



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

Council is proposing to amend the planning controls that currently apply to land at 8, 39-42, 44 & 44A Wharf Road, Melrose Park and 25-29 & 27-29 Hughes Avenue and 655 Victoria Road, Ermington. This site is commonly referred to as “Melrose Park North”.

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

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

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

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

Planning Proposal

At the Council meeting of 22 March 2020, Council resolved to publicly exhibit the Planning Proposal which seeks to change the planning controls on the site. The Planning Proposal could potentially permit up to 5,500 dwellings on the site, with buildings heights ranging from 6 to 24 storeys (approximately). A summary of the key planning control changes is in Table 1 below. Other key points include:

- Approximately 5ha of new public open space in the form of a large Central Park, playing field, a wetland and eastern and western edge parks. These spaces will accommodate active a passive recreation uses
- New town centre
- New school site

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- Staggered building heights with higher heights in the centre of the precinct, transitioning to lower heights on the perimeter. Each development block will incorporate a range of heights
- Design Excellence requirements for buildings on selected blocks
- New active transport links
- Capped residential floor areas for each development block to prevent “density creep” over time as the precinct redevelops
- A maximum residential floor area for the entire site

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

Payce Site 38-42, 44 & 44A Wharf Road and 27-29 Hughes Avenue	Current	Proposed
Zone	IN1 General Industrial R2 Low Density Residential	R4 High Density Residential B2 Local Centre RE1 Public Recreation SP2 Infrastructure (Educational Establishment)
Height	12m	2-24 storeys
FSR	1:1	1.85:1 (gross)
Ermington Gospel Trust Site 15-19 Hughes Avenue & 655 Victoria Road	Current	Proposed
Zone	IN1 General Industrial SP1 Special Activities (Place of Public Worship)	R4 High Density Residential
Height	9m & 12m	8 storeys
FSR	1:1	1.85:1 (gross)
8 Warf Road	Current	Proposed
Zone	IN1 General Industrial	R4 High Density Residential RE1 Public Recreation
Height	12m	6-8 storeys
FSR	1:1	1.85:1 (gross)

Proposed DCP Changes

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

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

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

Draft Planning Agreement

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

At the Council meeting of 10 July 2017 and further at its meeting of 12 August 2019, Council resolved to enter into Planning Agreement negotiations with landowners as part of this Planning Proposal. Since this time, extensive negotiations have taken place to reach an agreement that both Council and the applicant are satisfied. The Planning Agreement on exhibition relates to the Payce-owned site at 42, 44 & 44A Wharf Road, and 27-29 Hughes Avenue. Planning agreements relating to the other two landowners part of the Planning Proposal will be exhibited separately when negotiations are finalised.

From the beginning, it has been a priority of Council that necessary infrastructure be provided to support the proposed redevelopment. As a result, a Planning Agreement to the value of over \$96.74 million dollars has been negotiated between Council and Payce to deliver and contribute towards the provision of important community infrastructure within and outside the precinct.

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

- Road infrastructure and intersection upgrades
- Shuttle bus service
- New public open space
- Contribution towards community facility upgrades
- Affordable rental housing units
- Smart Cities contribution

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

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