies (SEPPs) are of relevance to the site (refer to Table 5 below).

Table 5 – Consistency of planning proposal with relevant SEPPs

State Environmental Planning Policies (SEPPs)	Consistency: Yes = ✓ No = x N/A = Not applicable	Comment
SEPP 33 – Hazardous and Offensive Development	✓	The subject site is within proximity of a high pressure oil pipeline. Any relevant requirements regarding redevelopment close to the pipeline will be addressed at the development application stage.
SEPP 19 – Bushland in Urban Areas	✓	The Site is not zoned open space and is not identified as having biodiversity significance. As outlined in the <i>Flora and Fauna Report</i> by UBM the vegetation is relatively recent. Where trees exist on the

		Site they are generally in the landscaped setback area to the east of the Site, which is respected in the Northern Structure Plan by a linear Park. The Planning Proposal, in-principle, is consistent with the SEPP.
SEPP No 55 Remediation of Land	✓	A Phase 1 preliminary contamination investigation report for the subject site has been prepared. Council is satisfied the site can be made suitable for residential purposes with a Phase 2 to be prepared at the DA stage.
SEPP 64 – Advertising and Signage	N/A	Not relevant to proposed amendment. May be relevant to future DAs.
SEPP No 65 Design Quality of Residential Flat Development	✓	Detailed compliance with SEPP 65 will be demonstrated at the time of making a development application for the site facilitated by this Planning Proposal. During the design development phase, detailed testing of SEPP 65 and the Residential Flat Design Code was carried out and the indicative scheme is capable of demonstrating compliance with the SEPP.
SEPP (Affordable Rental Housing) 2009	N/A	The Planning Proposal is not subject to Council's <i>Planning Agreements Policy 2018</i> , which requires 10% of the value uplift to be provided as affordable rental housing. This is due to the Policy being adopted subsequent to the Proposal receiving Gateway determination and therefore the Policy does not apply. Nonetheless, it is proposed that 145 rental housing units will be provided within the development, comprising 120 units to be managed by a Community Housing Provider (CHP) for a period of 15 years and 20 units to be dedicated to Council in perpetuity. These units will be secured via VPA between Council and the developer.
SEPP (BASIX) 2004	N/A	Detailed compliance with SEPP (BASIX) will be demonstrated at the time of making a development application for the site facilitated by this Planning Proposal.

SEPP (Exempt and Complying Development Codes) 2008	✓	May apply to future development of the site.
SEPP (Infrastructure) 2007	✓	<p><i>SEPP (Infrastructure) 2007</i> aims to facilitate the effective delivery of infrastructure across the State. This includes by identifying matters to be considered in the assessment of development adjacent to types of infrastructure development, and providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing.</p> <p>Many of the provisions relate to development by the Crown and exempt development of certain development by on behalf of the Crown, which is not relevant to the Proposal.</p> <p>Clause 104 of Division 17 identifies the capacity or size of developments that should be referred to Roads and Maritime Services (RMS). Consultation has been undertaken with the RMS and Transport for NSW as part of the preparation of the Transport Management and Accessibility Plan (TMAP) and this will continue throughout the remainder of the Planning Proposal process, given the potential impacts (and opportunities) of the development up on Victoria Road, and wider commitments for public transport enhancement associated with the Planning Proposal.</p> <p>In terms of noise considerations, the Site is located within close proximity to Victoria Road and is not subject to aircraft noise limitations. Noise considerations to and from the proposed development can be addressed through the detailed design stage and would not be a determinative factor in rezoning the Site.</p>
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	N/A	The proposed development is not located directly on the Sydney Harbour Catchment foreshore. Any potential impacts as a result of development on the site, such as stormwater runoff, will be considered

		and addressed appropriately at DA stage.
SEPP (Vegetation in Non-Rural Areas) 2017	✓	The Flora and Fauna report prepared for this Planning Proposal indicates that the site does not retain any native vegetation. There are no mapped area of remnant vegetation on the site within maps published the NSW Office of Environment, Heritage and Science. Where trees exist on the site, they are generally part of an established landscaped area. It is unlikely that there are significant fauna habitats due to the disturbed nature of the site.

3.2.4. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)

In accordance with Clause 9.1 of the *EP&A Act 1979* the Minister issues directions for the relevant planning authorities to follow when preparing planning proposals for new LEPs. The directions are listed under the following categories:

- Employment and resources
- Environment and heritage
- Housing, infrastructure and urban development
- Hazard and risk
- Housing, Infrastructure and Urban Development
- Local plan making

The following directions are considered relevant to the subject Planning Proposal.

Table 6 – Consistency of planning proposal with relevant Section 9.1 Directions

Relevant Direction	Comment	Compliance
1. Employment and Resources		
Direction 1.1 – Business and Industrial Zones	<p>The Proposal complies with this objective. The proposed development seeks to provide for new employment growth through the creation of a new Town Centre and the provision of over 30,000m² of non-residential floor space through a B2 Local Centre zone.</p> <p>The Employment Lands Strategy stipulates that any new development in the precinct must provide the equivalent number of jobs that could be achieved under the current IN1 General Industrial zone, which is 2,546. The Proposal indicates that redevelopment will assist in the provision of between 1538 and 1,932 jobs within the northern precinct. Although not providing the full quantum of jobs to equal the target identified in the ELS, it could provide approximately 60%-75% of the overall jobs in the precinct. It is acknowledged that the provision of the full job number may not be practicable and Council considers instead that the key requirement is for the precinct to be able to adequately service the needs of the incoming population and reduce the requirement for the residents to travel outside the precinct for retail/commercial purposes. It is also noted that future</p>	Yes

	redevelopment within the southern precinct will be required to contribute towards the provision of employment generating uses, in addition.	
2. Environment and Heritage		
Direction 2.3 - Heritage Conservation	The subject site contains Heritage Item I311 listed in Schedule 5 of the Parramatta LEP 2011. Item 311 is stand of lemon-scented gums (including two moveable items) located at the former Reckitt Benckiser site. A heritage assessment has been undertaken for the site which concludes that the item should be retained. It is proposed that the Item be incorporated into the landscaping on the sit and that redevelopment will have minimal impact on the integrity of this Item. This is supported by Council officers.	Yes
3. Housing, Infrastructure and Urban Development		
Direction 3.1 - Residential Zones	The Planning Proposal is consistent with this direction, in that it: <ul style="list-style-type: none"> • Does not reduce the permissible residential density of land. • Intends to provide for a range of apartment types in proximity to existing public transport. The Proposal also identifies infrastructure upgrades that will be undertaken to support the incoming population, including new open space, road upgrades and a site for a new school. • The Proposal intends to only provide for high density residential housing. Council officers encourage the provision of other forms of residential housing including medium density to ensure that housing choice and variety is achieved on the site. 	Yes
Direction 3.4 - Integrating Land Use and Transport	The Planning Proposal is consistent with this direction, in that it: <ul style="list-style-type: none"> • will provide new dwellings in close proximity to existing public transport links • will enable residents to walk or cycle to work if employed in the Parramatta City Centre or utilise the shuttle bus connecting the precinct to nearby heavy rail stations. • makes more efficient use of space and infrastructure by increasing densities on an underutilised site. 	Yes
4. Hazard and Risk		
Direction 4.1 - Acid Sulfate Soils	The site is identified as Class 5 on the Acid Sulfate Soils Map in Parramatta Local Environmental Plan 2011. Acid sulfate soils are generally not found in Class 5 areas however this will be addressed further at the development application stage.	Yes
Direction 4.3 - Flood Prone Land	The site is not flood prone and is above the 1:100 year flood level. 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 within the Parramatta DCP 2011.	Yes

5. Local Plan Making		
Direction 6.1 - Approval and Referral Requirements	The Planning Proposal does not introduce any provisions that require any additional concurrence, consultation or referral.	Yes
Direction 6.2 – Reserving Land for Public Purposes	The Planning Proposal seeks to rezone existing private land to RE1 Public Recreation and SP2 Infrastructure (Educational Establishment). These sites are proposed to be identified on the relevant Land Reservation Acquisition maps.	Yes
Direction 6.3 - Site Specific Provisions	The Planning Proposal intends to introduce the following site specific provisions by amending Part 6 – <i>Additional local provisions – generally</i> : <ul style="list-style-type: none"> • Insert Design Excellence provisions applicable to Lots E, EA and G without the provision of bonuses. • Apply a maximum residential gross floor area for the site of 508,768m² • Apply a minimum non-residential floor area requirement of 30,000m² to serve the retail and commercial needs of the community. 	Yes
6. Metropolitan Planning		
Direction 7.1 - Implementation of A Plan for Growing Sydney	The Proposal is consistent with the relevant Goals and direction in the Strategy as detailed previously in Section 3.2	Yes

3.3. Section C – Environmental, social and economic impact

This section considers the potential environmental, social and economic impacts which may result from the Planning Proposal.

3.3.1. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

There is no known critical habitat or threatened species, populations or ecological communities, or their habitats likely to be adversely affected as a result of the Proposal. As detailed in the Flora and Fauna report by UBM Ecological Consultants (**Appendix 11**), the development and clearing of the Site has resulted in little remaining remnant vegetation.

There are no mapped areas of remnant vegetation on the Site within maps published by the NSW Office of Environment and Heritage.

The Site is not identified on the Natural Resources – Biodiversity map, nor the Natural Resources – Riparian Land and Resources Map in Parramatta LEP 2011. The report by UBM states:

(The Site) was landscaped in the early 1950 with a mixture of non-local native trees and shrubs with an exotic understorey of horticultural species. This quasi-native landscaping style was popular in the mid-20th Century when the trend for using 'broadly Australian plants' was at its height. The landscaping on the Pfizer property is well maintained by garden staff, while the other properties appear to have been neglected for some time.

As can be seen from the aerial photos (in the UBM report), the majority of existing tree

cover occurs along the eastern end of the Site (part of the landscaped setback identified as having heritage significance). This has been respected by the Northern Structure Plan underpinning the Masterplan, which provides a landscaped setback and buffer zone to the east of the Site.

There is the possibility of some habitat for fauna within the Site; however, overall this is likely to be very low due to the high level of disturbance to the site due to the current industrial use.

