



**CITY OF
PARRAMATTA**

PLANNING PROPOSAL

Tomola

19 Hope Street, Melrose Park and 69-77 Hughes Avenue,
Ermington

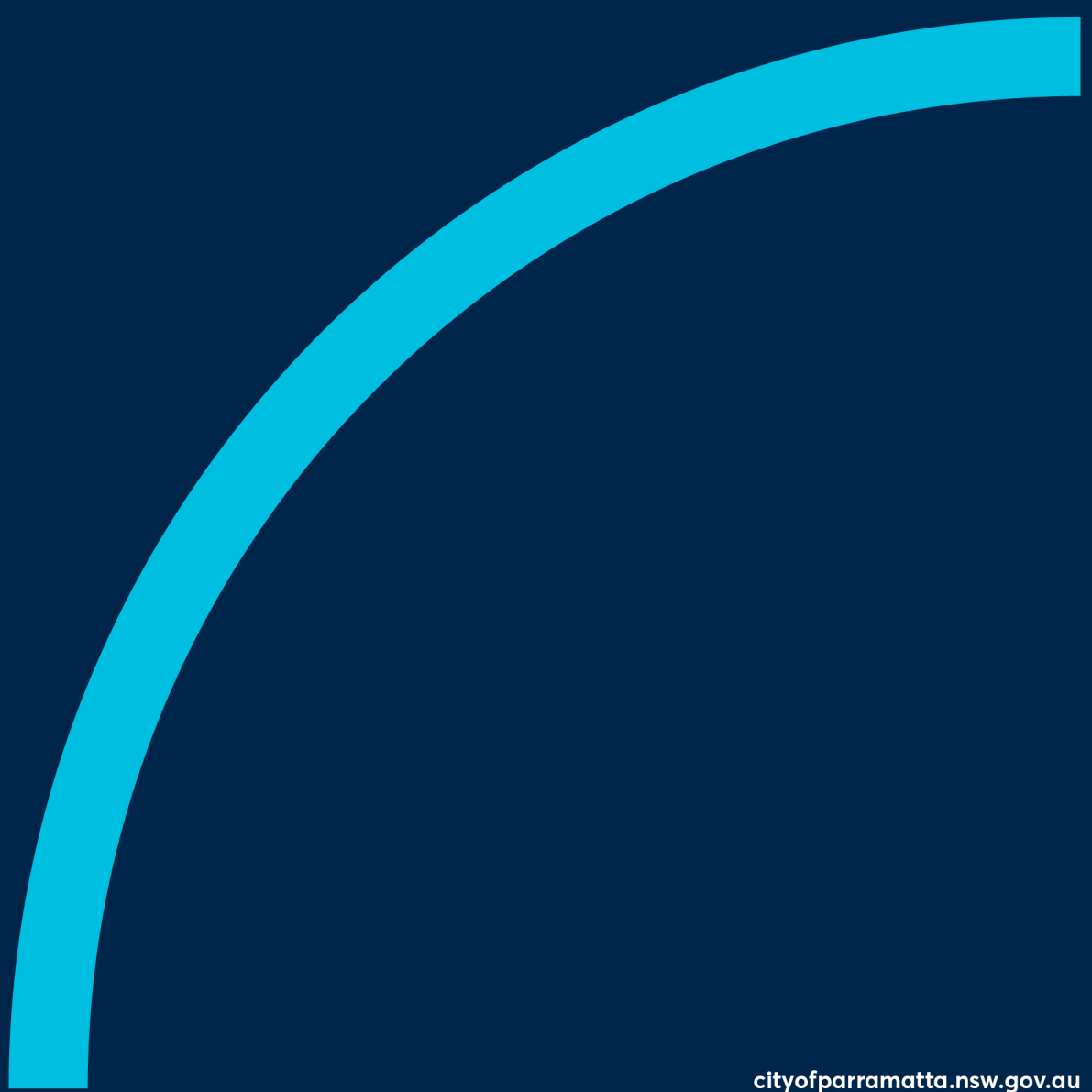


TABLE OF CONTENTS

TABLE OF CONTENTS	2
Introduction	4
Part 1: Objectives and Intended Outcomes	14
Part 2: Explanation of provisions.....	16
Part 3: Justification.....	25
Part 4: Mapping.....	58
Part 5: Community consultation.....	60
Part 6: Project Timeline	61
Appendix 1 – Community Engagement Strategy	62
Appendix 2 – Engineering Services Due Diligence Report.....	63
Appendix 3 – Survey Plan	64
Appendix 4 – Flora & Fauna Report	65
Appendix 5 – Detailed Site Investigation Report.....	66
Appendix 6 – Preliminary Geotechnical Assessment Report.....	67
Appendix 7 – Preliminary Traffic Impact Assessment	68
Appendix 8 – Urban Design and Landscaping Report	69
Appendix 9 – Economic Impact Assessment	70
Appendix 10 – Acoustic Advice	71
Appendix 11 – Social Impact Assessment.....	72
Appendix 12 – Concept Stormwater Strategy	73
Appendix 13 – Hazard Analysis	74
Appendix 14 – Site Sustainability Statement	75
Appendix 15 – Melrose Park TMAP.....	76

Proponent versions:

No.	Author	Version
1.	Keylan Consulting	December 2020 – Lodged to Council

Council versions:

No.	Author	Version
1.1	City of Parramatta Council	August 2023 - Gateway Submission
1.2	City of Parramatta Council	1 September 2023 – Administrative updates to ensure the Planning Proposal report aligns with the 14 June 2022 endorsed Council resolution.
1.3	City of Parramatta Council	October 2023 – Post Gateway Planning Proposal for Agency Consultation
1.4	City of Parramatta Council	June 2024 – Planning Proposal for Public Exhibition

Introduction

This Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 and the Department of Planning and Environment (DPE) guide, Local Environmental Plan Making Guideline (August 2023)

The subject site consists of 19 Hope Street, Melrose Park and 69-77 Hughes Avenue, Ermington. The site encompasses an area of approximately 8,485.8m² and is located on the corner of Hope Street and Hughes Avenue at the border of Melrose Park and Ermington.

The Planning Proposal seeks an amendment to *Parramatta Local Environmental Plan 2023 (PLEP 2023)* to rezone the site from *R2 Low Density Residential* and *E4 General Industrial* to *MU1 Mixed Use* and *RE1 Public Recreation* and amend the site’s maximum building height and floor space ratio (FSR) controls.

Summary of Proposed LEP Amendments		
Provision	Current LEP Provision	Proposed
Zoning	E4 General Industrial R2 Low Density Residential	MU1 Mixed Use & RE1 Public Recreation
FSR	1:1 0.5:1	Overall FSR of 1.85:1 – equates to an FSR of 2.67:1 on MU1 land (no FSR on RE1 land)
Height of buildings	12m 9m	47m (14 storey)

Table 1: Proposed LEP Amendment

The Planning Proposal would facilitate a mixed use development with 1,400m² of commercial floor space and approximately 161 residential dwellings. The proposed scheme involves a single U-shaped building that ranges in height from 4 to 14 storeys.

