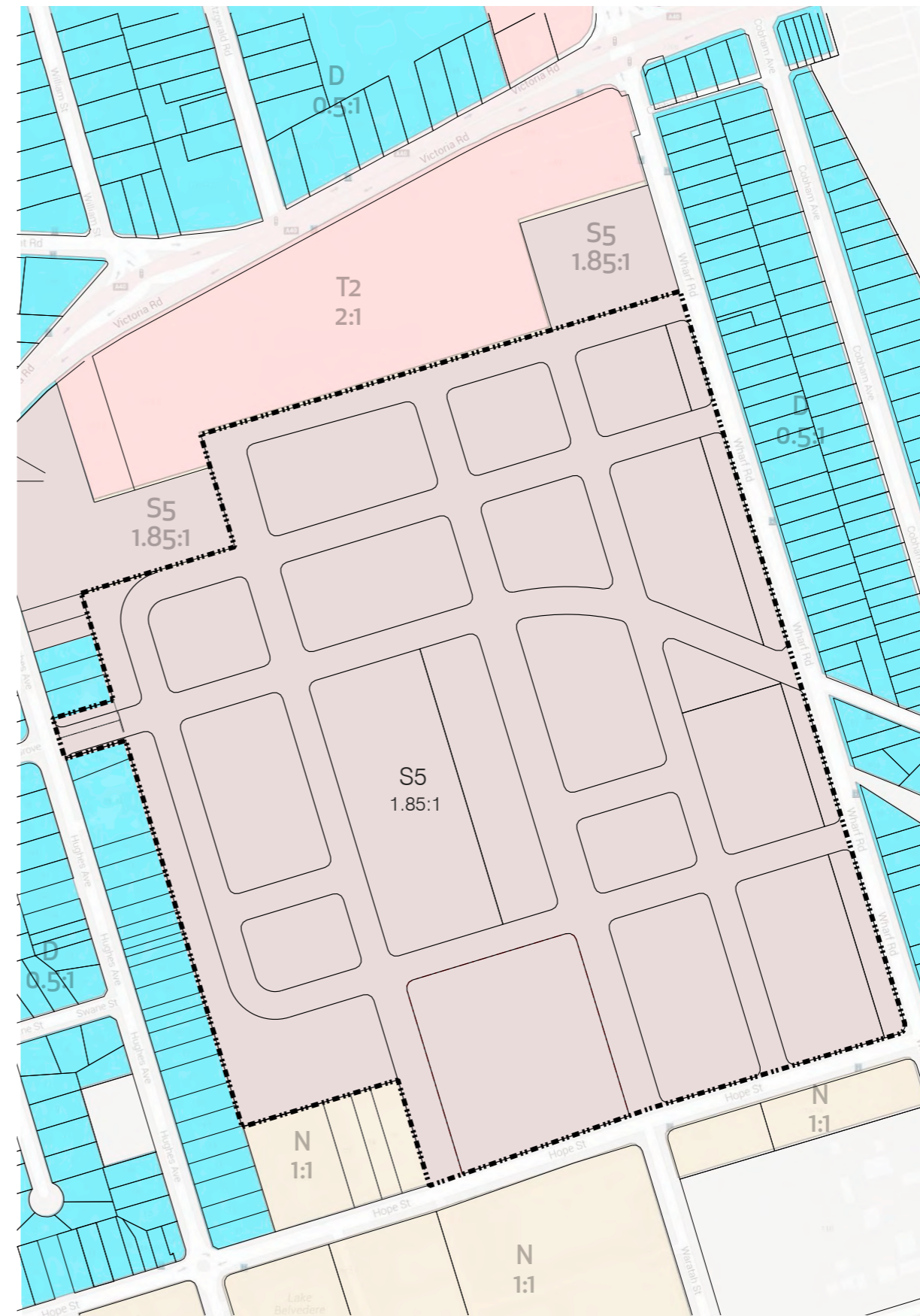


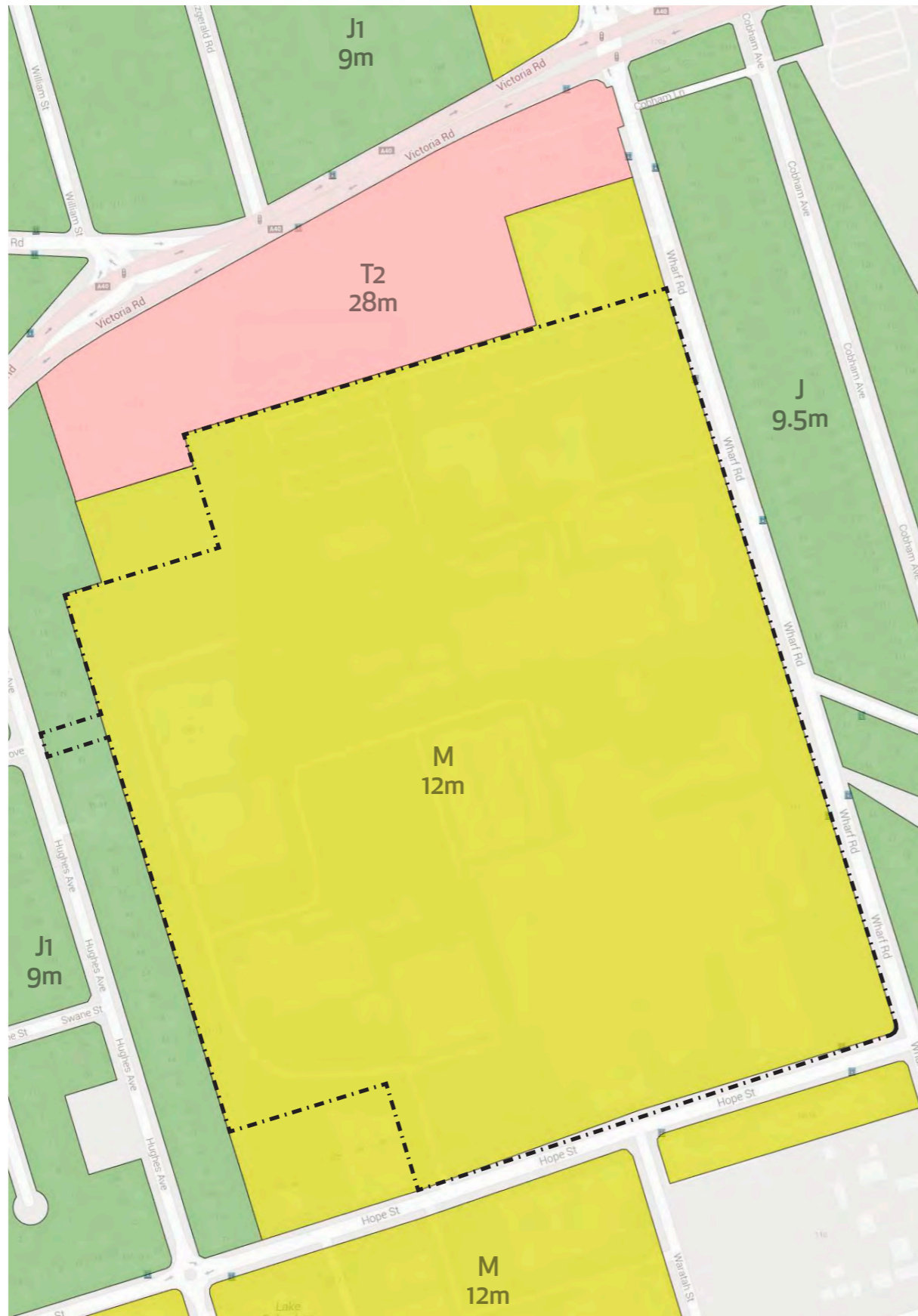
EXISTING - N (1:1).