3.3.2. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The main potential environmental impacts to be examined in detail with any future development proposal for the site are:

Built Form

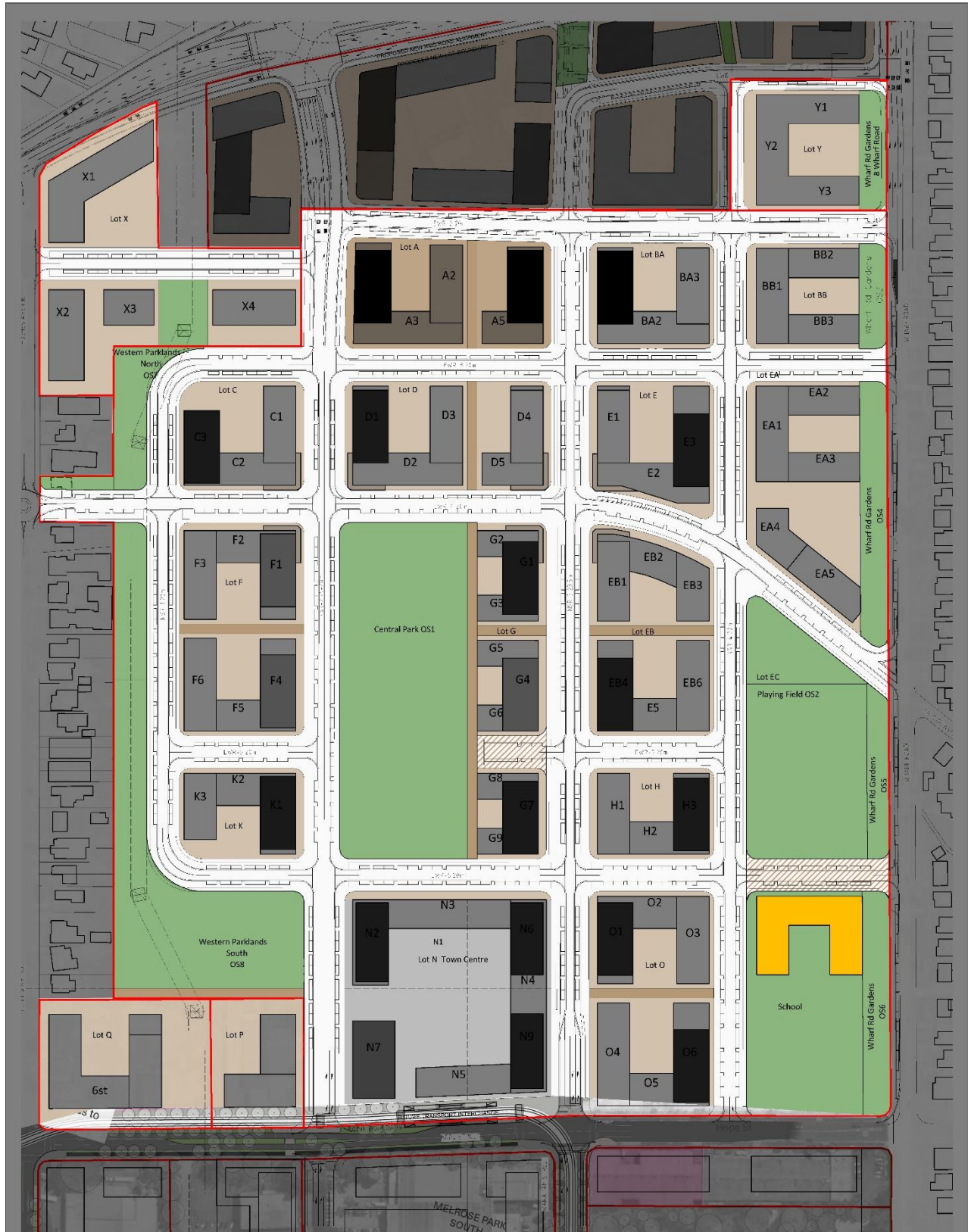


Figure 12 – The proposed design concept

Heritage

A detailed assessment of heritage impacts has been undertaken for the Site by Geoffrey Britton (**Appendix 2**) and Paul Davies Pty Ltd. Key findings and observations are detailed below. The Site is classified as low sensitivity with limited potential to contain items of Aboriginal heritage. There are no known Aboriginal cultural heritage resources relevant to the Melrose Park Site and given the history of significance disturbance of the Site it is considered unlikely to contain any items of Aboriginal heritage. Based on the Heritage Study undertaken for the Site, no further assessment of aboriginal heritage has been undertaken for the purpose of this report.

- Part of the Site includes a local heritage item listed as Item 311 on the *Parramatta Local Environmental Plan 2011*. The heritage item is described as *landscaping (including millstones at Reckitt)* under Item 311 on Schedule 5 of the PLEP 2011 and as having cultural value at a Local level. The assessment observed that the heritage item 311 is shown to be a number of remnant mature trees from the 1960s and 1970s that represent a relatively early use of Australian native plant species in the site planning and design of large-scale industrial sites within the Parramatta LGA.
- The assessment concluded that subject to several recommendations there is likely to be minimal heritage impact on the LEP listed Item 311 or the two moveable heritage items located nearby at the Reckitt Benckiser site resulting from the proposed redevelopment of the area. A summary of the proposed 5 recommendations follows:

Recommendation 1: *Revise the existing heritage listing to more accurately cover the remnant mature trees and the two moveable heritage items.*

Recommendation 2: *The proposed redevelopment of the Site should incorporate the larger mature trees as outlined in the Heritage Report in its detailed Site planning and design.*

Recommendation 3: *The vintage mobile fire pump should be properly conserved and housed under cover with consideration given to donating the unit to the Powerhouse Museum*

Recommendation 4: *The existing millstones should be considered for incorporation within an appropriate public precinct or consideration given to donating the millstones to either the National Museum of Australia or Powerhouse Museum.*

Recommendation 5: *There is an opportunity to engage future communities through appropriate and informative interpretive material about both the natural and cultural history of the overall Site. Ideally interpretation would be part of a broader, integrated program of cultural and natural heritage interpretation for the Parramatta LGA*

Comment

These recommendations are largely supported, however, it is also suggested that further research into the significance of the moveable items to potentially relocate them to another part of the site. It is considered that this can be addressed at the development application stage.



Figures 13 & 14 - Moveable heritage items on the Site
Traffic and Transport

A Transport Management and Accessibility Plan (TMAP) has been prepared for the precinct (**Appendix 3** and **Appendix 4**).

Land Contamination

Phase 1 investigations have completed by Senversa, GHD, Geotechnique, and DLA Environmental Services for the site (**Appendix 10**). The investigations revealed that due to the existing industrial uses on the site there is the potential for some contamination to be present. It is also acknowledged that while there are no obvious indicators of contamination at surface level, a number of areas will require further investigation and remediation to enable redevelopment for the intended uses. A Phase 2 investigation will be required to be undertaken as part of the development assessment process to establish appropriate management and remediation actions.

Comment

Given the current land uses on the site it is acknowledged that some contamination may be present. However, for the purposes of this Planning Proposal it is not considered significant to prevent the proposal proceeding. Further investigations on the Site will be required as part of the development assessment process, where the full extent of contamination will be determined.

Stormwater and Flooding

The Site is not below the 1 in 100-year flood level and the Site is not known to be flood liable.

There are stormwater assets across and surrounding the Site. The redevelopment of the Site provides a significant opportunity to improve water absorption within the Site (and reduce the estimated 60-70% of water leaving the Site) and also improve water quality leaving the Site, through appropriate treatment, detention and management of water within the Site.

Measures to reduce the ecological footprint of the proposed development including energy efficiency and carbon footprint reductions, efficiency of building design and waste avoidance, reduced embodied energy in materials and sustainable procurement will be implemented.

In terms of wastewater, the *Sustainability Masterplan* prepared by Northrop (**Appendix 9**)

outlines the proposed initiatives to be investigated for the Site including a project-wide wastewater strategy to optimise the amount of non-potable water available for landscape irrigation and toilet flushing, and will comprise of active wastewater treatment technologies and landscape filtration.

Specific measures include:

- Clean stormwater runoff before it enters waterways
- Harvest rainwater for reuse on-Site
- Active treatment of Site-generated wastewater, for re-use in toilet flushing and irrigation
- Water polishing embedded in landscape design and features
- Low flush and low flow bathroom fixtures in dwellings
- Water sensitive landscape planting and irrigation systems

The Proposal outlines potential water sensitive urban design practices that seeks to reduce the reliance of stormwater infrastructure while supporting the biodiversity of the Site. This includes identification of internal roads within the Site for stormwater runoff treatment and consideration of options including rain garden, tree gardens/pits and bio swales.

Comment

Technical studies prepared by Northrop and Geotechnique do not identify this site as being flood affected. The site is located approximately 300m north of a tidal reach of Parramatta River but is not affected by mainstream flooding from the main river channel (1% AEP (100ARI) or PMF floods).

The site is within Archer Creek catchment, which drains towards the south east and discharges into the Parramatta River. Approximately 6.2ha of residential land drains to the site from the north. In minor events, stormwater discharges to northern and western boundaries of the site. In rare events, overland flow from this area is conveyed east by Victoria Road and then flows around the site through Wharf Road. From here, floodwater enters Jennifer Park floodway and the Ryde-Parramatta Golf Club. Existing residential areas downstream from the site are flood prone.

Additional stormwater modelling has been undertaken for the site which takes into consideration the development occurring on the land to the north on Victoria Road directly adjacent to this site and over land flow impacts from further north in the catchment. This modelling has identified that a large land area is required for the purposes of on-site detention (OSD) to manage the run-off and consultation with the applicant has been undertaken to determine the most appropriate method of management which doesn't compromise usability of proposed open space or impact on the location of the utilities required to service the precinct. It is proposed that the new playing field and a portion of the Western Parklands South near the high voltage power line corridor will be used for the purposes of OSD and water sensitive urban design (WSUD) due to their respective size and location. Integration of these systems into the development will be addressed as part of the site specific DCP for the precinct.

Servicing

A report regarding services on and to the Site has been provided by Northrop (**Appendix 12**). This report describes the services available on and to the Site, outlines easement constraints and assesses the capacity of the services.

There are numerous easements protecting existing services and public assets across the Site. There are stormwater assets within and surrounding the Site, including a stormwater easement across the middle of the Site.