The site is part of the Melrose Park precinct that is undergoing urban renewal. The adjacent Melrose Park North Planning Proposal has been finalised and the rezoning enables the redevelopment of the wider precinct and creation of a new town centre (approximately 5500 dwellings). The nearby Melrose Park South (Holdmark sites) Planning Proposal has also been finalised and the rezoning facilitates approximately 1900 dwellings in the southern precinct.

Having consideration of the approved adjoining planning proposals to the north and south, the site would be out of character with future surrounding development and would result in an isolated industrial site. This Planning Proposal provides the opportunity to redevelop the site for mixed uses in keeping with the emerging character of the Melrose Park Precinct.

The Planning Proposal is accompanied by technical reports and studies that assess the relevant environmental, social and economic issues to the proposed amendments to the

Parramatta Local Environmental Plan 2023 (PLEP 2023), including the following:

- Urban Design and Landscape Report and proposed LEP maps
- Preliminary Traffic Impact Assessment
- Economic Impact Assessment
- Community and Engagement Strategy
- Preliminary Geotechnical Assessment Report
- Acoustic Advice
- Engineering Services Due Diligence Report
- Preliminary Site Investigation Report
- Social Impact Assessment
- Concept Stormwater Strategy
- Flora and Fauna Report
- Site Survey

Site Description

The site has an area of approximately 8,485.8m² and has frontages of 104 metres to Hope Street and 79 metres to Hughes Avenue. The site comprises six land parcels and is known as 19 Hope Street, Melrose Park and 69-77 Hughes Avenue, Ermington.

Address	Lot	Existing Structures
19 Hope Street	Lot G DP 369480	<ul style="list-style-type: none"> • a two-storey commercial building (former Tomola Motors Building) • a large power transmission line and stanchion that occupies and runs through the northeast portion of the site
69 Hughes Street	Lot A DP 356298	<ul style="list-style-type: none"> • vacant
71 Hughes Street	Lot B DP 356298	<ul style="list-style-type: none"> • two storey attached dual occupancy
73 Hughes Street	Lot D DP 369480	<ul style="list-style-type: none"> • two storey dwelling and a detached garage
75 Hughes Street	Lot E DP 369480	<ul style="list-style-type: none"> • two storey dwelling and a detached garage
77 Hughes Street	Lot F DP 369480	<ul style="list-style-type: none"> • single storey dwelling and a detached garage and shed

Table 2: Site Details



Figure 1: Aerial (Source: NearMap)

There is minimal vegetation located on the site with low shrubbery on the Tomola portion of the site and a few mature trees located within the residential properties fronting Hughes Avenue.

A large Ausgrid high voltage power transmission line, stanchion and associated easement occupies the site and runs through the north-east portion of the site as shown below.

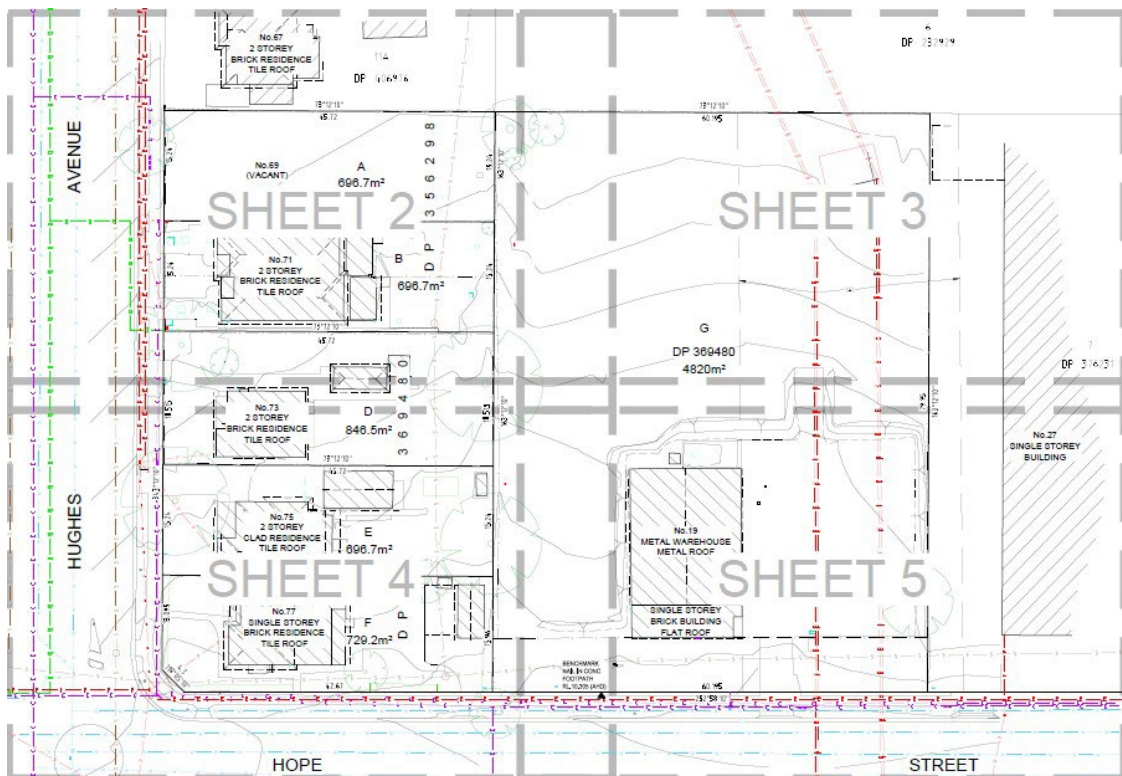


Figure 2: Extract of site survey (Source: LTS)



Figure 3: Former Tomola Motors Site at 19 Hope Street (Source: Google)



Figure 4: 73, 75 and 77 Hughes Avenue (Source: Google)



Figure 5: 69 and 71 Hughes Avenue (Source: Google)

Locality

The Site is within close proximity to Victoria Road, identified as a key strategic transport corridor between Parramatta CBD and Sydney CBD. The Parramatta CBD is approximately 5.8km west from the Site.

The immediate locality is characterised as low density residential development to the west with the remainder of the Melrose Park Industrial Area (including Melrose Park North and South) to the north, south and east. As discussed throughout this report, Melrose Park North and South are subject to Planning Proposals which will see the precinct transition into a high density mixed use development.

The Site is located approximately 2.2km from Meadowbank and West Ryde Railway Stations and approximately 1.2km from the nearest village/small village on Betty Cuthbert Avenue in Ermington. The West Ryde Town Centre is also located close by (approximately 2.2km), which offers a larger mix of retail, commercial and community uses.

Sydney Olympic Park and its associated open space, sport, recreation and entertainment facilities are easily accessed by car from the Site (15 minute drive), however, currently less accessible by public transport. Parramatta is approximately a 15 minute drive from the Site and is accessible within 30 minutes via bus from a stop located at the northwest corner of the Hope Street and Hughes Avenue intersection.