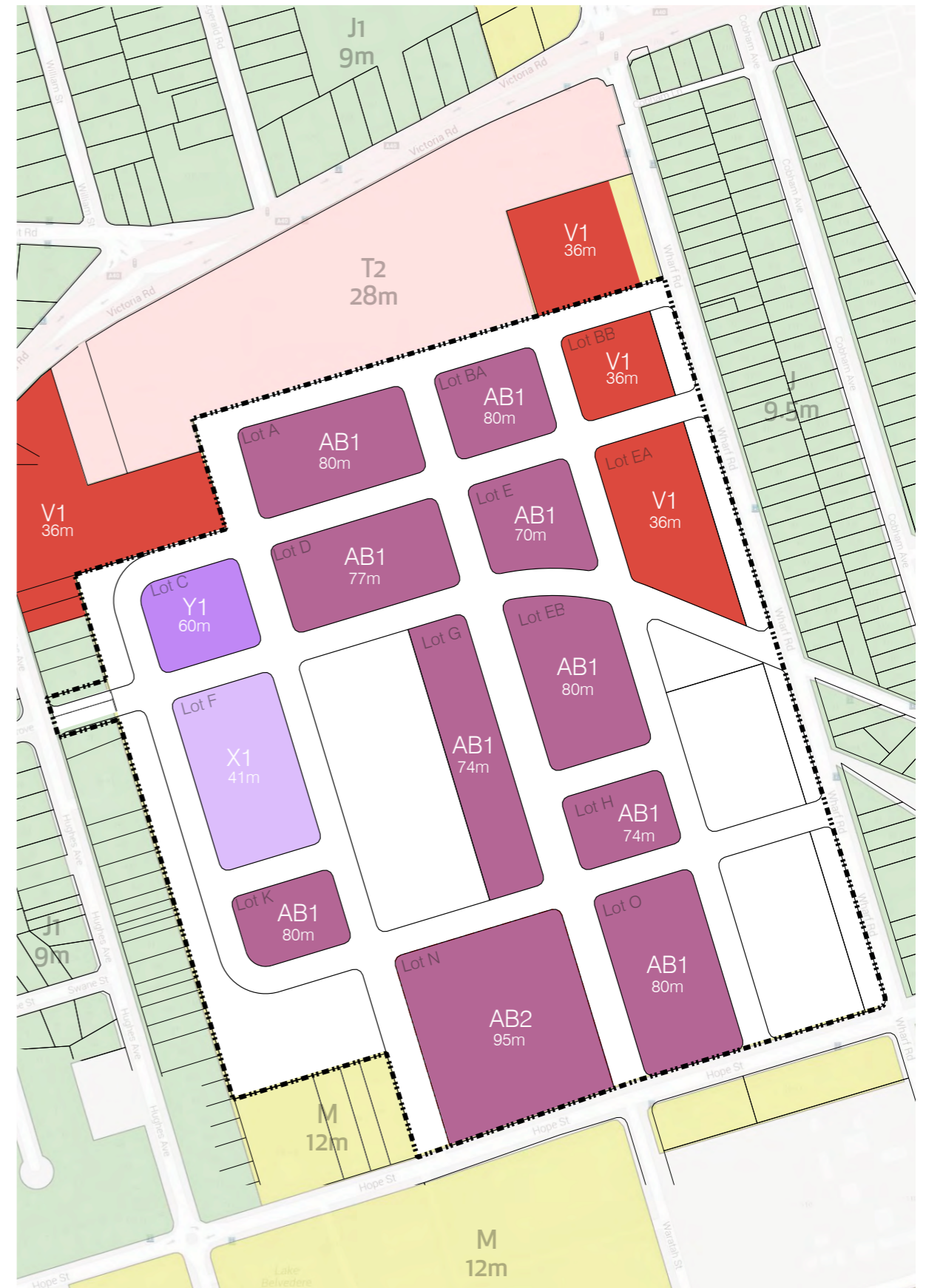
PROPOSED - S5 (1.85:1).

# 05 2021 PROPOSED PLANNING CONTROLS

## HEIGHT OF BUILDINGS



EXISTING - M (12m).



PROPOSED - SEE ABOVE

HEIGHT OF BUILDINGS EXPLANATION & ADDITIONAL LOCAL PROVISIONS MAP



SIGNIFICANT GRADING REQUIRED TO SITE



SIGNIFICANT GRADING REQUIRED TO SITE

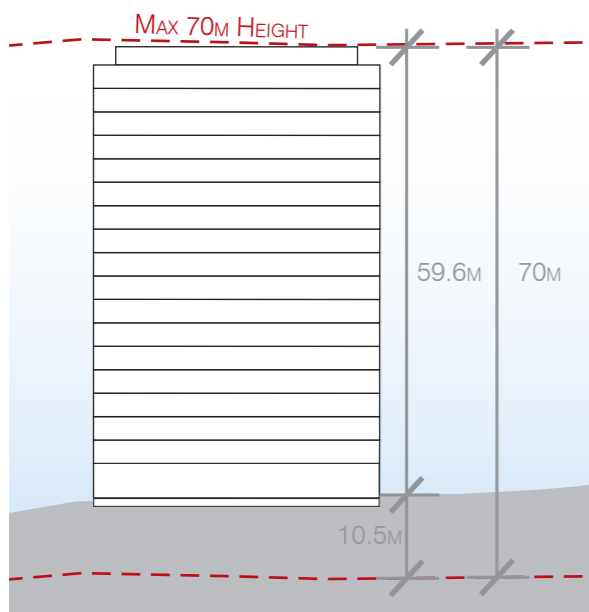
The Site falls a total of 18m across 25ha. Since industrial uses rely on a series of flat platforms, this fall has resulted in abrupt falls in topography, retaining walls and cliffs throughout the Site.

Significant grading will be required to prepare the Site for business and residential uses, which will result in substantial cut and fill.