The Site is largely covered by buildings and concrete/paving with approximately 70-80% of the Site being impervious. In terms of stormwater, there are two overland paths traversing the Site. It is estimated that 60-70% of stormwater leaves the Site. The proposed redevelopment, by provision of open space, leading public domain design and OSD has the potential to significantly reduce runoff and improve water quality. As mentioned above, that the new playing field and a portion of the Western Parklands South near the high voltage power line corridor will be used for the purposes of OSD and water sensitive urban design (WSUD) due to their respective size and location. Integration of these systems into the development will be addressed as part of the site specific DCP for the precinct.

There is an existing 900mm sewer main located through the middle of the Site, which is protected by easement and is a significant piece of Sydney Water infrastructure. This may be diverted around the Site, or concrete-encased, to make areas of the Site available for development. This will be subject to discussion and agreement from Sydney Water.

In terms of potable water, there are no known water easements or bore licenses affecting the Site. Water mains ranging from 110mm - 1.2 metre exist in Hope Street and Wharf Road. There is an existing 200mm water main in Wharf Road, which may need to be upgraded to service the proposed development.

Such requirements are normal for such a redevelopment and the cost and implementation would need to be fully met by the developer and to Sydney Water's requirements.

The provision of water and sewer services (and the management of new development considering existing easements) can be managed through the Planning Proposal and direct engagement with Sydney Water.

There are gas services available to the Site (to the south and west) and telecommunication services would be enabled for the proposed redevelopment. The Site is serviced by telecommunications infrastructure (Telstra, Optus and Vodafone) A telecommunications mobile tower is in the south west corner of the Site. There is an easement associated with the tower and conduits.

The Site is well serviced by Electric Hybridity, with 9 sub-stations (owned by Endeavour Energy) currently across the Site. There are high voltage overhead transmission wires (132kV), owned by Ausgrid, along the western portion of the Site. This area is being protected from development with a minimum 15 metre setback from the easement edge as required. The area beneath the wires can be used for public open space, recreation and access purposes.

3.3.3. How has the planning proposal adequately addressed any social and economic effects?

Economic Impact Assessment

An Economic Impact Assessment (EIA) has been prepared by the AEC Group (**Appendix 5**) to analyse the economic impacts likely to result from the proposed planning controls amendments and subsequent redevelopment of the Site. The economic impacts have been analysed in the context of the proposed Masterplan as detailed in Section 8 of this report.

This work was informed by background research undertaken by AEC in 2014, 2015 & 2016 that examined the role and function of Melrose Park in the context of other industrial lands in the Parramatta LGA and an Alternative Use Options Study to examine other viable uses for the Site. These studies have been provided as part of this Planning

Proposal to support the case for change for the Site.

The Melrose Park Industrial Precinct has undergone significant change. In 2011, the Precinct employed 2,690 people with more than 70% in manufacturing and 12% in wholesale trade.

Since that time the precinct has lost a number of large long term occupiers including Pfizer, Reckitt Benckiser (health and hygiene products) and Big Sister Foods (bakery products) from the Site the subject of this Planning Proposal. These changes represent a 29% loss of jobs since 2011 from the Precinct. Pfizer and Reckitt Benckiser are considering remaining in Melrose Park subject to their new accommodation requirements being met by the proposed Masterplan (and the timely delivery of the development).

AEC advise that based on discussions with select businesses, it is understood that this job number further dropped to a loss of 40% or 414 jobs by the end of 2016. It is understood that this figure is likely to further reduce, particularly for the Site should it remain in its current state.

This significant shift in the industrial uses for the Site aligns with the changing profile of Parramatta's projected growth.

The EIA notes that this growth is driven by the following number of key industries:

- Health care and social assistance (10,099 additional jobs or 49% increase)
- Education and training (4,826 additional jobs or 83% increase)
- Public administration and safety (3,953 additional jobs or 26% increase)
- Professional, scientific and technical services (5,400 additional jobs or 75% increase).
- Retail trade (4,727 additional jobs or 59% increase)
- Accommodation and food services (4,312 additional jobs or 87% increase)

The EIA notes that the Melrose Park Industrial precinct is expected to continue to experience a decline in employment towards 2036. This follows a detailed investigation considering other nominated employment areas (namely Camellia, Rydalmere and North Parramatta) and key challenges identified for the Site, including its location, current buildings, structural changes in the industry, size and proximity to existing markets and freight transport corridors.

Business	Employees (2014)	Employees Expected (2016)	Change (2014-2016)	Comments
Pfizer	767	617	-150	The loss of 150 manufacturing jobs has been announced as the site will no longer carry out manufacturing. The remaining 617 jobs will be in office/administration.
ETP Electron Multipliers	25	0	-25	ETP expects to relocate their business to Granville.
Nuss Removals Justice Health ETP Electron King & Wilson	39	0	-39	The property at 4 Hope Street is currently on the market for sale. Discussions with the owner suggests consolidation into one location with tenants expected to vacate the premises.
Ermington Industrial Centre	43	0	-43	The property is currently on the market for sale. The businesses within the estate could conceivably relocate following sale.
Reckitt Benckiser	207	0	-207	The remaining employees at the Reckitt site will depart following facility closure.
Eli Lilly	200	250	+50	Through the acquisition of Novartis, Eli Lilly expects to accommodate additional 50 jobs on-site.
Others (unknown)*	628	628	-	Information unavailable
Total	1,909	1,495	-414	Reduction of 40% jobs since 2014.

*Refers to employees of businesses that have not been interviewed
Source: AEC & Colliers

Known and Projected Employment in Melrose Park 2014-2016 (AEC 2016)

Following a detailed investigation on the relevant planning polices, historical and future growth of Parramatta, alterative land uses and analysis of the future projections for the Site, the EIA concludes that the Proposal will make a significant contribution to the Parramatta LGA economy through its construction phase and the ongoing activities. As part of the assessment, the EIA estimates a low and high range for future employment for the Site as detailed below:

...In developing the estimates of activity for the redeveloped Site, a 'steady state' of operations (whereby all facilities have been developed and long-term average utilisation rates prevail) has been assumed across High and Low occupancy scenario outcomes (predicated on different intensity of occupancy ratios see Table 6.4...)

Once the redevelopment is completed and fully operational, the redeveloped Site (low and high scenarios) is estimated to *directly and indirectly* support:

- \$870.5 million - \$ 1.1 billion in output
- \$476.4 million - \$617.3 million contribution to Gross Regional Product (GRP)
- \$249.5 million - \$322.6 million in incomes and salaries paid to local workers
- 2,945 – 3,777 Full time equivalent (FTE) jobs.

The Proposal will provide 1,478 - 1,873 (1,676 average jobs) jobs on Site which represents a net increase of 504 - 899 jobs and a far greater increase if nothing is done and jobs continue to decline at the Site.

AEC have undertaken a revised economic impact assessment to support the revised Planning Proposal. This revised economic assessment finds that the number of direct jobs has increased and the 30,000m² of non residential uses will provide 1,538 – 1,932 direct jobs on the Site, which will result in a net increase of jobs on the site

The Proposal facilitates the transition of the Precinct to meet floorspace requirements of key growth industries of employment in Parramatta, as well as meet the evolving nature of floorspace requirements of pharmaceutical companies who would otherwise completely transition off the Site.

As part of the EIA, AEC undertook an assessment against the *Industrial Lands Checklist* in accordance with *A Plan for Growing Sydney*. This confirms that the Proposal is consistent with this policy and supports the rezoning of industrial land to a mixed use development providing contemporary employment opportunities to respond to the constraints of the Site, changing nature of the area's economic and demographic profile and shift in the manufacturing industry for the Site.

Checklist	Consistency
<p>Consistency with State or Council Strategies</p>	<p>The Proposal is consistent with this requirement.</p> <p>The Proposal consolidates new homes, jobs and investment in Parramatta in accordance with <i>A Plan for Growing Sydney</i> which states that Greater Parramatta should:</p> <p style="text-align: center;"><i>...provide capacity for additional mixed-use development in Parramatta CBD and surrounding precincts including offices and retail in Parramatta CBD, health services in Westmead, an education hub around the new University of Western Sydney Campus, a technology and education precinct in Rydalmere, arts and culture in Parramatta, a sports precinct around Parramatta Stadium and housing in all precinct...</i></p> <p>The Proposal is consistent with the adopted Parramatta Employment Lands Strategy (2016) which acknowledges that major restructuring is occurring and will affect the land use needs of this precinct's future and recommends that a Structure Plan is prepared for Melrose Park, which considers future uses in the precinct and opportunities for renewal.</p> <p>The Proposal is also consistent with the Greater Sydney Region Plan and Central City District Plan, as it provides dwellings and jobs within 30 minutes by public transport of a metropolitan centre.</p>
<p>Location of the Precinct</p> <ul style="list-style-type: none"> • close to key economic infrastructure • contributing to a significant industry cluster 	<p>While the Melrose Park Precinct is centrally located, the Precinct is challenged by the following factors:</p> <ul style="list-style-type: none"> • Location directly off major arterial corridors facilitating unrestricted access. • Ability to operate in a conflict-free environment with sufficient buffer from residential. • Critical mass of lands to enable clustering activity of businesses. • Diversity of occupiers (by industry) to mitigate against vacancy risk following structural changes in a particular industry. • Generic buildings that can be easily re-purposed following relocation of occupiers. <p>These weaknesses have become apparent in recent years following the departure of several large businesses and the cessation of manufacturing activities for pharmaceutical occupiers.</p>