Melrose Park Precinct

The Melrose Park Precinct is an identified growth precinct in Council's strategic policies and will support significant housing development over the next twenty years. The entire precinct is 55 hectares in size, and is divided into Northern and Southern sub precincts. The site is situated within the north precinct.

Council's consideration of land within the Melrose Park Precinct has resulted in a number of significant Council resolutions and Department of Planning and Environment (DPE) determinations to guide the urban renewal transformation of the Precinct. These determinations include the following:

- On 11 July 2016, Council adopted the *Employment Lands Strategy* subject to conditions including a Structure Plan Principles Document for Melrose Park
- On 22 August 2016, Council resolved that Melrose Park be subject to 2 Structure Plans – Northern and Southern Structure Plans subject to minor amendments.
- In December 2016, 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.
- On 16 December 2019 Council endorsed the Southern Structure Plan for Melrose Park.



Figure 6: The Northern and Southern Precinct for Melrose Park (Source: City of Parramatta)

Melrose Park North Planning Proposal (Sekisui & Deicorp, EGT, 8 Wharf Road)

The Melrose Park North Planning Proposal applies to land at 8 Wharf Road, Melrose Park (Wharf Road Site), 38-42, 44 & 44A Wharf Road and 27-29 Hughes Avenue, Melrose Park (Deicorp & Sekisui Site), and 15-19 Hughes Avenue and 655 Victoria Road, Ermington (Ermington Gospel Trust Site). The Planning Proposal covers a significant part of the Melrose Park North precinct.

These sites are owned by three separate landowners and their respective planning proposals were combined to form the Melrose Park North Planning Proposal. The largest landholding is owned by Sekisui & Deicorp, which prior to June 2023 was owned by Payce.

The Melrose Park North Planning Proposal will facilitate a total of 5,500 dwellings. Most of the new dwellings (5000) will be delivered on the Sekisui & Deicorp site.

The Planning Proposal was finalised by the Department of Planning on 24 June 2022 as Amendment 59 to the Parramatta LEP 2011 (now Parramatta LEP 2023). The amendment contains a deferred commence clause. The site-specific Development Control Plan will then be included within the Melrose Park section of the Parramatta DCP 2023 (DCP 2023).

The Sekisui & Deicorp Local Planning Agreement was executed in July 2023. The Planning Agreement is valued at approximately \$96M. The Sekisui/Deicorp Planning Agreement includes the following items:

- Land dedication for public open space and its embellishment.
- Social and community benefits including affordable rental housing, smart cities,

Ermington Community Hub and a shuttle bus service; and

- Road infrastructure benefits.

Council officers are currently negotiating Planning Agreements for the remaining two sites within the Planning Proposal area at 8 Wharf Road and 15-19 Hughes Avenue & 655 Victoria Road.

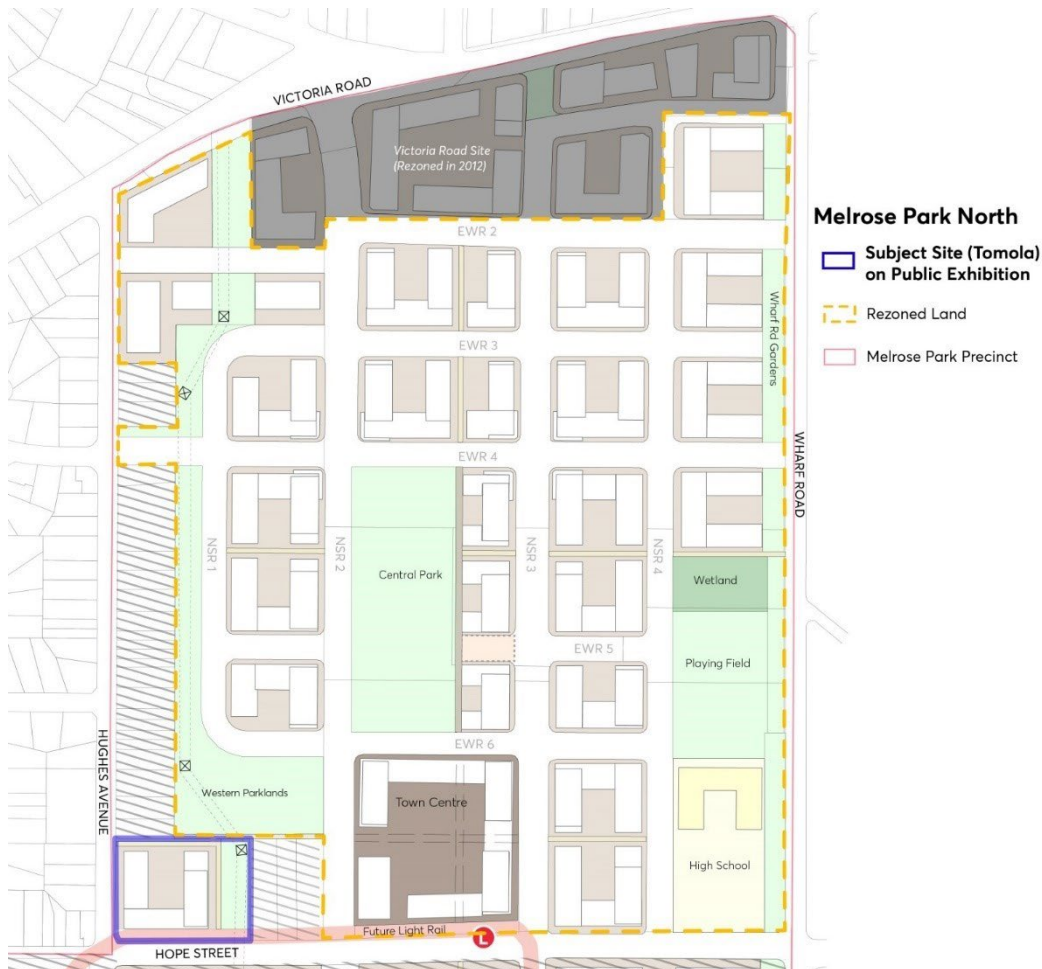


Figure 7: The site in the context of the wider Melrose Park Precinct (Source: City of Parramatta)

Melrose Park South Planning Proposal (Holdmark)

This Proposal applies to two separate sites owned by Holdmark at 112 Wharf Road and 30 & 32 Waratah Street, Melrose Park (East site) and 82 Hughes Avenue, Ermington (West Site).

The Holdmark Melrose Park South Planning Proposal will facilitate a total of 1,925 total dwellings (835 units on the East site, 1090 units on the West site).

The Holdmark Planning Proposal was finalised by the Department of Planning on 16 December 2022 as Amendment 67 to the Parramatta LEP 2011 (now Parramatta LEP 2023). The new planning controls came into effect on 30 June 2023. A site-specific DCP for Melrose Park will be included within the Parramatta DCP 2023.

The Holdmark Planning Agreement was executed in early 2023 and has been registered on title. The Planning Agreement has a value of approximately \$37 million. The Planning Agreement includes the following items:

- Affordable rental housing (24 units with a minimum of 34 bedrooms) dedicated to Council in perpetuity (\$16,169,411).
- Dedication of land at no cost to Council and embellishment of land to be used as public open space (\$21,077,414).