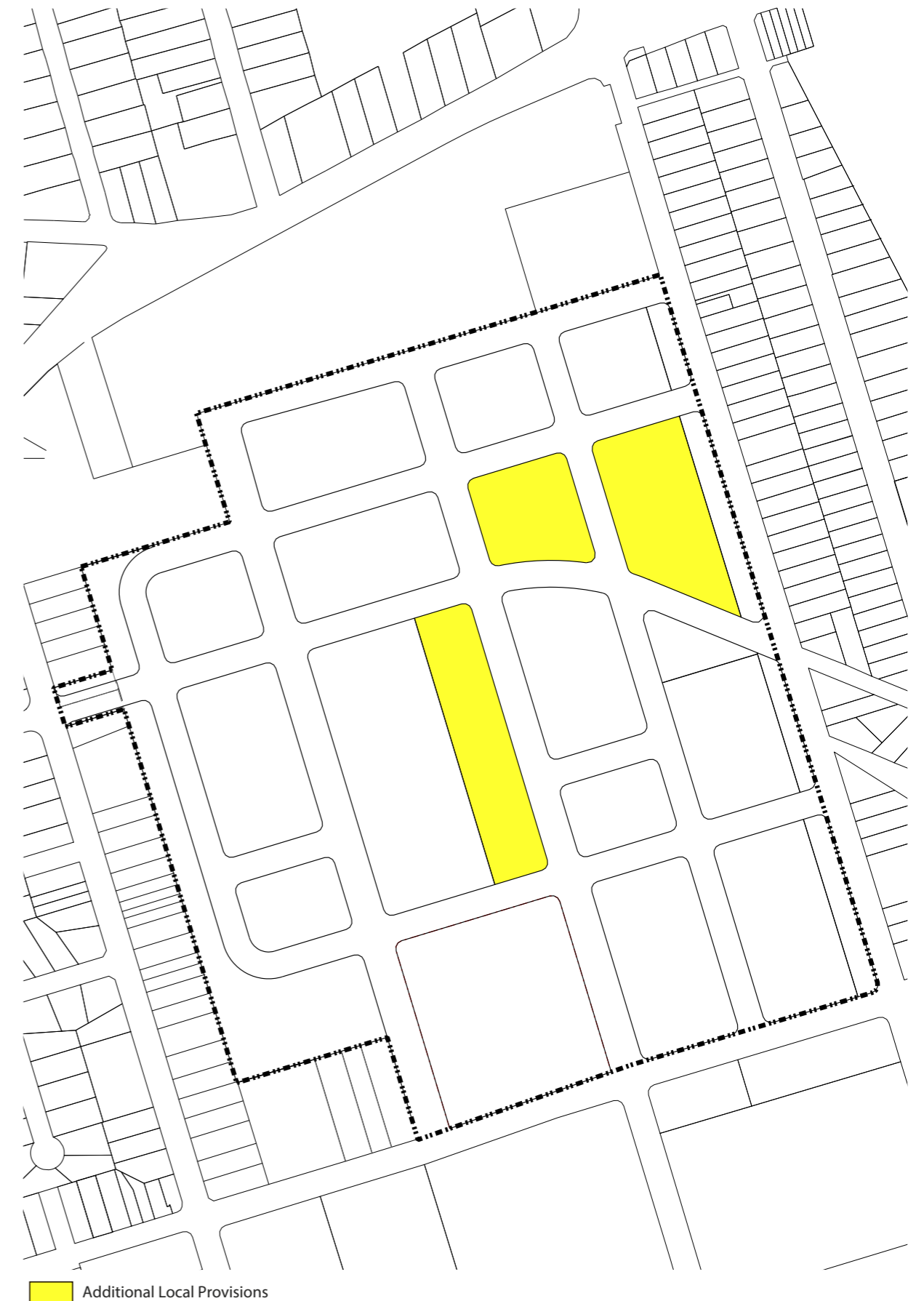
As LEP measures height from the existing ground level, areas of cut and fill have been taken into account as part of the proposed Height of Building LEP map.

The height of buildings explanation map opposite explains how the LEP heights take grading into account. It is based on grading plans undertaken by Northrop engineers as part of this Planning Proposal.

All residential buildings throughout the Masterplan are based on a 0.5m flood freeboard, a 4.5m floor to floor height on the ground floor, 3.1m typical floor to floor height and a 2.4m lift overrun allowance. Retail levels are based on a 6.0m floor to floor height. Commercial levels are based on a 3.8m floor to floor height.



HEIGHT OF BUILDINGS - EXPLANATIVE TYPICAL SECTION AA



PROPOSED - ADDITIONAL LOCAL PROVISIONS MAP



**SUPERSEDED**

06 2019 PROPOSAL



Aerial View of Melrose Park North Looking South-East (Artist impression)



PROJECT METRICS

|                    |  |
|--------------------|--|
| Site Area          | 249,980 m <sup>2</sup>   |
| Developable Area   | 119,151 m <sup>2</sup> (47.7%)   |
| Retail             | 15,000 m <sup>2</sup> GFA  |
| Commercial         | 15,000 m <sup>2</sup> GFA  |
| Residential        | 5,000 dwellings (approximately)  |
| Affordable Housing | including 145 dwellings  |
| Open Space         | 46,500 m <sup>2</sup> including the 13,200 m <sup>2</sup> Central Park |
| Gross FSR          | 1.85:1   |
| Building Heights   | 12% 18+ storey buildings   |
|                    | 16% 12-15 storey buildings   |
|                    | 33% 7-10 storey buildings  |
|                    | 35% 0-6 storey buildings   |

Melrose Park will become a new benchmark for Urban Renewal in Parramatta

The adjacent images illustrate a possible built form and landscape outcome for the Site under the controls being proposed. The key features of the Masterplan include:

**An Active Vibrant Melrose Park Town Centre**

- + Melrose Park Town Centre will become a new activity hub providing essential services to the local area. With a mix of retail, commercial employment, residential and community facilities, it will be the active and vibrant heart of the new development and the wider Melrose Park area. Situated on the Victoria Road Transport Corridor and with a prominent address to the Main Street and Park Boulevard, Melrose Park Town Centre will remain active throughout the day and evening.

**Better Public Transport**

- + A new free community shuttle bus service will connect Melrose Park with Meadowbank Train Station and Meadowbank Ferry Wharf.

**Provision of New Parks and Open Spaces**

- + Centrally located and bound by the Main Street and the Park Boulevard, two grand tree-lined streets. The Central Park will provide amenity and recreation opportunities for the existing culture and local community.
- + The Masterplan proposes a connected network of open spaces, each with a distinct character providing a range of recreational opportunities.

**A Well Connected Street Network**

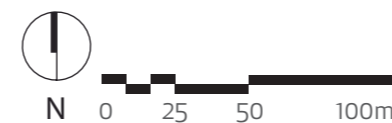
- + Two tree-lined streets, the Main Road (NSR-2) and the Park Boulevard (NSR-3) are envisioned to link Victoria Road with Hope Street and in the future to potentially extend to the Parramatta River. They will run along a North-South axis and will be the twin spines around which the road network is arranged.
- + Smaller east-west and north-south local roads will create a fine-grain permeable network that will interweave the new development into the existing surrounding suburb. They will provide a variety of pedestrian, cycle and vehicular routes to and through the development.