	<p>In its current form, the Precinct is not competitive due to its small scale and unsuitability of the existing precinct buildings for re-purpose. By virtue of its comparatively isolated location, limited public transport options and lack of worker amenity, the market appeal as a business park and office precinct is conceivably limited.</p> <p>Furthermore, the lack of direct access from major highways and location abutting residential uses makes it unattractive to industrial users. This is already apparent from the lack of and muted interest in industrial space currently available in the Precinct.</p>
<p>Impacts to industrial land stock in the Subregion / Region and ability to meet future demand for industrial lands?</p>	<p>The Proposal results in a reduction to industrial stock in the Subregion, however, the employment projections and employment land use projections demonstrate that precincts such as Melrose Park and Chester Hill/South Granville are projected to record negative demand for floorspace over the projection period.</p> <p>Whereas, the precincts of Rosehill/Camellia and Rydalmere are projected to record the highest increase in GFA demand.</p> <p>Furthermore, it is important to note that the other employment precincts investigated (i.e. Parramatta CBD, Granville, North Parramatta, Westmead and UWS) are projected to absorb a greater amount of growth in comparison to the areas zoned for industrial uses (Precincts 1-21). Combined these precincts are projected to account for around 69% (or 1,026,189sqm) of total additional GFA demand between 2011 and 2031.</p> <p>As such, the LGA and Subregion will be able to cater to employment land demand in the future.</p>
<p>Impact to Subregional / Regional employment targets and objectives?</p>	<p>The Proposal will be more favourable with regard to meeting employment targets by resulting in 1,478 - 1,873 direct jobs, representing a net increase of 504 - 899 jobs.</p> <p>The revised economic assessment prepared by AEC finds that the number of direct jobs has increased as a result of the revised Planning Proposal. The Proposal will provide 1,538 – 1,932 direct jobs on the Site, which will result in a net increase of jobs on the site.</p>
<p>Compelling argument that the industrial land cannot be used for industrial purposes now or in the foreseeable future? Are there opportunities to redevelop the land for high tech or creative industries?</p>	<p>The EIA demonstrates why the industrial land cannot be used for industrial purposes now or in the foreseeable future.</p> <p>In its current form, the Precinct is not competitive due to its small scale and unsuitability of the existing precinct buildings for re-purpose. By its comparatively isolated location and lack of worker amenity, market appeal as a business park and office precinct is conceivably limited. Furthermore, the lack of direct access from major highways and location abutting residential uses makes it unattractive to industrial users. This is already apparent from the lack of and muted interest in industrial space currently available in the Precinct.</p> <p>The main challenge with Melrose Park is that the base locational characteristics required for each of the alternative use options (i.e. business park, office buildings, new industrial) are not present. These include a lack of public transport options and worker amenity.</p>

	<p>Furthermore, its small size and scale severely limits the employment uses the Precinct can be put to.</p> <p>It is apparent from the analysis that employment uses that are 'population driven' have the best potential for success in the Precinct, leveraging its location close to existing residential uses.</p> <p>The Masterplan will assist in meeting the changing employment needs of the Parramatta LGA by providing a range of uses including: retail, commercial, community uses and residential.</p>
Is the Precinct critical to meeting the need for land for an alternative purpose identified in other NSW Government or endorsed Council Strategies?	Rezoning the Site will be critical to ensuring that the industries which are forecast to grow the most overtime are adequately catered for into the future.

In 2009, the then Department of Planning released the *Draft Centres Policy – Planning for Retail and Commercial Development* as a *Consultation Draft* only. The Draft Policy introduces the concept of a *Net Community Benefit Test (NCBT)*, noting that net community benefit arises when the sum of the benefits of a rezoning are greater than the sum of all costs from a community welfare perspective.

The EIA has undertaken an assessment of the Proposal against the NCBT in support of the Proposal as detailed in the Table below.

Consideration	Explanation
Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	<p>The Proposal will be more favorable about meeting employment targets by will resulting in 1,478 - 1,873 direct jobs representing a net increase of 504 - 899 jobs.</p> <p>The revised economic assessment prepared by AEC finds that the number of direct jobs has increased as a result of the revised Planning Proposal. The Proposal will provide 1,538 – 1,932 direct jobs on the Site, which will result in a net increase of jobs on the site.</p>
Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?	<p>The Greater Sydney Region Plan (Region Plan) sets out State government objectives for the Central City over a period of 5 and 20 years (by 2021 and 2036). The Region Plan sets a housing target of 53,500 additional dwellings by 2021 and 207,500 additional dwellings by 2036.</p> <p>The Central City District Plan sets a housing target of 21,650 additional dwellings in the Parramatta LGA by 2021.</p> <p>The provision of approx 5,000 residential dwellings on the Site constitutes a strong positive economic impact.</p>
Will the LEP be compatible/complementary with surrounding land uses? What is the impact on amenity in the location and wider community?	Providing homes close to jobs, public transport, civic functions, retail and entertainment options is a community benefit. Doing so lowers the needs for residents to travel to access employment and the other services they require and promotes public transport use. As a result, negative externalities of travel in terms of lost time commuting, monetary expenses of travel, pollution, congestion, traffic, noise and so on are minimised.

<p>Will the public domain improve?</p>	<p>For this reason, the Greater Sydney Region Plan aims to provide homes closer to jobs (Direction A well-connected city) and focus new housing in centres which have public transport that runs frequently and can carry large numbers of passengers.</p> <p>Furthermore, the Central City District Plan highlights having a greater number of jobs and centres within 30 minutes of where residents live.</p> <p>Parramatta LGA is an ideal place to concentrate new housing development. Amendments to the planning controls of the Site and subsequent development of approximately 5,000 apartments in this location in addition to new employment opportunities on Site constitutes a strong positive economic impact.</p>
<p>Will the Proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?</p>	<p>The Proposal envisages provision of 15,000m² of new retail floorspace. This will undoubtedly increase consumer choice and promote competition, all of which are associated with positive economic impacts. Notwithstanding, the issue of acceptable impact to existing centres is a relevant planning consideration.</p> <p>According to a Retail Impact Assessment (Leyshon Consulting, 2017), it is considered that the proposed rezoning of land at Melrose Park to provide for a new retail centre of some 15,000m² GFA; is justified based on the existing demand for retail services in the area and substantial growth in demand which will occur if the residential components of the proposed development are approved.</p> <p>The Assessment states that the impact of the proposed development in 2021 will not give rise to adverse economic impacts on existing centres.</p> <p>The substantial growth in available resident spending associated with the residential component of PAYCE's Melrose Park project will generate an estimated \$133 million of additional available retail spending (\$2018) after 2026. This will directly benefit not only the proposed centre but other existing centres at nearby Ermington, West Ryde and Top Ryde in particular.</p>

Retail Assessment

The key principle of the proposed re-development of the Site is the introduction of a new Town Centre which will support existing and new communities and new employment areas on the Site. The proposed Structure Plan and Masterplan both nominate a new Town Centre in this location.

The Melrose Park Town Centre proposes up to 10,500m² of new retail space as part of the new Town Centre for Melrose Park consisting of:

- a full line supermarket
- supporting retail shops and services

To determine the potential impacts associated with the proposed retail uses, a Revised Retail Impact Assessment of the proposed retail uses has been prepared by Leyshon Consulting (**Appendix 6**).

The Retail Assessment examines the local retail facilities, noting the closest retail/commercial centres of significance are West Ryde, Ermington and Meadowbank. Other major centres reviewed include Top Ryde, Carlingford, Rhodes and Eastwood. Leyshon's inspection of these centres indicate there is currently a very low level of vacant

floorspace, which suggests prima facie that existing centres are currently trading at acceptable levels.

A trade analysis was undertaken to establish primary and secondary trade areas for the Site, as shown in the Figure below, including identification based on generally accepted criteria of:

- competitive retail centres in the surrounding region;
- the arterial and sub-arterial road system; and
- barriers to movement

Outcomes of the trade area analysis indicate that the primary trade area were broadly similar to the broader Sydney Region, with key differences in the eastern Secondary trade areas attributes to increased residential development that suggest:

- higher proportion of persons between 20-29
- higher incomes
- higher proportions of persons employed as professionals
- lower unemployment rates

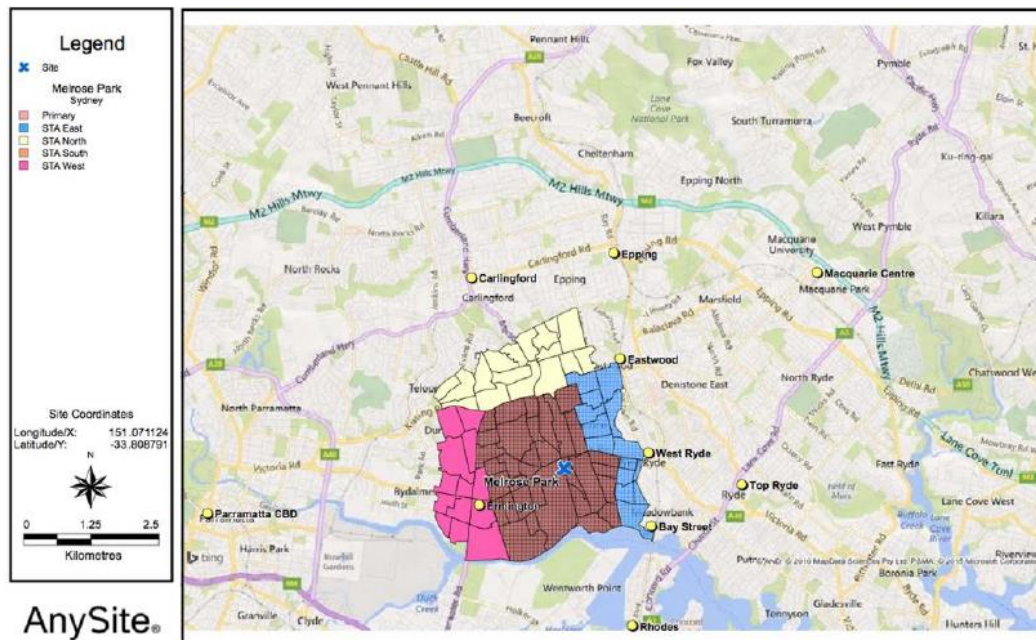


Figure 15 - Melrose Park Trade Area (Source: Leyshon Consulting 2019)

Leyshon notes that differing demography of the STA East compared with the trade area provides some insight into what may eventuate if Melrose Park is redeveloped primarily to residential development.

Leyshon also observes that it is likely that under such a scenario the incoming population would have a higher socio-economic status than does the existing resident population in the area surrounding the subject Sites.

Accordingly, it could be expected any such new population will have a potentially higher average demand for retail goods and services.

A demand analysis based on the trade areas and population demographic indicate that the total available annual supermarket spending in the Melrose Park trade area is estimated to increase by +\$97.4 million (\$2016) between 2014-21.

Importantly, following an analysis of the supportable retail floorspace considering demand and supply, Leyshon concludes:

- there is considerable potential demand for retail floorspace to be provided within the Melrose Park trade area
- there will be a need for an additional 14,970m² Net Leasable Area (NLA) of retail floorspace due to population growth alone in the Melrose Park trade area between 2014-21 based on an increase in annual available spending during this period
- the estimated demand for additional retail floorspace does not rely on the redevelopment of land in the Melrose Park Industrial Area for residential uses other than the former Bartlett Park site
- The increase in demand for retail floorspace between 2014-21 (14,970m²) justifies the proposed PAYCE development (8,450m² NLA).