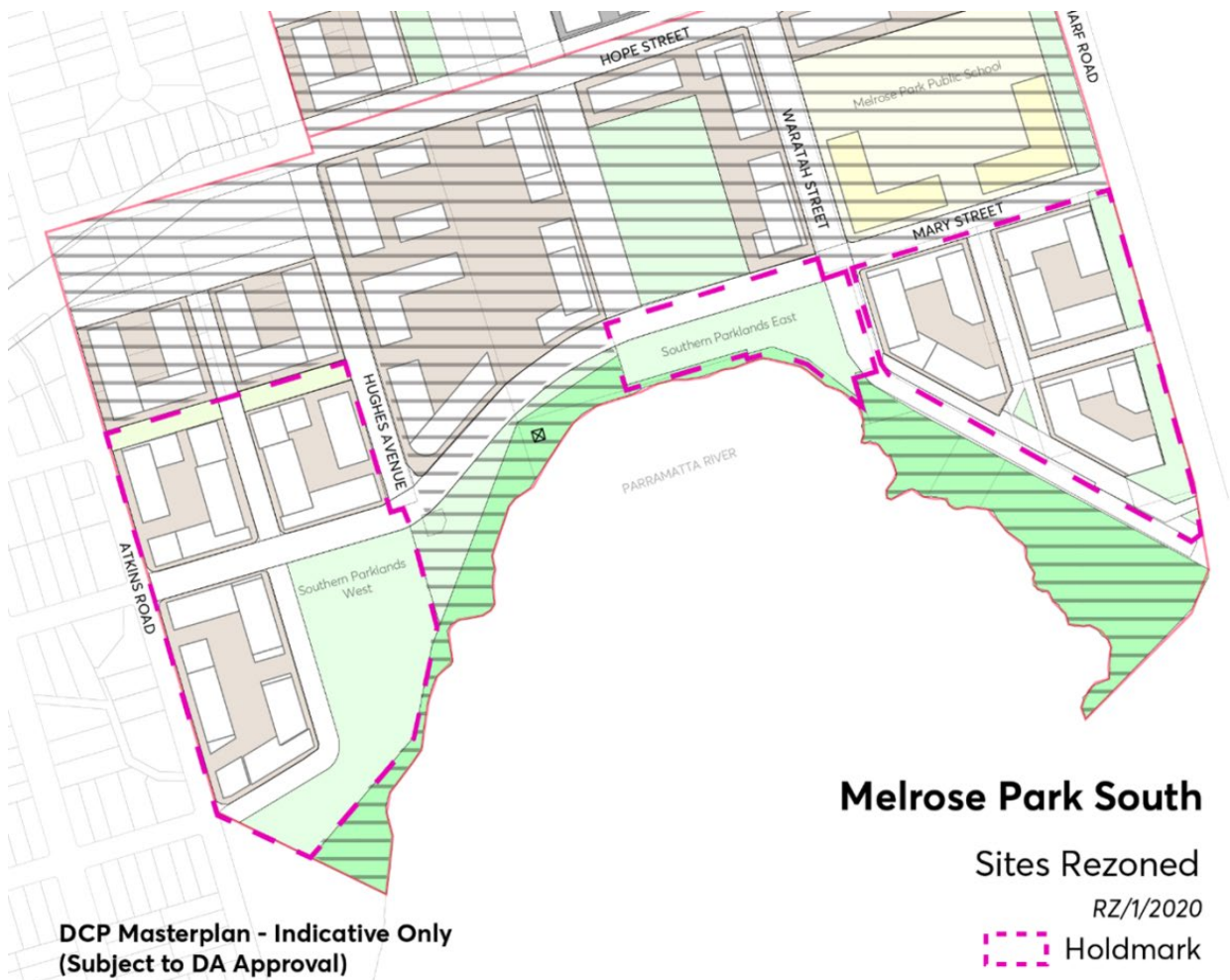


Figure 8: Land subject to the Melrose Park South Planning Proposal (Source: City of Parramatta)

Constraints and Opportunities

An Opportunities and Constraints analysis has been undertaken to inform the development of the planning proposal. This work informed the proposed landuses, and indicative built form and landscape outcomes as illustrated in the Urban Design Report and Landscape Concept Plan (Appendix 8). Opportunities include:

- the site identified in strategic policies as appropriate for non-industrial uses:
 - adopted Northern Structure Plan for Melrose Park
 - adopted Employment Land Strategy
- avoids site isolation from other industrial sites
- adjacent to Melrose Park North and South Precincts, complimenting the emerging character of the area
- opportunity to connect and integrate a previously closed-off industrial site with the existing residential neighbourhood
- opportunity for urban renewal to activate the Site and broader Precinct that is complementary to the existing residential land uses directly adjoining the Site and surrounding context
- single ownership to ensure certainty of delivery
- the traffic generation can be accommodated in the Stage 1A Melrose Park Precinct TMAP
- remediation of existing industrial land
- located within close proximity of existing and future public transport, noting Stage 2 of the Parramatta Light Rail will front the site on Hope Street
- addition commercial use to improve the vitality and mix of land uses in the local area
- increased housing availability for general residential
- increase in short and long term jobs
- it comprises the following public benefits:
 - through site links connecting residents to Melrose Park Town Centre and the wider Precinct
 - activates Hope Street and Hughes Avenue
 - transitions in built form to the adjoining low density residential properties
 - provides new dwellings and jobs adjacent to public transport Site Constraints
- existing easement for Ausgrid High Voltage transmission lines
- approximately one-third of the site cannot be built upon due to the high voltage power lines and the 18m required setback from the lines
- the Light Rail Line on Hope Street requires a setback of 9m plus an additional 3m to the building alignment
- need for a proposed 6m setback from the Hughes Avenue front boundary to align the proposal with the existing houses in Hughes Avenue
- the above substantial setbacks restrict the building footprint to a relatively small area of the site and consequently a range of building heights are required to resolve the built form in relation to the surrounding proposed built form
- existing low density residential development to the north and west of the Site
- noise impacts generated by the proposal on adjoining residential, industrial and commercial properties during and post construction

- potential overshadowing of properties in a southern direction of the site including the park and residential developments
- need to provide an appropriate transition from the Melrose Park North Precinct and the 'Bulla Cream Dairy' (heritage item no. I64) under the PLEP 2023.