**Density Done Well**

- + A small number of taller building forms will provide an opportunity to redistribute density appropriately across the Site so that new parks and open spaces can be delivered as part of the Proposal.
- + As per the Structure Plan principles, the highest density will be located in the core of the Site. Taller buildings have an aspect to open space or will address the Main Street or Park Boulevard, away from lower scale communities.
- + The Proposal comprises of approximately 5000 dwellings in a walkable and liveable community, close to shops, jobs and services.
- + A range of building heights will create an articulated skyline that will transition sensitively to adjacent neighbourhoods;
- + The Proposal seeks a gross floor space ratio (FSR) of 1.85:1 across the Site. This is below the approved 2:1 on the adjoining site to the north at the former Bartlett Park (also owned by PAYCE). This FSR control will enable the delivery of significant areas of open space and other enabling infrastructure works.

Legend

- - - Site boundary
- ① Western Parklands
- ② Central Park
- ③ The Common
- ④ Wharf Road Gardens
- ⑤ Town Centre
- Private Open Space
- Public Open Space
- Streetscape
- Street Trees



Illustrative Landscape Masterplan

## 06 2019 PROPOSAL

### PUBLIC BENEFITS

The Proposed development will benefit the existing population as well as the future community. Benefits include:

#### New Parks and Open Spaces (Dedicated to Council)

- + Central Park - The largest parkland within the development to service residents and guests at Melrose Park. The park will be a key meeting place with its frontage to the Town Centre. It will have a versatile central lawn space for a variety of programs such as markets.
- + The Common - A neighbourhood park for people to come gather and socialise. Landscape design will facilitate passive and reflective moments for users.
- + Playing Field - A large playing field will be provided east of the proposed new school, offering active recreation opportunities for both students and the nearby community.
- + Wharf Road Gardens - A linear parkland with programming including shared pedestrian links to the future Parramatta Light Rail corridor on Hope Street. The parkland will also provide a visual buffer for existing residents on the eastern side of Wharf Road to prevent overlooking from new medium and high density residential.
- + Western Parklands - A linear parkland with active programming including bicycle routes, running paths and outdoor gym stations. The western edge will be characterised by a landscape buffer to existing residences along Hughes Avenue.

#### New Community Facilities

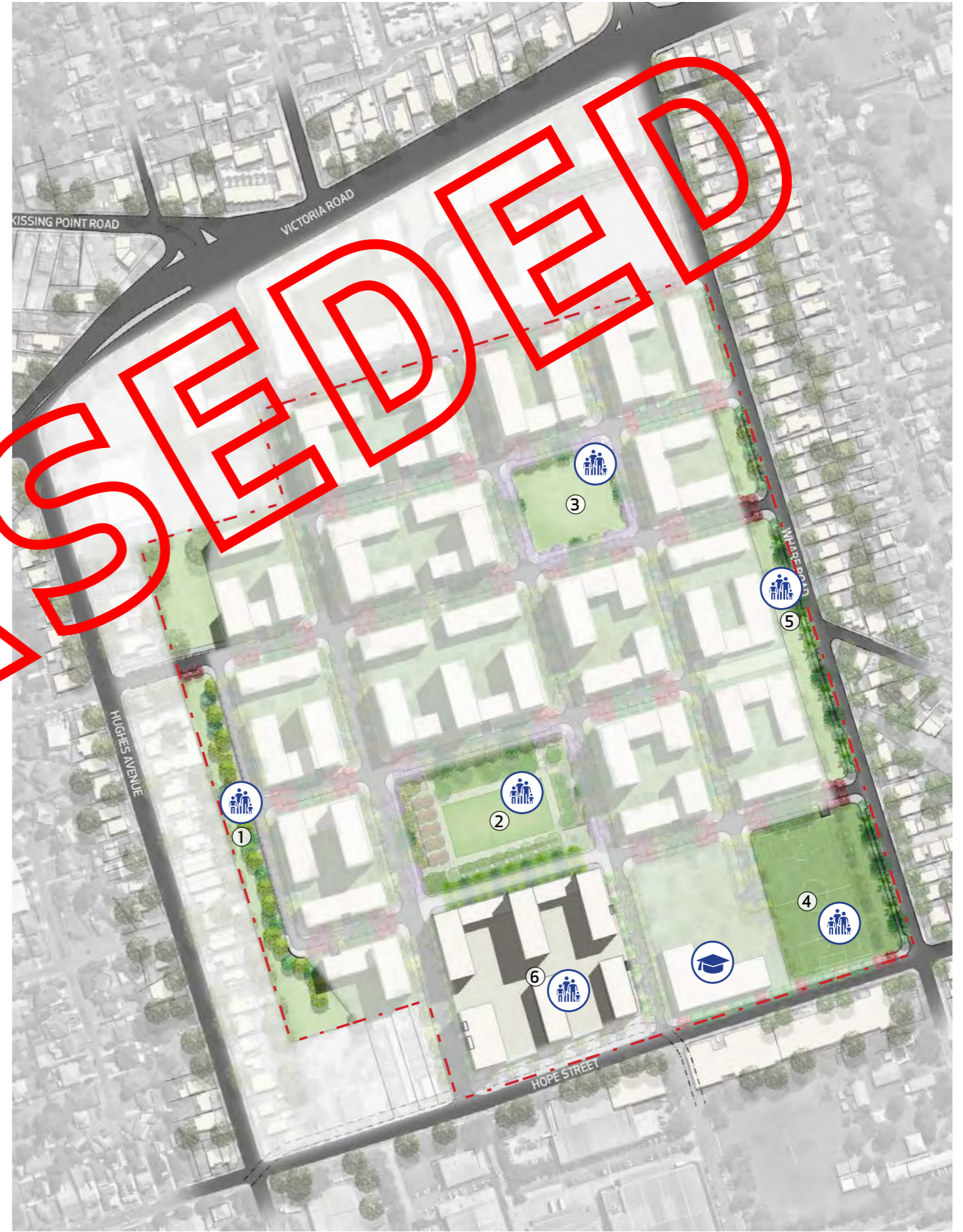
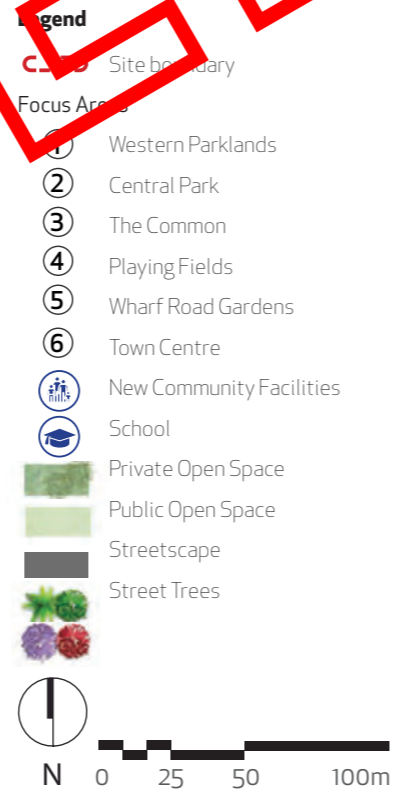
- + Land for a new public school within the PAYCE site.
- + Up to 145 Affordable Housing dwellings throughout the Site.