Similarly, the Retail Assessment concludes that a full line supermarket would be supported on the Site based on current and projected demand.

The Retail Assessment undertakes an analysis on the existing centres as detailed above. The report notes that the impact on existing centres in 2021 fall into either the very low or the low/medium category of impact.

The Assessment concludes the impacts of the Proposal are not of a scale which would warrant refusal of the proposed development on economic impact grounds and existing centres which do experience an impact (Ermington and West Ryde) will substantially benefit beyond 2021 from the proposed residential development at Melrose Park.

The report also undertakes an assessment against the Draft Centre Policy NCBT, noting that the Proposal will exhibit a positive *net community benefit* when assessed against the criteria based on the following:

- the residential component of the proposal is of a scale to justify the provision of the proposed retail centre;
- the substantial increase in the residential population which will result from the project proceeding means additional retail floorspace needs to be provided to service both these new residents as well as the existing residential community in Melrose Park and adjacent areas;
- the proposed development will address an existing significant shortfall in retail floorspace in general and supermarket floorspace in particular within the MTA;
- the proposed retail floorspace and the associated community and commercial facilities will provide a new focus for the existing and future community at Melrose Park;
- the proposed development will create substantial on-Site employment both during its construction phase and, more importantly, once the centre is completed. This is estimated to be in the order of 324-368 jobs; and
- the Proposal's impacts on existing centres are not of a scale which would give rise to concerns about any adverse economic impact which possibly could undermine the viability of existing centres.

The Assessment concludes the impact of the proposed development in 2021 will not give rise to adverse economic impacts on existing centres. In contrast, the Assessment finds that substantial growth in available resident spending associated with the residential component of the Melrose Park project will in itself generate an estimated \$117.0 million of additional available retail spending (\$2016) after 2021.

Finally, the Assessment finds that this additional spending from the resultant population will directly benefit not only the proposed centre but other existing centres at nearby Ermington, West Ryde and Top Ryde in particular and will negate any impact of the proposed centre on other existing centres.

AEC have undertaken a revised economic impact assessment to support the revised Planning Proposal. This revised economic assessment finds that the number of direct jobs has increased in response to the 30,000m² of non residential uses to 1,538 – 1,932 direct jobs on the Site, which will result in a net increase of jobs on the site.

Leyshon has also reviewed an updated retail analysis which concludes that the impact of the proposed development in 2026 will not give rise to unacceptable adverse economic impacts on existing centres.

The Assessment finds that the revised approximate 12,750m² NLA is justified based on the existing

In contrast, the Assessment finds that substantial growth in available resident spending associated with the residential component of the Melrose Park project will in itself generate an estimated \$133 million of additional available retail spending (\$2018) after 2026.

Social Impact Assessment

A Social Impact Assessment (SIA) for the Site was undertaken by Urbis (**Appendix 8**). The SIA is high level and preliminary, yet comprehensive for a Planning Proposal (when also combined with the Community Facilities Study undertaken by Elton Consulting). The SIA outlines the potential benefits and impacts from the Proposal. Based on information available and ongoing mitigation and management measures, the SIA concludes:

...This development has the capacity to deliver far reaching benefits to the community...

The SIA can be further developed upon progress of the Planning Proposal at the community engagement phase and upon meeting any Council requirements.

In terms of social impact, the Revised Proposal has the potential for overall positive social impacts and wider public benefits, with social impact assessment being an ongoing aspect to guide development of the Site.

Community, Sport and Recreation Facilities, Open Space and Educational Analysis

A Community, Sport and Recreation Facilities and Open Space Analysis was undertaken by Elton Consulting (**Appendix 7**). Elton has a strong understanding of social and facilities planning from prior work done in the Parramatta LGA. The Site has a wide range of surrounding services, ranging from community facilities, childcare, primary and secondary schools and recreational assets within the Parramatta and Ryde Council areas.

The new community will bring increased demand for community facilities, although a principle underpinning the Proposal is to provide, augment and complement existing facilities and infrastructure, to benefit the wider community. To this end, leading benchmarks or guidelines have been used in the formulation of facilities on the Site, with the provision of public benefits as outlined in this Planning Proposal.

The Analysis identified the future community (approximately 10,600 people) will generate demand for the following community infrastructure:

- Library services (partial)
- Multipurpose community centre space
- Childcare centre places
- Local parks, higher order passive open space and active/sporting open space (including sports fields and courts)
- Indoor sport and recreation facilities

The applicant's specific contribution towards local infrastructure will be refined as part of future VPA between Council and the applicant and will be subject of a future report to Council prior to proceeding to public exhibition.

3.4. Section D – State and Commonwealth Interests

3.4.1. Is there adequate public infrastructure for the planning proposal?

Local Infrastructure

The redevelopment of the Melrose Park precinct will require significant infrastructure to be delivered to meet the needs of new residents and the community. As part of the assessment process and preparation of this Planning Proposal it was identified that this precinct would need to be self-sufficient in the provision of local infrastructure due to the significant increase in density and potential new residents. At its meeting of 10 July 2017, Council resolved the following:

“(f) That Council officers proceed with the preparation of an Infrastructure Needs List and subsequent negotiations for a Voluntary Planning Agreement (VPA) with the proponents in relation to the Planning Proposal on the basis that any VPA entered in to is in addition to Section 94A developer contributions payable.”

As a result, in discussion with the applicant, a draft Infrastructure Needs List (INL) was developed which identified the types of infrastructure that would be needed to support a community of this size and the approximate costs of providing these benefits.

The draft INL included items relating to open space, road network improvements and community facilities that would be required within and external to the precinct at the density proposed and an indicative cost per dwelling. The draft INL requires refinement which will be undertaken when the overall density of the precinct is confirmed. The INL will be formalised as part of a future Voluntary Planning Agreement (VPA) between the developer and Council and will be reported to Council separately. The INL will also be used to inform other VPAs in the precinct to help determine an appropriate apportionment for remaining landowners to contribute towards infrastructure provision.

State Infrastructure

Due to the size and nature of this urban renewal precinct and the anticipated demand it will place on not only local infrastructure but also State infrastructure, preliminary discussions have been undertaken with various state agencies including Transport for NSW (TfNSW) and the Department of Education (DoE). As a result, it is proposed that a State VPA will be entered into between the developer/s and State agencies to contribute towards the funding and provision of required State infrastructure.

It has also been identified that the anticipated population increase will also place additional demand on existing education facilities beyond their current capacity to accommodate the population growth. Both new primary and high school facilities are required to service the incoming population and as a result of consultation with the DoE, land for a new primary school is proposed to be provided within the northern precinct with an adjacent playing field that will be shared with the school and community. All landowners within the precinct who proposed to redevelop their sites will be required to contribute towards the cost of delivering the identified State infrastructure as part of a State VPA. The DoE are currently investigating locations that could potentially accommodate a secondary school to service the needs of the Melrose Park community, noting that nearby Marsden Road High School has been recently closed and relocated to

Meadowbank as part of a new education precinct. Council officers have raised concern about the closure of this school given the projected population increase in the area and the Department of Education's justification for requiring a new high school site within this area when an existing school was already located within close proximity to the precinct. The DoE advised that there are many aspects that are considered in relation to the provision of schools and Council is not privy to full details regarding the decision to close Marsden Road High School, however have been advised that location and accessibility are taken into consideration.

It is important when determining infrastructure needs that there be sufficient scope to ensure that the required infrastructure can be delivered at both the local and regional level. When negotiating any VPA associated with the planning proposal Council officers will liaise with all State agencies to ensure that any State VPA does not compromise the ability of any local VPA to provide sufficient funding / works to meet the needs of the local community.

3.4.2. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Formal consultation with the State and Commonwealth (where relevant) public authorities will be undertaken once the Planning Proposal is placed on public exhibition. As discussed previously, non-statutory consultation has already occurred between the TfNSW and RMS as part of the preparation of the TMAP and DoE to understand the demand for new educational facilities within the precinct.

PART 4 – MAPPING

This section contains the mapping for this planning proposal in accordance with the DP&E's guidelines on LEPs and Planning Proposals. **Existing controls**

This section illustrates the current *PLEP 2011* controls which apply to the site.

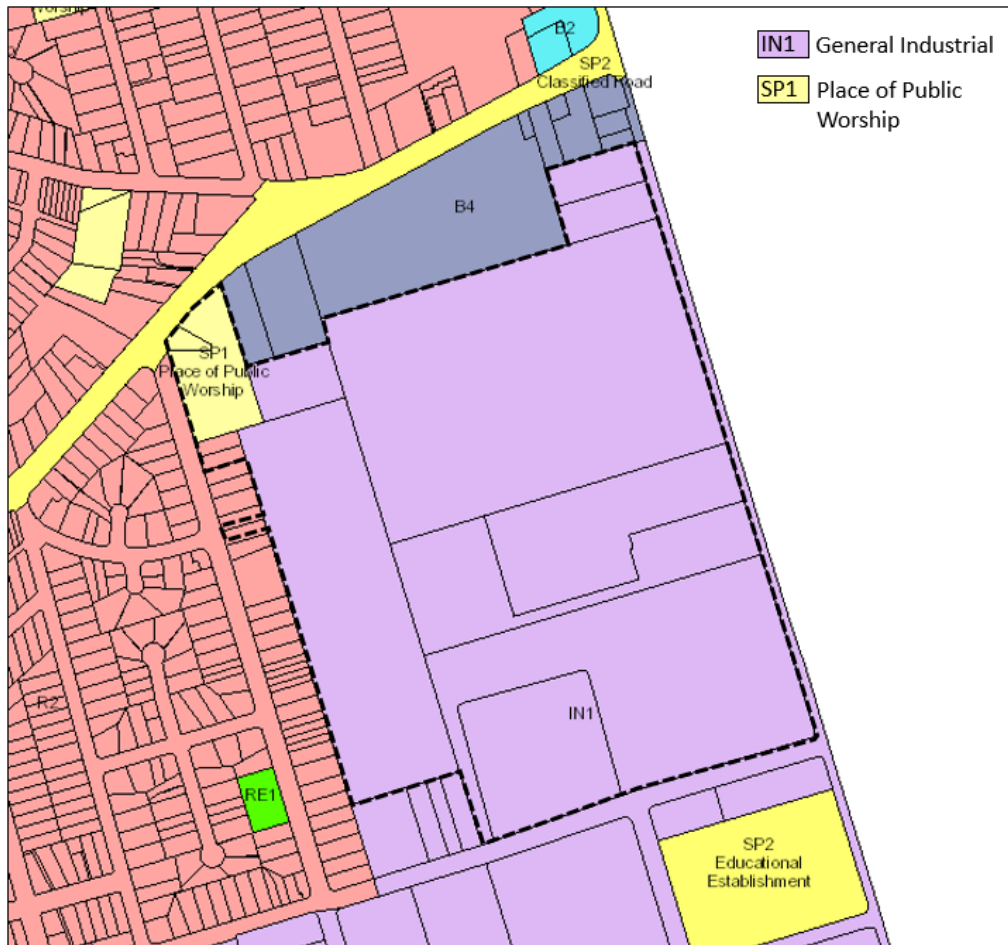


Figure 16 – Existing zoning extracted from *Parramatta LEP 2011* Land Zoning Map

Figure 16 illustrates the existing part IN1 General Industrial and part SP1 Special Activities (Place of Public Worship).