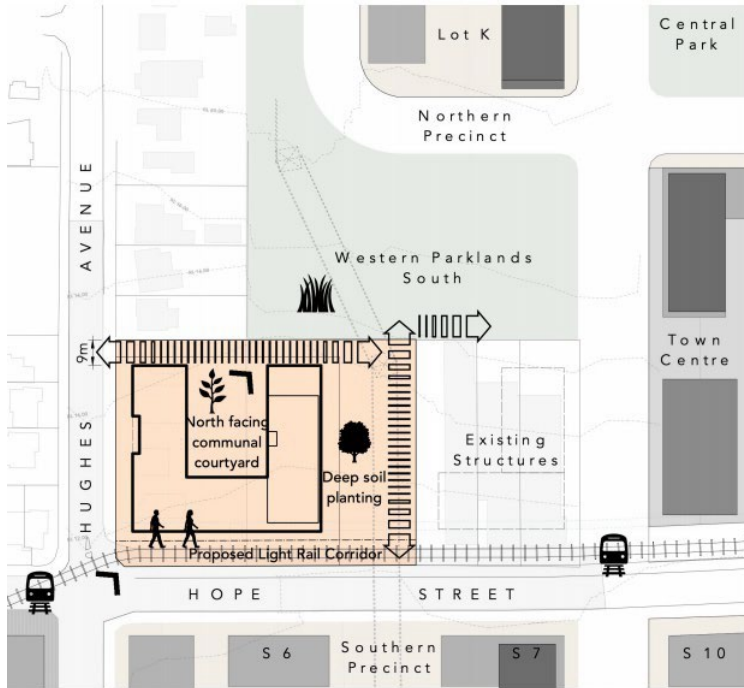


Figure 9: Site Opportunities (Source: Olsson)

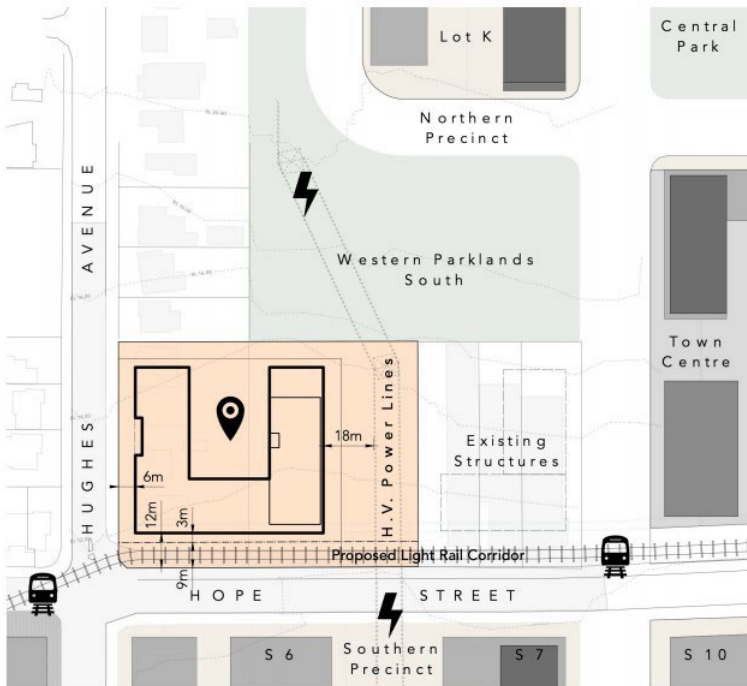


Figure 10: Site Constraints (Source: Olsson)

Part 1: Objectives and Intended Outcomes

The primary objective of the Planning Proposal is to facilitate a mixed used development comprising 1,400m² of commercial floor space and approximately 161 residential apartments. The proposed scheme involves a single U-shaped building that ranges in height from 4 to 14 storeys.

Further objectives of the Planning Proposal are to:

- support a Greater Parramatta (and the metropolitan area) through the urban renewal of the Site to create a vibrant mixed use
- provide high quality development accommodating a mixture of dwelling configurations
- provide commercial floor space to provide for new jobs and increased economic activity
- integrate into the surrounding community through sound planning and environmental considerations.

The intended outcomes of the Proposal are to:

- increase housing diversity and availability of housing within the precinct
- provide employment opportunities suitable to the wider Melrose Park precinct
- complement and support the redevelopment of the Melrose Park Precinct
- improve pedestrian connectivity through the provision of through site links
- complement and support centres in West Ryde, Meadowbank and Ermington
- improve the public domain

Revitalise isolated industrial site	<ul style="list-style-type: none"> • Redevelopment of an existing industrial site that will become isolated considering the emerging character of Melrose Park
Contribute to urban renewal of Melrose Park	<ul style="list-style-type: none"> • Support the urban renewal of Melrose Park through redevelopment of the site • Facilitate active and vibrant spaces through an appropriate mix of uses and placing development in the right places • Contributing to the development of an active frontage on Hope Street and Hughes Avenue
Create employment opportunities	<ul style="list-style-type: none"> • Additional employment generating floor space contributes to job creation both within the site and the wider local economy • Future residents will utilise and support the neighbouring Melrose Park Town Centre
Contribute to housing targets	<p>Contribute to the housing supply targets for the City of Parramatta LGA, consistent with the Greater Sydney Region Plan, Central City District Plan and the Parramatta LSPS</p>
Better connectivity	<ul style="list-style-type: none"> • Future Paramatta Light Rail Stage 2 located on Hope Street • Victoria Road Transport Corridor located approximately 500m north of the site • Encourage active transport to Melrose Park Town Centre • Potential north-south link connecting the western parklands to Hope St
Appropriate built form	<ul style="list-style-type: none"> • Provision of well design buildings maintaining a low FSR across the site • Appropriate building height transition from the high density Melrose Park Town Centre to the east and low density residential on the western side of Hughes Avenue • Active Hope St and Hughes Avenue while respective neighbouring heritage items
Minimise environmental impacts	<ul style="list-style-type: none"> • Protect and respect adjoining residential development and future open space • Respect surrounding low density residential development by minimising overshadowing through stepped, slender buildings
Public domain improvements	<p>Contribute to streetscape upgrades, including street tree planting that will reinforce and contribute to the character of the locality</p>

Figure 11: Key Planning Principles for the Site

Part 2: Explanation of provisions

The Planning Proposal seeks to amend the *Parramatta Local Environmental Plan 2023* (PLEP 2023) for land at 19 Hope Street, Melrose Park and 69-77 Hughes Avenue, Ermington (the Site).

The primary purpose of this Proposal is to rezone the Site from *E4 General Industrial zone* and *R2 Low Density Residential zone* to *R4 High density residential* and *RE1 Public Recreation* to facilitate the urban renewal of the Site. The Proposal seeks more appropriate built form controls as detailed in the table below.

Summary of Proposed LEP Amendments		
Provision	Current LEP Provision	Proposed
Zoning	E4 General Industrial R2 Low Density Residential	MU1 Mixed Use & RE1 Public Recreation
FSR	1:1 0.5:1	Overall FSR of 1.85:1 – equates to an FSR of 2.67:1 on MU1 land (no FSR on RE1 land)
Height of buildings	12m 9m	47m (14 storey)

Table 3: Summary of proposed LEP amendment

Furthermore, the Proposal seeks to insert a site-specific provision in PLEP 2023 and amend the Additional Local Provisions map to ensure a minimum of 1,400m² of non-residential floor space is to be provided within the site to serve the local retail and commercial.

The Proposal also seeks to amend the Land Reservation Acquisition map to reflect the areas of open space to be dedicated to Council.