#### Melrose Park Public School

- + \$930,000 contribution to Melrose Park Public School to ensure the highest quality educational opportunities for the community;

#### New Public Transport

- + Integration of Parramatta Light Rail Stage 2 to connect Melrose Park to the Parramatta CBD and to Sydney Olympic Park.
- + New bus service including up to 4 buses and infrastructure to link Melrose Park to Meadowbank Train Station and Meadowbank Ferry Wharf;
- + The bus service will be provided by PAYCE for to 5 years and will be free of charge to residents and workers of Melrose Park;



Public Benefits Plan



The Melrose Park Town Centre will become the new civic and community heart of Melrose Park. Activated by a genuine mix of commercial, retail, residential apartments - including affordable housing and community uses, the Town Centre will be an exciting, unique and positive contribution to the wider community.

It will be designed to minimise pedestrian and vehicular conflicts, as the main vehicular entries (including the loading dock) will be on the western side, while the pedestrian entrances will be located on the northern side, connecting to Central Park across the pedestrianised 'eat street' and from Hope street and the future light rail stop.

Melrose Park Town Centre and has the potential to deliver:

- + 15,000m<sup>2</sup> GFA of retail uses which are expected to generate approximately 650 retail jobs;
- + 'Eat Street' a north facing pedestrianised street frontage with activated food and beverage uses overlooking Central Park.
- + The Town Centre will include the provision of a supermarket and supporting retail, including a range of food and beverage outlets with outdoor dining;
- + Its proximity to Central Park means that day-to-day activities and events in the Centre can easily spill onto the larger open space next door;
- + Some of the 145 affordable housing dwellings may be included in the Town Centre;
- + One of three new child care facilities in Melrose Park may be included in the Town Centre as a private enterprise as determined by the market.



Character image - Caffe and food offering.



Character image - Caffe and food offering.



Precedent image - Spice Alley, Central Park.



Precedent image - East Village, Zetland. (PAYCE project)

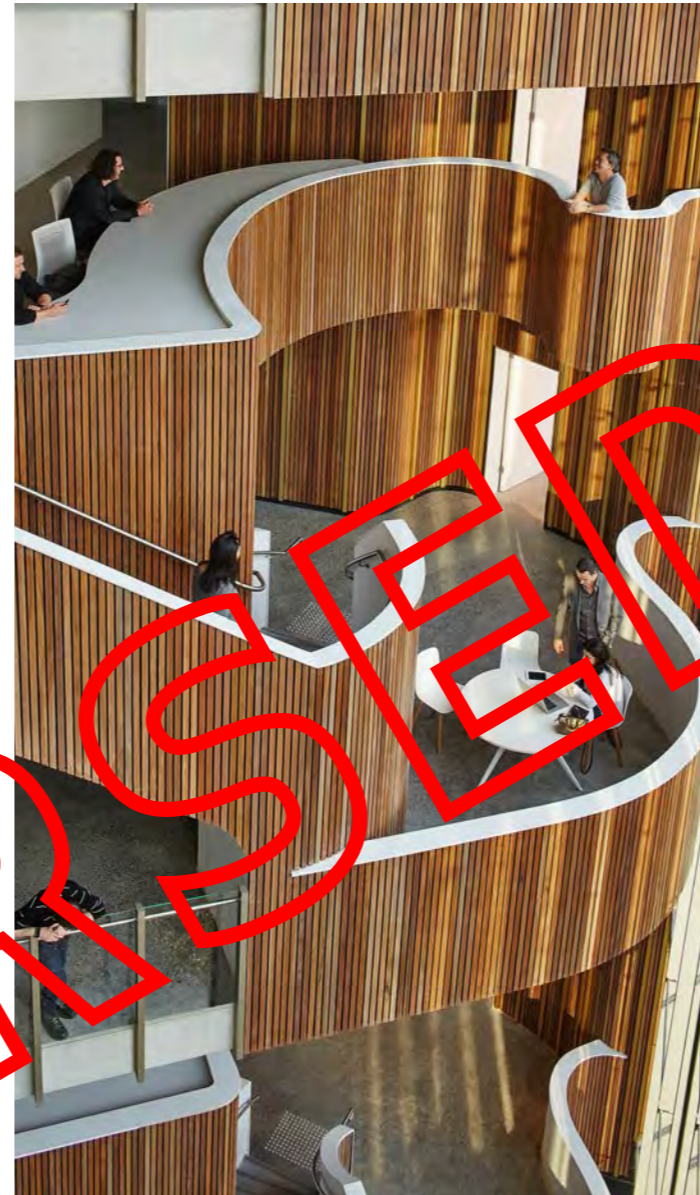


Key Plan

SUPERSEDED



Character Image - Sydney University Business School



Character Image - Novartis Macquarie Park.



Character image - WeWork Commercial Offices, Los Angeles



Character Image - Novartis Macquarie Park.

The Employment Hub is the focus of job creation at Melrose Park, contributing approximately 1,200 new sustainable jobs\* and 15,000m<sup>2</sup> of high quality new commercial space in close proximity to the Hope Street transport corridor. The Employment Hub will facilitate and encourage a live-work culture in the area.

Businesses will benefit from the amenities afforded by the co-located Melrose Park Town Centre and the Common nearby. In turn, the Employment Hub will enhance and extend the activation of the Town Centre.

A range of commercial spaces will be provided attracting a mix of tenants to support the new and existing community.

Key features of the Employment Hub include:

- + 15,000m<sup>2</sup> of high-quality new commercial office space; sustaining approximately 1,200 jobs\*, as per the Employment Lands Strategy;
- + Modern facilities that will be provided in a range of sizes and will be suitable for multiple users;
- + Focus on key industries of growth in Parramatta, including health, social assistance and education;
- + The aim to retain major multinational pharmaceutical players such as Pfizer and Reckitt Benckiser if possible;
- + Potential for serviced shared office space, suitable for start-ups, young entrepreneurs and people who normally work from home, promoting interaction and cross-business collaboration.

\* Source: AEC Group's Melrose Park Economic Impact Assessment Report lodged with this Planning Proposal. (not including retail jobs)



Key Plan

The Central Park will be at the core of the new development's identity. It will host a range of recreational facilities for local residents. The Central Park will become the primary open space for the community to gather, play and relax throughout the week and across the seasons. The park will be a key meeting place with its frontage to the Town Centre. It will have a versatile central lawn space for a variety of programs such as markets.

The program of the Central Park will include:

- + 13,214m<sup>2</sup> of dedicated public open space;
- + Activation points such as a caravan cafe and water features;
- + Parisian style Belvedere with colourful deciduous tree plantings and Deco granite finish to the ground plane maximising the sites topography providing seating areas for rest and respite with views across the park;
- + A flexible open lawn for informal active recreation such as touch football, boot-camp and shaded spaces for picnics and family gatherings;
- + Sandstone terraced walls mediating level changes and providing a terraced embankment planted with a variety of shrubs & ground covers.
- + Pedestrian plaza area with feature tree plantings;
- + A pedestrian 'eat-street' along the northern frontage of the Town Centre; and
- + Bleacher seating within lawn creating spaces to gather, meet and rest overlooking the central lawn.



The Central Park (Artistic impression).