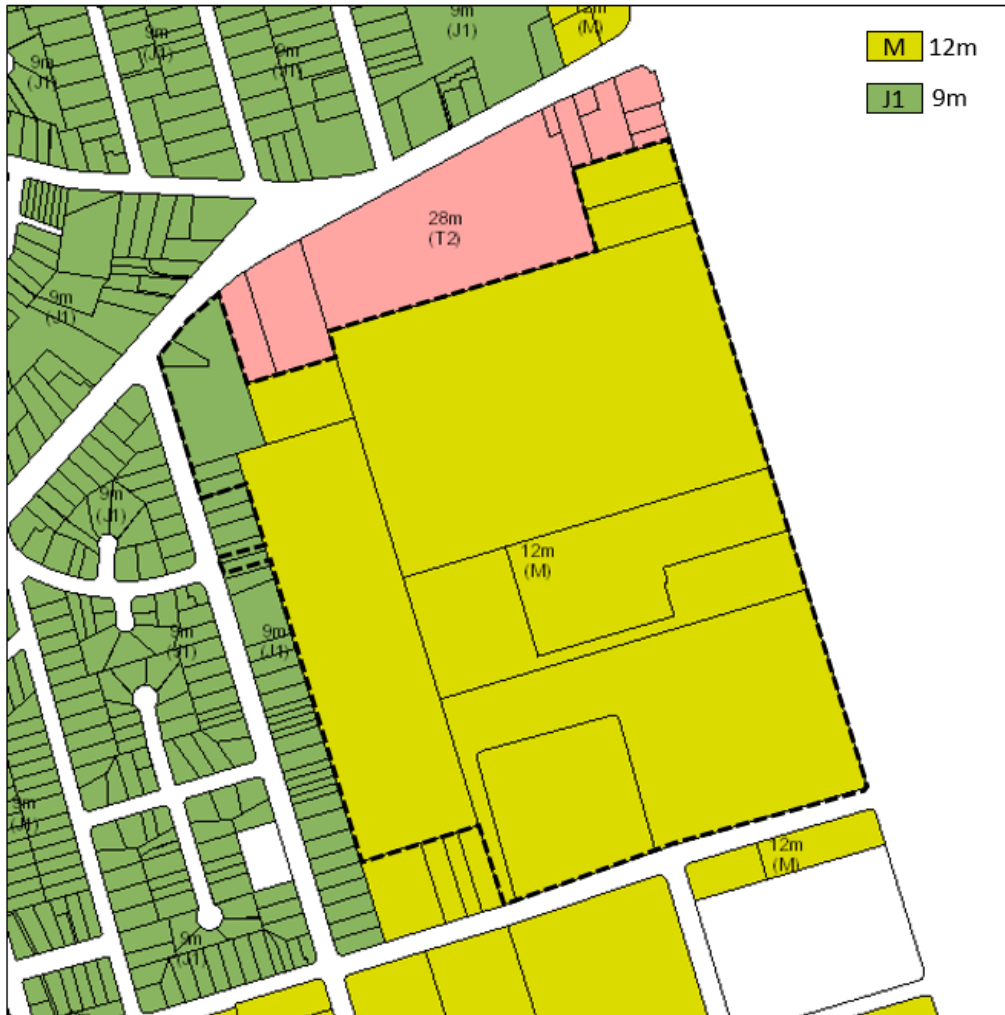


Figure 17 – Existing building heights extracted from the *Parramatta LEP 2011* Height of Buildings Map

Figure 17 illustrates the existing part 9m and part 12m.

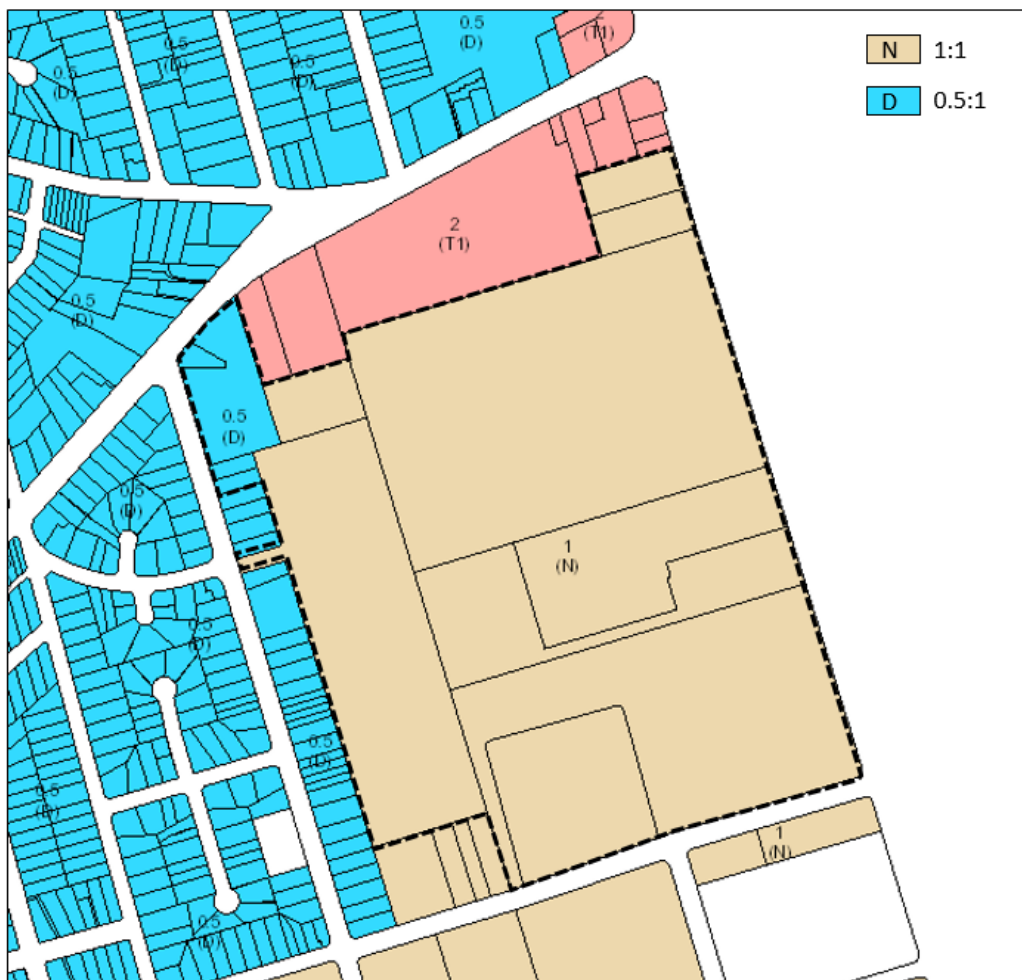


Figure 18 – Existing floor space ratio extracted from the *Parramatta LEP 2011 Floor Space Ratio Map*

Figure 18 illustrates the existing part 0.5:1 and part 1:1.

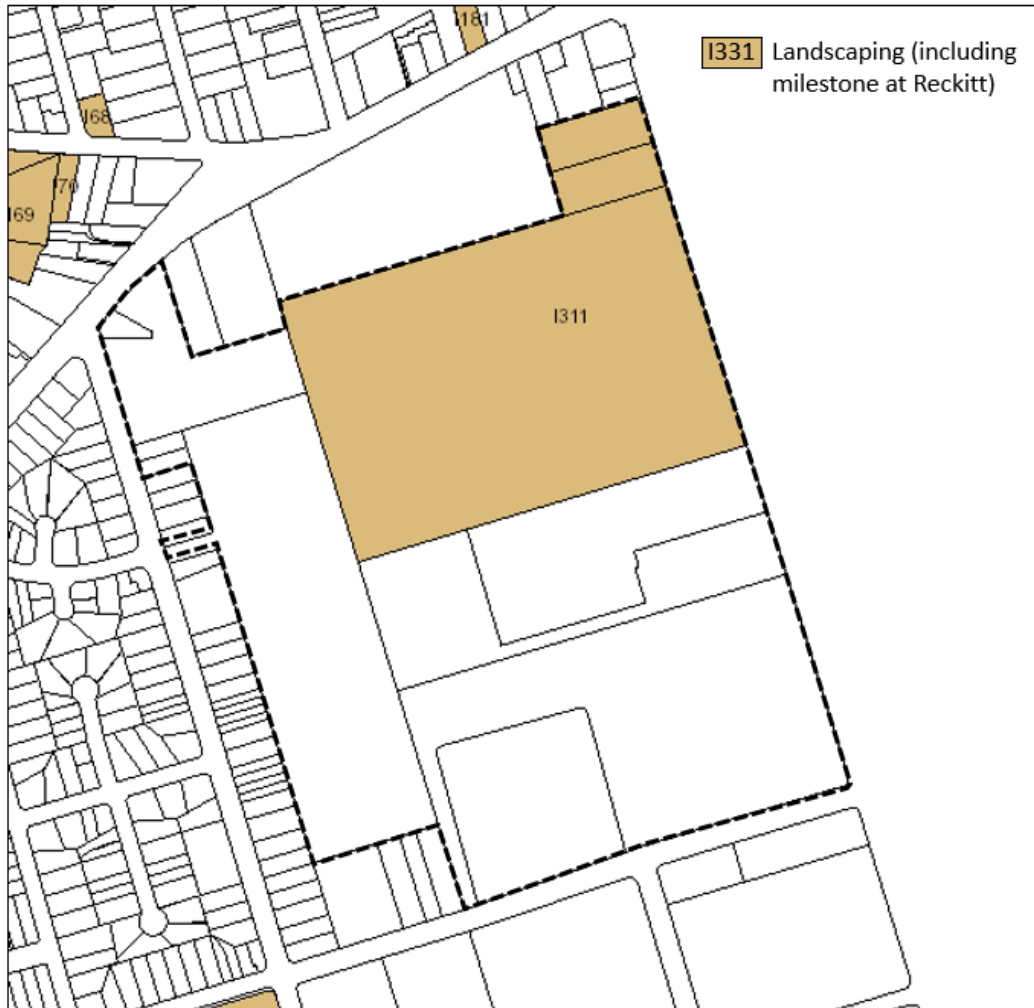


Figure 19 – Existing heritage items extracted from the *Parramatta LEP 2011* Heritage Map

Figure 19 above illustrates the Heritage Item 311 - Landscaping (including milestone at Reckitt).