It is proposed that the Site be identified in the Melrose Park chapter of the DCP.

Parramatta Local Environmental Plan 2023

The PLEP 2023 sets out the legislative framework for land use and development in the LGA through the application of land use zones and development controls. This Planning Proposal seeks to rezone the site and increase building height and FSR controls for the site by way of an amendment to the PLEP 2023.

In summary, the Planning Proposal seeks to:

- rezone the site to MU1 Mixed Use and RE1 Public Recreation
- amend the height of building control to a maximum of 14 storeys (48 metres)
- amend the FSR control to 2.67:1 on MU1 land (equivalent to an overall FSR of 1.85:1)
- insert a site specific provision to require 1,400m² of non-residential floor space
- amend the Land Reservation Acquisition map to reflect the open space to be dedicated

Land Zoning

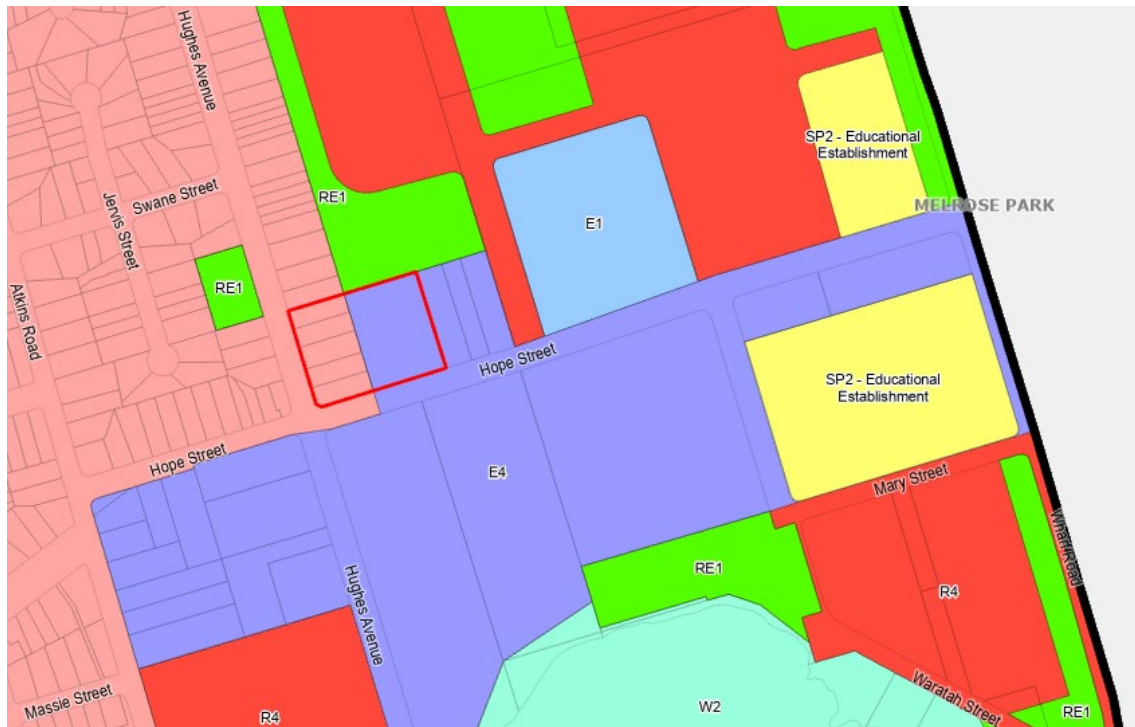


Figure 12: Existing Zoning (Source: PLEP 2023)

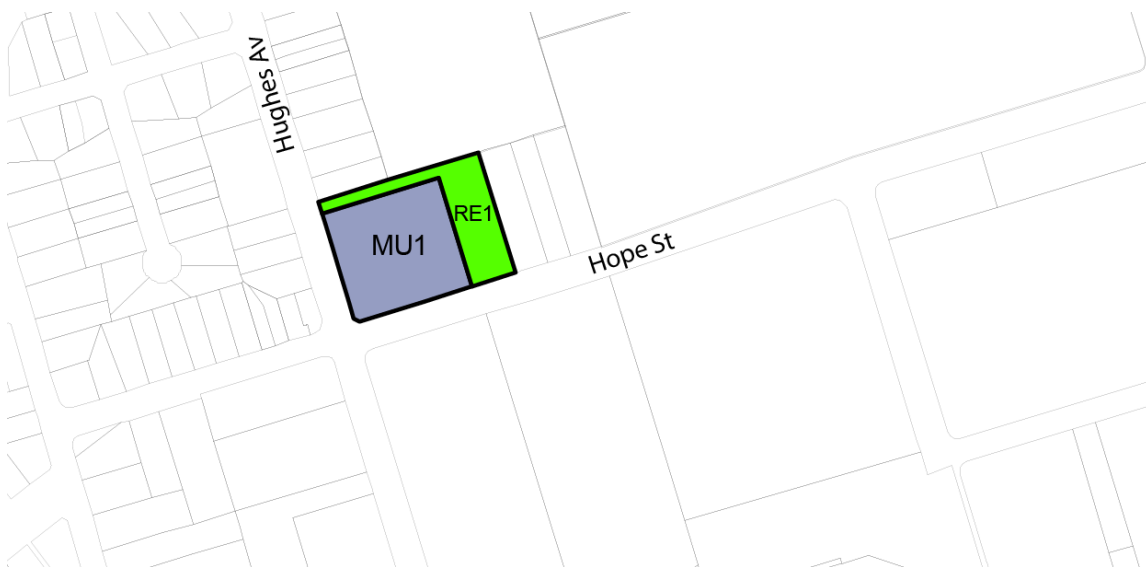


Figure 13: Proposed Zoning for Tomola site

The site is currently zoned R2 Low Density Residential and E4 General Industrial. These zones are inconsistent with the immediately adjoining sites that to the north and east that are zoned R4 High Density Residential (part of the Melrose Park North Planning Proposal).

The proposed MU1 Mixed Use and RE1 Public Recreation zones are therefore consistent with the emerging character of the area.