Key Plan



Character Image - accent seasonal planting



Character image - open lawn



Precedent image - Waterplay



Character Image - tree lined edges to park



Character Image: Lincoln Centre New York

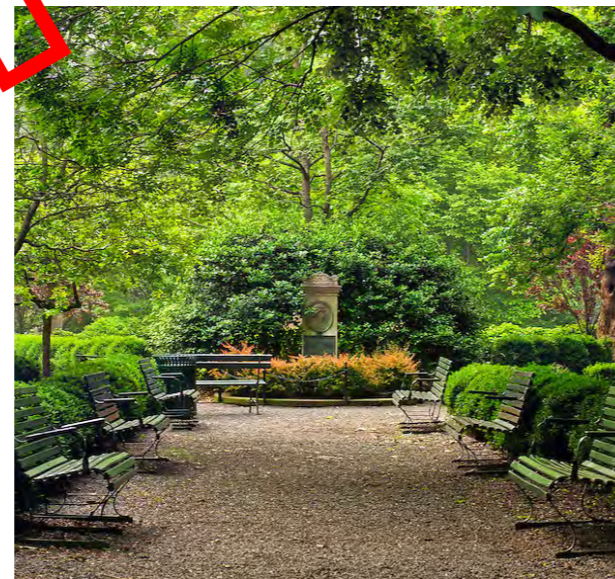
The Common will be a new local park and a common ground for the community creating a space for local residents, workers, families and visitors to gather, meet, live, work and play. The Common includes a central lawn for passive and informal active recreation or other group based activities. It will give the community a platform to come together, participate actively and to grow health, social networks.

Key features of the Common are:

- + 5,000m<sup>2</sup> of dedicated public open space
- + Activated edges creating social nodes and providing spaces to gather, meet and rest;
- + A strong public address, with four street frontages increasing passive surveillance;
- + A flexible open lawn for informal active recreation;
- + Mixture of colourful deciduous and ever green tree planting framing the edges of the The Common and maximising seasonal change throughout the year;
- + Seating grove featuring copses of trees and moveable furniture, maximising winter sun and sheltering users from summer sun; Bleacher seating overlooking the central lawn creating spaces to gather, meet and rest; and
- + A belvedere providing an activated corner maximising the sites topography and providing views across The Common.



Character Image - Sister Cities Park, Philadelphia



Character Image - Gramercy Park, New York



Key Plan

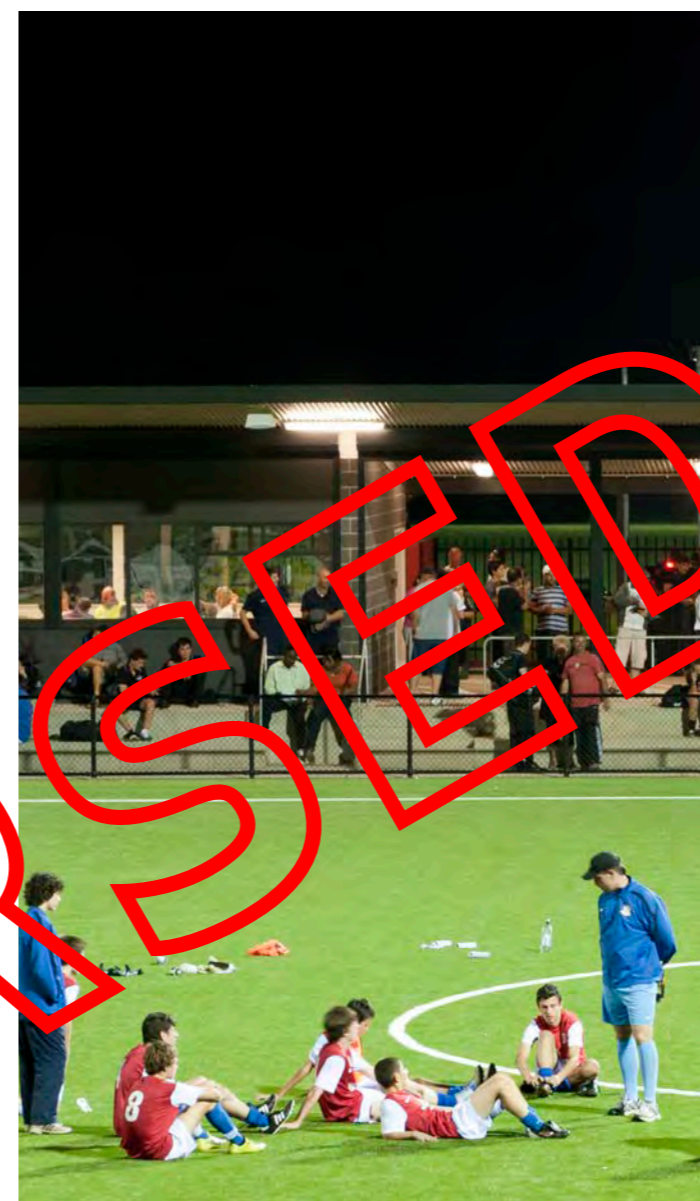
A large playing field will be provided east of the proposed new public school, offering active recreation opportunities for school students, including at Melrose Park Public School and the surrounding community.

Key features are:

- + 10,940m<sup>2</sup> of dedicated public open space
- + Integrate with Wharf Road Garden playground.
- + Integrate with proposed new public school.



Precedent image - Blacktown Soccer (AJC Project)



Precedent image - Blacktown Soccer (AJC Project)



Precedent image - Dave Phillips Sports Field, Daceyville



Character image - Sports Field



Key Plan

## 06 2019 PROPOSAL

### FOCUS AREA - WHARF ROAD GARDENS

The design of Wharf Road Gardens is 4,746m<sup>2</sup> dedicated public open space-conscious to provide places that not only promote health and well-being, but educate their residents at the same time.

A Public Art Trail will be the north-south spine of the park; a generous path for walking with your children, running and the daily dog walk. Along this trail, there will be a series of benched, breakout nodes to facilitate physical and social interactions. Framed by native tree planting, The trail meanders through the gardens; crossing at roads along cobbled thresholds as a method of traffic calming. Planting along the western edge will create privacy and discourage views into existing Wharf Road properties from the proposed 4-6 storey buildings on the western edge of Wharf Road.

There is also opportunities for natural play elements to be nestled into the landscape.

Residents and visitors are encouraged to explore and discover permanent and temporary art installations along this journey. These installations will change over the year, and themed to celebrate heritage and culture of the community.

Wharf Road Gardens is perfectly positioned to maximize natural sunlight throughout the day; and a perfect eastern aspect to grow food and plants. Community gardens contribute so much more than fresh food production; it brings communities together, creates conversation, and allows people to connect with nature. The community gardens will create a north-south spine along Lot EC, with the potential to form a Melrose Park Community Group in partnership with Council, for ongoing community garden care and maintenance. Food production can also tie into future school education programs. The art trail will punctuate this space and transition into a sensory garden; captivating the senses through touch, smell, sounds, sight and taste. Different plants for different people will stimulate the senses and bring back memories. The contrasting colours and shapes of the flora will stimulate the visual senses. Sweet smells and soothing sounds are made by the branches swaying in the breeze.