4.2 Proposed controls

The figures in this section illustrate the propose

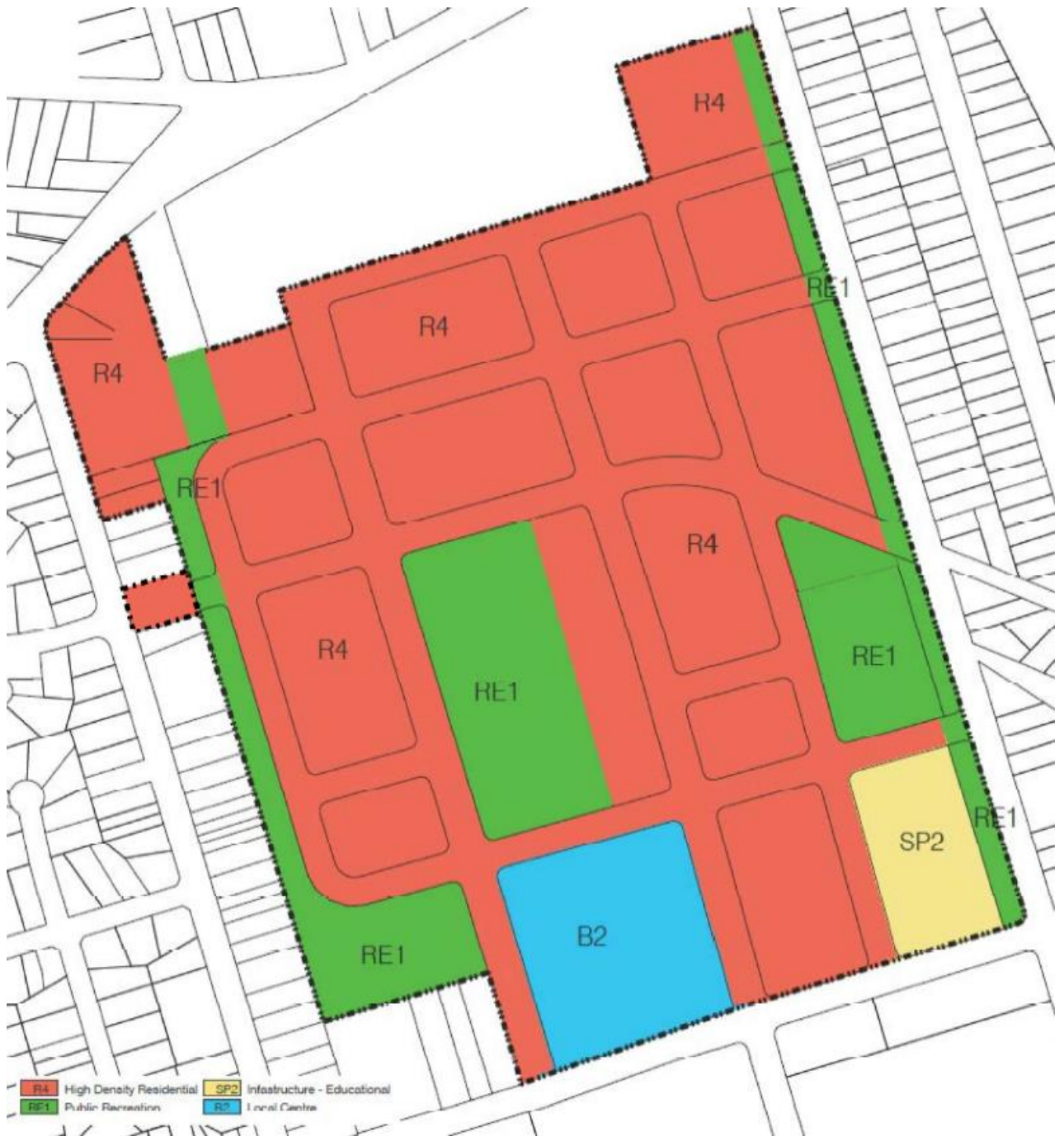


Figure 20 – Proposed amendment to the *Parramatta LEP 2011* Zoning Map

Figure 20 above illustrates proposed part R4 High Density Residential, part B2 Local Centre, part RE1 Public Recreation and part SP2 Infrastructure (Educational Establishment) zonings over the site.

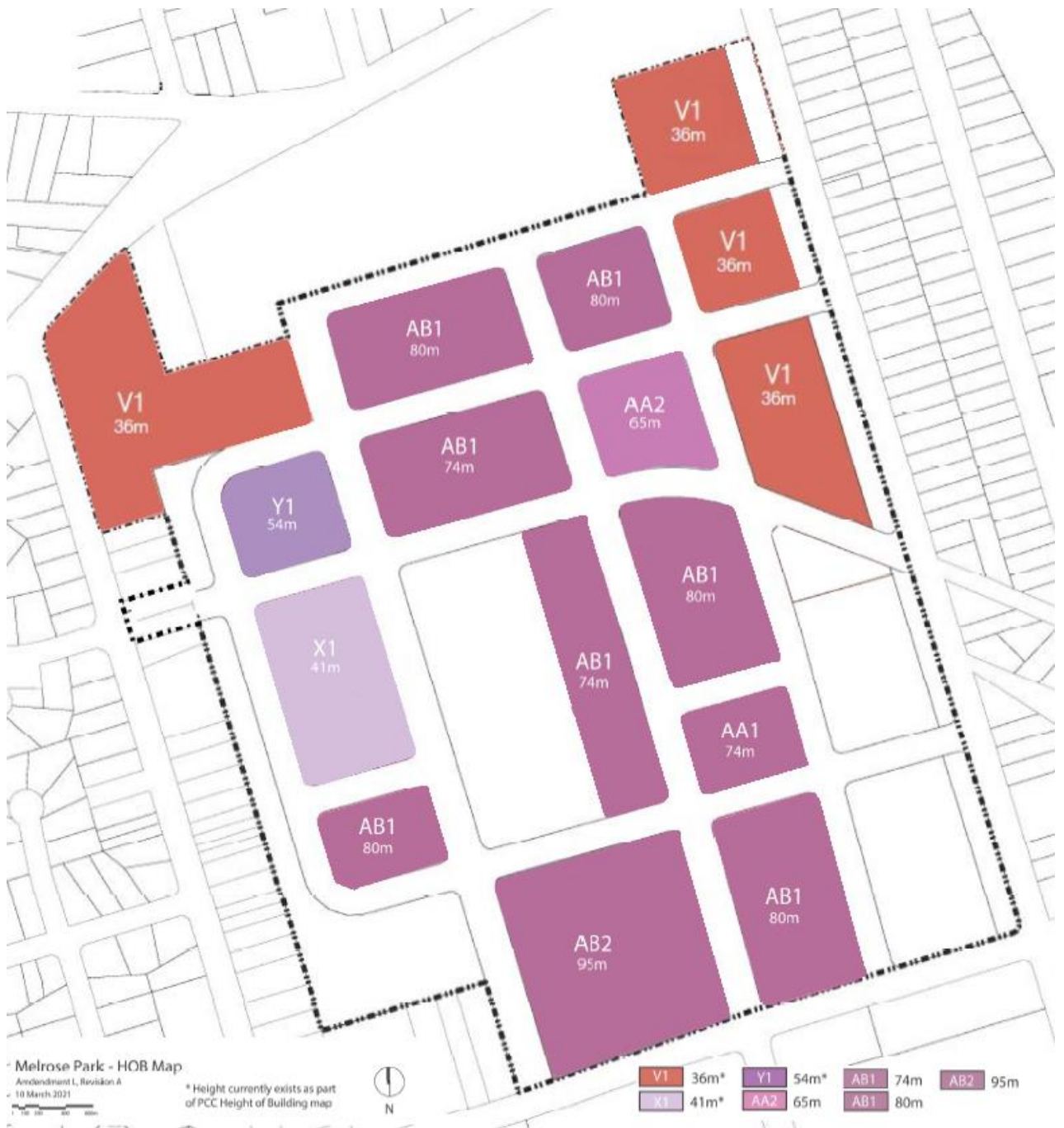


Figure 21 – Proposed amendment to the Parramatta LEP 2011 Height of Building Map

Figure 21 above illustrates the proposed multiple heights ranging from 28m (6 storeys) to 95m (approximately) 26 storeys building heights.