Height of Buildings

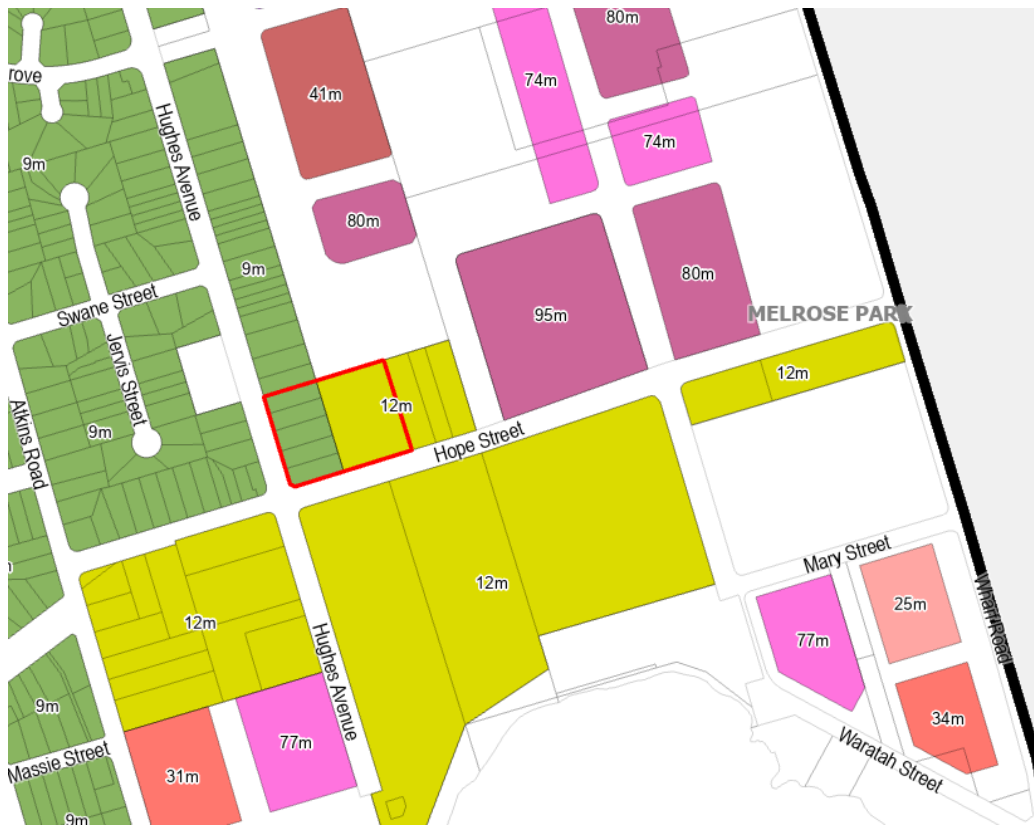


Figure 14: Existing Height of Buildings controls (Source PLEP 2023)

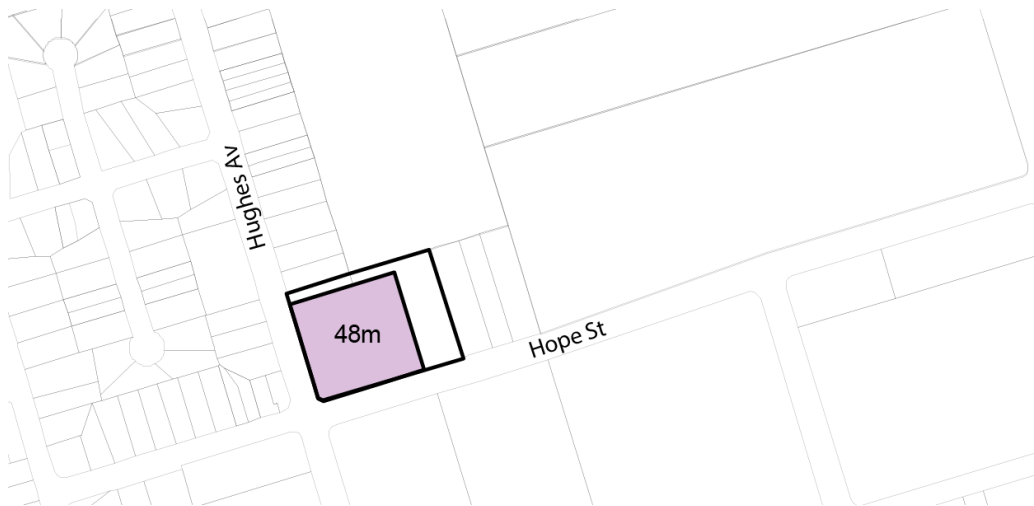


Figure 15: Proposed Height of Building controls for Tomola site

The site currently has a maximum building height of 12m on the E4 portion of the site and 9m on the R2 portion of the site.

The adjoining sites (part of the Melrose Park North Planning Proposal) to the north and east have maximum building heights of 49 metres and 60 metres respectively. The nearby Melrose Park South sites have maximum building heights of 34m, 45m and 77m.

The proposed maximum building height of 48 metres (14 storeys) for the MU1 zoned area of site will provide an appropriate transition in height from the taller buildings located to the east and the low density residential to the west.

Floor Space Ratio

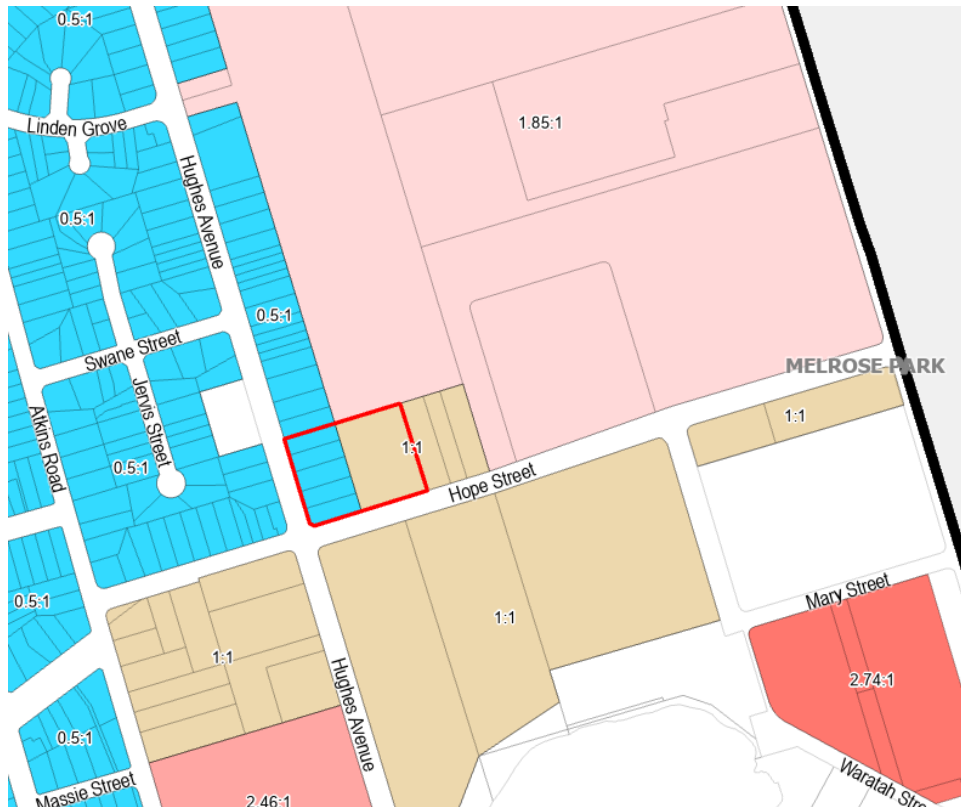


Figure 16: Existing Floor Space Ratio controls (Source: PLEP 2023)