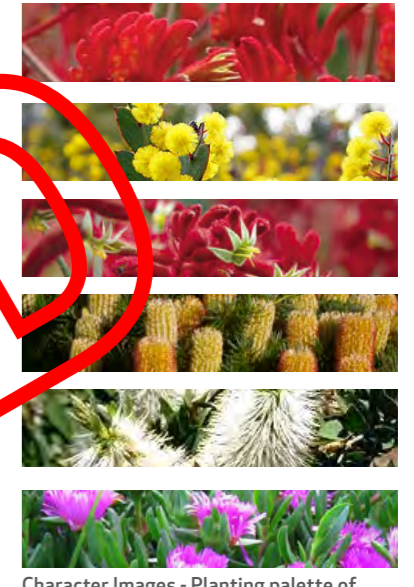
Character Images - Sensory and community gardens



Character Images - Sensory and community gardens



Character Image - Natural planting palette of local endemic species to complement existing landscape. Colourful marker trees and public art will provide visual interest at T-sections. Meandering art trail will follow the grade of the landscape.



Character Images - Planting palette of local endemic species



Precedent - Public art, both temporary and permanent installations.



Key Plan



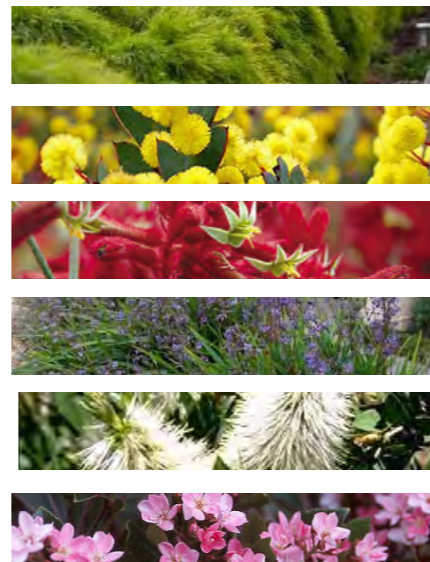
Precedent - Generous concrete pathway for shared uses and breakout nodes for rest and fitness (Left: Sønder Boulevard, Copenhagen. Right: Ellicott Linear Park, New York)



Precedent - Vertical playground



Precedent Image- Generous concrete pathway for shared uses and breakout nodes for rest and fitness



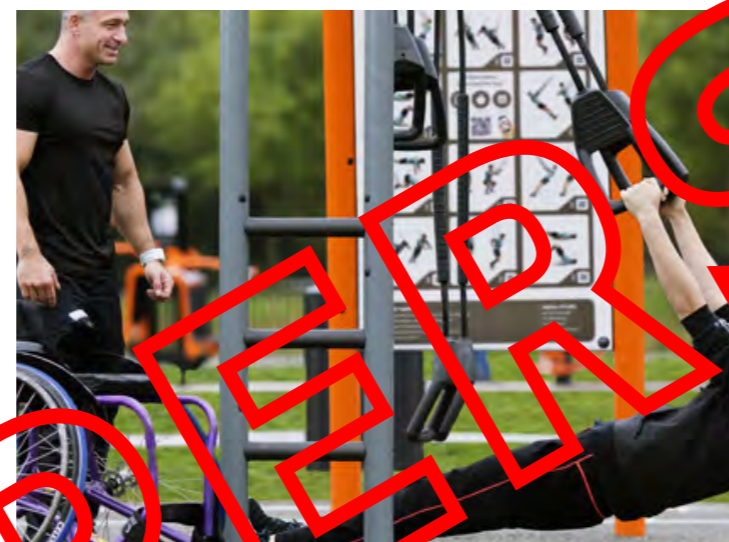
Character Images - Planting palette of local endemic species



Character Image - Natural planting palette of local endemic species to complement existing landscape



Precedent Image- Educational and creative hub



Precedent Image- link to various active and recreation nodes

The Western Parklands provides 12,212m<sup>2</sup> of dedicated public open space. It will contribute to public life and complement the other proposed public places in Melrose Park; particularly Central Park, The Commons, Playing Field and the Town Centre. Opportunities for activation and programming along the Melrose Park transmission easement will contribute to the new Melrose Park community and encourage health and diversity. By providing a variety of uses combined with planting and water sensitive urban design, the corridor will help promote a richness of space and appeal to all members of the community. Diversity of spaces will create a sense of place; the natural and effect caused by overhead power-lines will become part of the recreational experience from the river to the edge at Melrose Park.

The Western Parklands circuit will be the north-south spine of the park; a generous, shared path for running, slow cycling and the daily dog walk and will provide a continuous link to various active and recreation nodes. Along this circuit, there will be a series of benched, breakout nodes to facilitate physical and social interactions. Residents and visitors are encouraged to explore and discover 'The Wilds'; to forge their own path amongst the predominantly native landscape. The lush vegetation will be ideal for dogs to sniff and children to forage for natural treasures to take home. A secondary adventure-style path is perfect for children to wander through the landscape. Opportunities for natural play elements to be nestled into the landscape.

At the southern end of the park, 'The Hub' will be home to the active and creative heart of the park and will be in close walking distance to Melrose Park Public School and the Town Centre. A central pavilion could host a range of community programs and events. Programmed spaces will encourage social interaction and the forming of new relationships through shared interests. The landscape design will prioritise retaining significant existing trees and restoring existing ecology wherever possible to create a green corridor along the Western boundary.



Precedent Image- Multi-use courts will offer a future program for school users and be publicly accessible for residents of the Melrose Park community & the surrounding suburbs



Precedent Image- Areas for rest and relaxation



Precedent - Public art, both temporary and permanent installations



Key Plan

PUBLIC DOMAIN AND OPEN SPACE NETWORK

The vision for the communal and public spaces of the Melrose Park development is to create spaces of different character that offer a range of recreational opportunities. This will create a tranquil and unique environment for its residents with opportunities to relax and linger.

The lush and green open space will tell a story through the design elements of textures, colours and materials about its location within the Sydney Basin. Social hubs will be created in both a landscaped but also urban environment.

The Site and its proposed landscape features will take best possible advantage of the proximity to the Parramatta River. Views and connections to the River will be enhanced where possible.

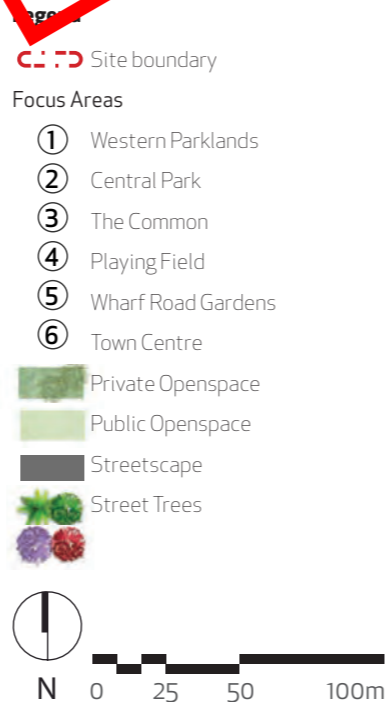
It is proposed to create high quality spaces of unique character throughout the Site creating opportunities to protect and increase fauna and flora, strengthen pedestrian corridors and explore opportunities of diverse activation and programming contributing to the new Melrose Park community and encouraging health and diversity.