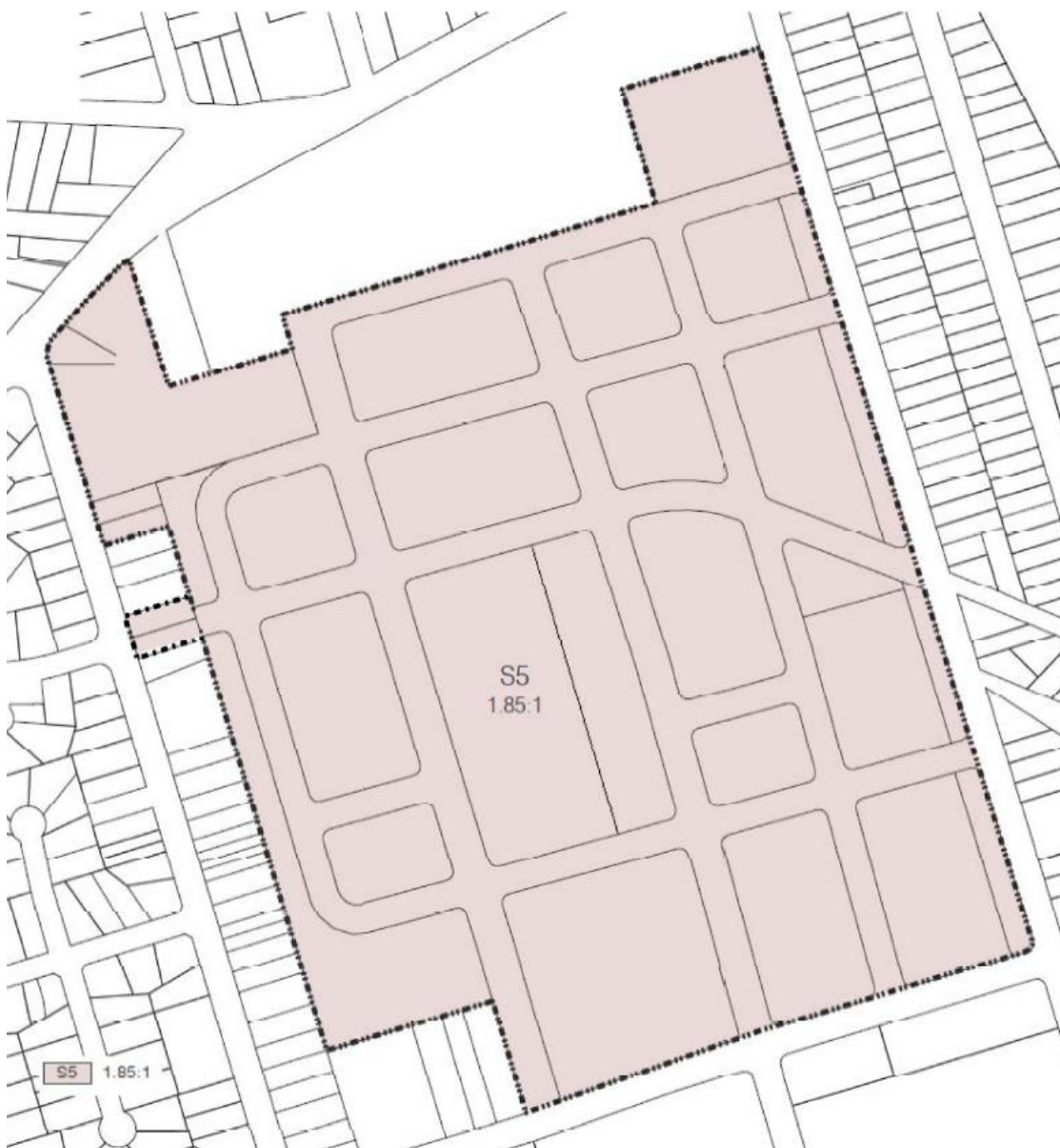


Figure 22 – Proposed amendment to the *Parramatta LEP 2011* Floor Space Ratio Map

Figure 22 above illustrates the proposed 1.85:1 over the site.

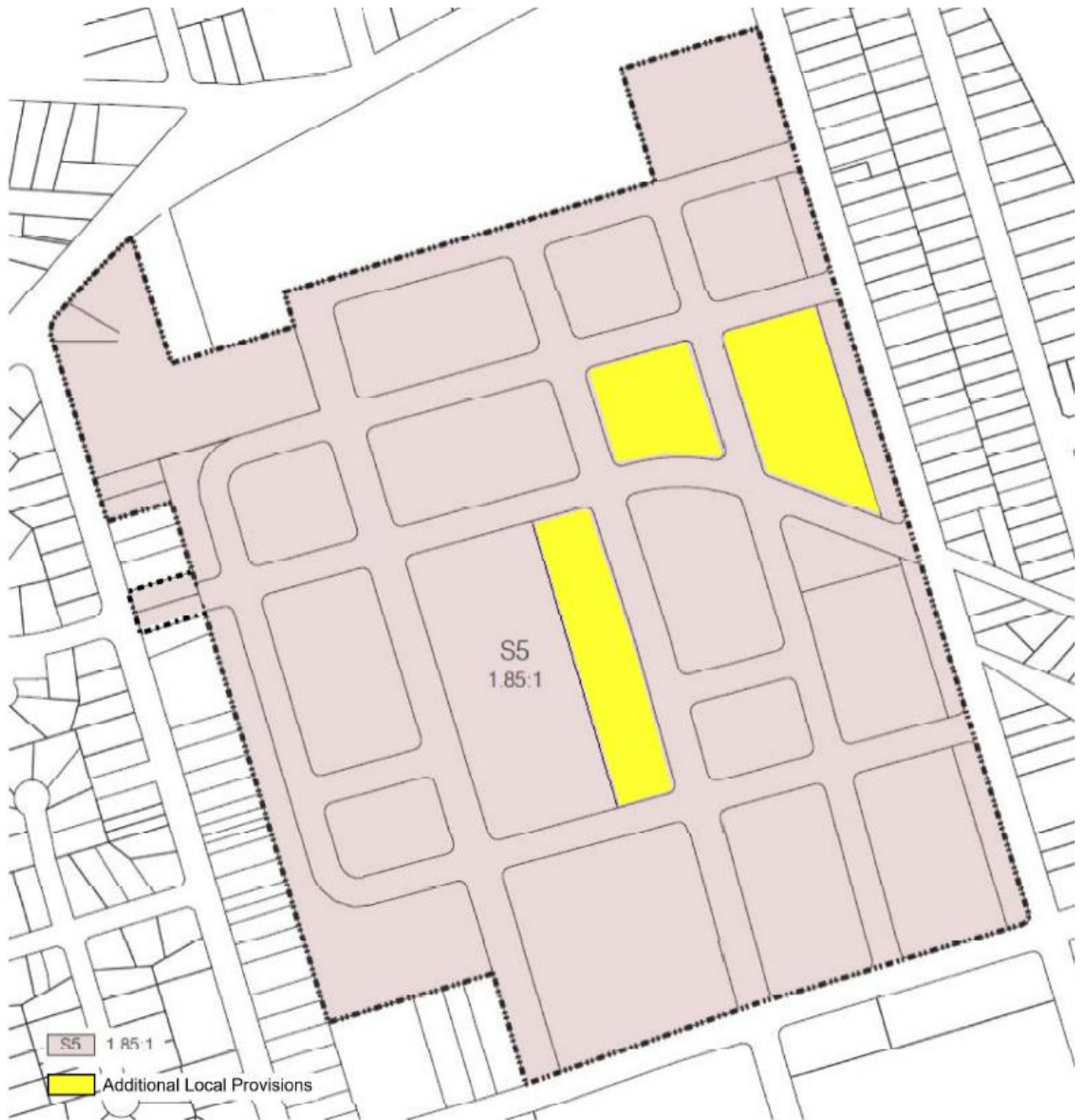


Figure 23 – Proposed amendment to the *Parramatta LEP 2011* Additional Local Provisions Map

Figure 23 above illustrates the proposed location of the additional local provisions relating to Design Excellence over the site.

PART 5 – COMMUNITY CONSULTATION

The planning proposal (as revised to comply with the Gateway determination) is to be publicly available for community consultation.

Public exhibition is likely to include:

- advertise on Council's social media platforms;
- display on the Council's website; and
- written notification to adjoining landowners.

The Gateway determination will specify the level of public consultation that must be undertaken in relation to the planning proposal including those with government agencies.

Consistent with sections 3.34(4) and 3.34(8) of the *EP&A Act 1979*, where community consultation is required, an instrument cannot be made unless the community has been given an opportunity to make submissions and the submissions have been considered.

PART 6 – PROJECT TIMELINE

Once the planning proposal has been referred to the Minister for review of the Gateway Determination and received a Gateway determination, the anticipated project timeline will be further refined, including at each major milestone throughout the planning proposal's process.

Table 7 below outlines the anticipated timeframe for the completion of the planning proposal.

Table 7 – Anticipated timeframe to planning proposal process

MILESTONE	ANTICIPATED TIMEFRAME
Report to LPP on the assessment of the PP	June 2017
Report to Council on the assessment of the PP	July 2017
Referral to Minister for review of Gateway determination	July 2017
Date of issue of the Gateway determination	September 2017
Date of issue of Alteration Gateway Determination	March 2019 (granting 12-month extension for completion).
Report to Council on updated Planning Proposal and TMAP	August 2019
Referral of updated Planning Proposal and TMAP to DPIE	September 2019
Report to Council on amended Planning Proposal, site-specific DCP and VPA	March 2021
Alteration of Gateway Determination received	March 2021
Commencement and completion dates for public exhibition period (exhibition dates subject preparation of a draft VPA and SSDCP as the PP will be exhibited concurrently)	April / May 2021
Commencement and completion dates for government agency notification	April 2021
Consideration of submissions	May / June 2021
Consideration of planning proposal post exhibition and associated report to LPP	August 2021
Consideration of planning proposal post exhibition and associated report to Council	October 2021
Submission to the Department to finalise the LEP	October 2021
Notification of instrument	December 2021

Appendix 1 – Urban Design and Landscape Architecture Report

Appendix 2 – Assessment of Heritage Impact

Appendix 3 – Transport Management and Accessibility Plan

Appendix 4 – TMAP Executive Summary

Appendix 5 – Economic Impact Updated Letter

Appendix 6 – Retail Impact Assessment

Appendix 7 – Community, Sport and Recreation Facilities and Open Space Study

Appendix 8 – Social Impact Assessment

Appendix 9 – Concept Stormwater Strategy

Appendix 10 – Site Contamination Report

Appendix 11 – Flora and Fauna Report

Appendix 12 – Services Investigation Report

Appendix 13 – Education Needs Analysis

Appendix 14 – Council Report -12 August 2019

Appendix 15 – Minutes of Council - 12 August 2019

Appendix 16 – Council Report of 22 March 2021

Appendix 17 – Minutes of Council Meeting 22 March 2021

Appendix 18 – Hazard Analysis Report

Appendix 19 – Melrose Park Infrastructure Needs List