Benefits of Open Space

Benefits of open space include:

- + Improved physical health and well-being – with reduced risk of lifestyle related diseases, higher survival rate of other diseases, improved quality of life and long term health, and, in young people and children healthy growth and development;
- + Improved mental health – builds individual self-esteem and self-image, reduces stress, improves concentration and enhances memory and learning;
- + Enhanced social outcomes – encourages social interaction and development of social skills, improves social networks and social capital, increases community cohesion and pride, safer communities;
- + Reduced healthcare costs – improved physical health and the building of stronger families and communities helps lower health-care costs, reduces the costs of social intervention and plays a role in reducing crime and social dysfunction. (WA Department of Sport and Recreation, 2009).

SUPERSEDED



Illustrative Landscape Masterplan



PUBLIC DOMAIN AND OPEN SPACE NETWORK



Open spaces throughout the Site are planned with variety in mind: a variety of sizes, uses and ownership models to encourage a variety of space types and characters.

They will help reduce the urban heat island effect, provide stormwater management solutions and work toward improving shade and quality of outlook for residents workers and pedestrians.

**Public Open Space (Dedicated to Council)**

|                      |                            |
|----------------------|----------------------------|
| The Central Park     | 13,214m <sup>2</sup>       |
| + The Common         | 5,000m <sup>2</sup>        |
| + Playing Field      | 10,940m <sup>2</sup>       |
| + Wharf Road Gardens | 4,716m <sup>2</sup>        |
| + Western Parklands  | 12,212m <sup>2</sup>       |
| <b>+ Total</b>       | <b>46,512m<sup>2</sup></b> |

Public open space amounts to 18.6% of total Site area.

**Communal Open Space (Strata Titled)**

The Apartment Design Guide (ADG) requires 25% of the Site to be provided as communal open space. The development exceeds the minimum requirement in each lot in a range of spaces including ground floor communal gardens, publicly accessible gardens (through-site links) and roof or podium gardens.

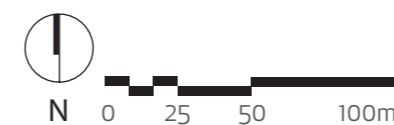
**Deep Soil Zone**

The ADG sets a minimum deep soil requirement of 9,757m<sup>2</sup> (7% of the Site area) and a stretch target of 20,909m<sup>2</sup> (15% of the Site area). The Masterplan achieves 21,179m<sup>2</sup> which is beyond the ADG requirement and above the stretch target across the total site.

In addition, the development provides an additional 34,090m<sup>2</sup> deep soil in public open spaces. When this is added to the private open space deep soil zones, the total increases to 55,269m<sup>2</sup> or 22% of the total site area.

Legend

- Subject Site Boundary
- Softscape**
- Public Open Space
- Communal Open Space
- Private Open Space
- Communal Open Space - Roof Gardens
- Deep Soil Zone
- Hardscape**
- Pedestrian Street
- Communal Open Space
- Road
- Through-site Link



Public Domain Plan

## 06 2019 PROPOSAL

### STREET HIERARCHY

## Lively Streets! Safe, Green and connected spaces for all.

The vision for Melrose Park is underpinned by a detailed understanding of place and careful analysis of existing natural and urban conditions. Streets play an integral role; knitting together the natural and built environment, and connect community to their homes and places of work.

Streets in Melrose Park will have a clear hierarchy, determined by the character and program along the street. Hierarchy will be determined by a series of factors such as program, local connections to open space, residences and regional connections. Hierarchy will be further reinforced by planting and materiality, and assist in wayfinding across the precinct.

Streets will support social and active programmes; an inclusive playground for all, creating opportunities for social interaction and building a sense of community in this new city. These new streets should be seen as 'systems'; carefully integrated systems considerate of sustainable practises like Water Sensitive Urban Design, and ensure canopy cover contributes to reducing the Urban Heat Island Effect.

These streets must be safe. In addition to becoming beautiful, landscaped spines safety needs to be taken into consideration and CPTED in the forefront of all design thinking for Melrose Park. Passive surveillance at street level and permeability of views from surrounding development will ensure an increase in safety. As well as this, pedestrian priority over cars, limiting speed on roads and integrate traffic calming measures into our streets will significantly increase amenity in our streets.

Overarching, Melrose Park's streets need to be well-connected, activated, social, green, shady and sustainable. This report outlines the objectives for Melrose Park and elements to achieve this vision.

#### Principles

##### Active, engaging and social

Create streets which support active transport, like cycling and walking.

##### Functional and accessible

Universally accessible streets for everyone, and functional for residents and visitors.

##### Sustainable and robust

Design for sustainable streets with WUD. Robust and hardy plant species to reduce ongoing maintenance.

##### Green, shady and seasonal

Choose street trees that provide shade, structure and seasonal interest, and create refuge for residents and visitors.



Streets will be functional and accessible



Streets will be engaging and social



Streets will support active transport



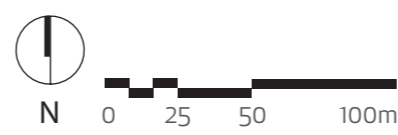
Streets will be green, shady and seasonal



PEDESTRIAN AND CYCLE CONNECTIONS



- Legend
- Subject Site Boundary
  - Pedestrian and Cycle Zones Only
  - Pedestrian Footpaths
  - Vehicular Zones (Carriageways)
  - Raised Crossing
  - Existing State Transit Bus Route and Bus Stops
  - Proposed Separate Cycleway
  - Proposed Shared Pedestrian/Cycle Path
  - Existing Cycleway
  - ▶ Indicative Basement Parking Access



Access and Movement Plan

To ensure the creation of a walk-able and connected community, the Masterplan proposes a permeable and safe pedestrian network that is founded on the notion of creating streets that prioritise pedestrians over cars where possible.

The Proposal will transform the Site into walkable neighbourhood that encourages walking and cycling over driving, promoting healthier lifestyles and activating the area.

- The Proposal includes:
- + Lots that are small enough to be permeable allowing for pedestrians and cyclists to vary their routes through the development.
  - + Where destinations are divided by larger lots, pedestrian through-site links will be included to further break down the grain of the development;
  - + A new operated cycleway connecting Victoria Road to Hope Street will run along the Main Street (NSR-3) and link existing on-street cycleways at Hope Street. Associated bicycle parking facilities will be provided at the Common, the Central Park and Melrose Park Town Centre. There is potential for this cycle link to extend to the Parramatta River via Waratah Street;
  - + Shared pedestrian/cycle paths will connect Victoria Road and Hope Street through the Western Parklands and Wharf Road Gardens.
  - + Features that will ensure pedestrian priority including raised crossings, shared zones and traffic calming measures.

Additionally, the following public transport initiatives are proposed to improve connections to Parramatta CBD, Sydney CBD and surrounding Strategic Centres:

- + New bus services link Melrose Park to Meadowbank Train Station and Meadowbank Ferry Wharf.

STREET SECTIONS (INDICATIVE)