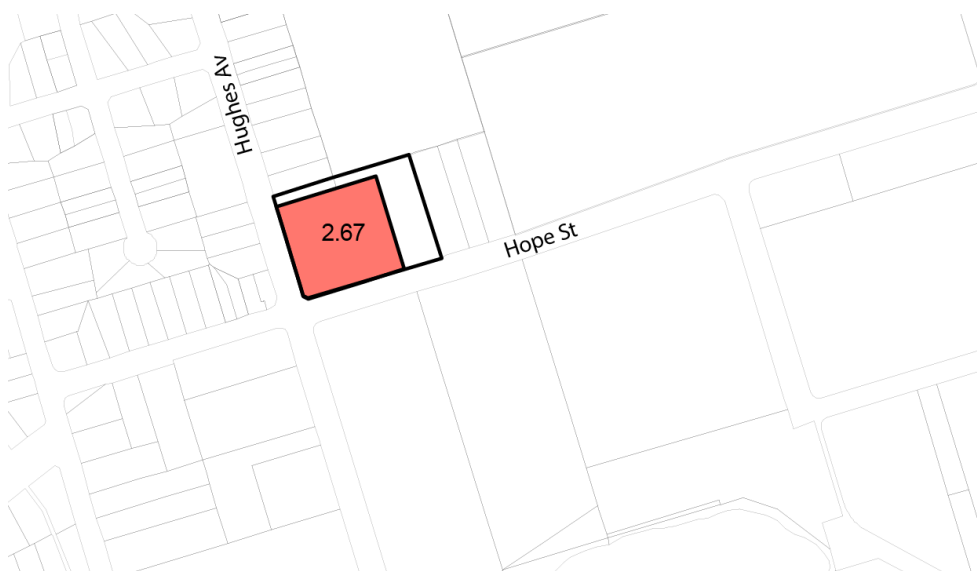


Figure 17: Proposed Floor Space Ratio controls for Tomola site

The site has an existing maximum floor space ratio (FSR) of 1:1 on the E4 portion of the site and 0.5:1 on the R2 portion of the site under the PLEP 2023. The adjoining sites (part of the Melrose Park North Planning Proposal) to the north and east have an overall maximum FSR of 1.85:1. The nearby Melrose Park South sites have an overall maximum FSR of 1.79:1.

The proposed overall FSR for the site is 1.85:1, which translates to an FSR of 2.67:1 on the MU1 land and a FSR of 0 on the RE1 land.

The future detailed design of the site will ensure that an appropriate transition of bulk and scale is provided to the adjoining low density residential developments.

Heritage

The site does not comprise any heritage items and is not located within a heritage conservation area under the PLEP 2023.

The site is located opposite to a local heritage item known as the Bulla Cream Dairy item (164). The heritage item is located on intersection of Hope Street and Hughes Avenue (refer to the figure below).

The Planning Proposal is unlikely to have any adverse impacts on the heritage item as the item is shielded behind dense vegetation along both the Hope Street and Hughes Avenue frontages. Furthermore, the proposal will provide an appropriate transition in height towards the heritage item to minimise overshadowing impacts. Any heritage impacts will be addressed as part of a future detailed development application.



Figure 18: Heritage Map Extract (Source: PLEP 2023)

Other Provisions

The Proposal seeks to insert a site-specific provision in PLEP 2023 and amend the Additional Local Provisions map to ensure a minimum of 1,400m² of non-residential floor space is to be provided within the site to serve the local retail and commercial.

The Proposal also seeks to amend the Land Reservation Acquisition map to reflect the areas of open space to be dedicated to Council.

The site is identified as being Class 5 Acid Sulfate Soils. The PLEP 2023 requires that development consent be obtained for works within land identified as comprising Class 5 Acid Sulfate Soils where works are within 500m of adjacent Classes 1, 2, 3 or 4 land below the 5m AHD and may lower the watertable below 1m AHD.

Any impacts to acid sulfate soils as a result of the proposal will be addressed as part of a future detailed development application.

Paramatta Development Control Plan 2023

The Parramatta Development Control Plan 2023 (DCP 2023) applies to land within the Parramatta LGA. The Melrose Park chapter of DCP 2023 establishes the built form controls for the precinct. The DCP will be amended to include site specific controls for Tomola.

Voluntarily Planning Agreement

The Planning Proposal includes a Letter of Offer to enter into a Voluntary Planning Agreement (VPA) with Council. The draft VPA proposes to dedicate 2600m² of open space (including pedestrian links) and one affordable housing unit to Council.

The site is also located adjacent to the Melrose Park North Precinct, which is subject to an executed \$96 million Planning Agreement.

Rationale for Proposed Land Use Controls

This Planning Proposal and supporting reports make the case for change to rezone the Site from *E4 General Industrial* zone and *R2 Low Density Residential* zone to *MU1 Mixed Use* zone and *RE1 Public Recreation*.

The consideration of appropriate zones and key built form controls (height and FSR) follows an evidence-based approach which investigated in detail the economic, environmental (including traffic and transport) and social impacts of a new mixed use development of the Site.

A planning justification and rationale for these proposed land use zones and key built form controls is detailed below.

Proposed Land Uses

The proposed zone for the Site is considered the most appropriate to deliver the desired future outcomes. The Site is surrounded by residential zones to the west and industrial zones to the east. However, the land surrounding the site is subject to recent Planning Proposals and is summarised as:

- north and east of the site – Melrose Park North seeks to rezone the site to E1 Local Centre, R4 High Density Residential and RE1 Public Recreation.
- land to the south of the site – Melrose Park South seeks to rezone the site to R4 High Density Residential and RE1 Public Recreation

Council's Local Strategic Planning Statement (LSPS) identifies Melrose Park as:

- a Growth Precinct and is forecast to provide 6,330 of those dwellings and 2,600 jobs
- under investigation for alternate uses reflecting the changing demand within the precinct

The Parramatta Economic Lands Strategy (2016) and the Employment Land Strategy Review and Update (2020) also identifies Melrose Park for urban renewal.

This Planning Proposal is consistent with the LSPS as it provides:

- up to 82 additional dwellings
- additional jobs
- the site with opportunity for urban renewal

The MU1 and RE1 zones are the most appropriate zones for the site given the context of the

surrounding mixed use high density land uses.

An overview of the proposed built form controls for the site and planning justification is detailed below.

Proposed Built Form Controls (Height & FSR)

The Urban Design and Landscaping Report prepared by Olsson Architects (Appendix 8) outlines the guiding principles, opportunities and constraints, urban design principles, landscaping and public domain. This report investigates the site and considers potential impacts on adjoining properties and the evolving character of the precinct.

The indicative figures below demonstrate that the Melrose Park Precinct is transitioning into a high density mixed use precinct as summarised below:

- Melrose Park North precinct comprises building heights ranging from 28m to 90m (approximately 8 storeys to 27 storeys) and a FSR of 1.85:1.
- Melrose Park South precinct comprises building heights of 34m, 45m and 77m (approximately 8, 12 and 22 storeys) and a FSR of 1.66:1 for the east site and 1.79:1 on the west site.
- The VRS comprises building heights ranging from 6 to 12 storeys and an FSR of 2:1. The VRS is currently under construction.

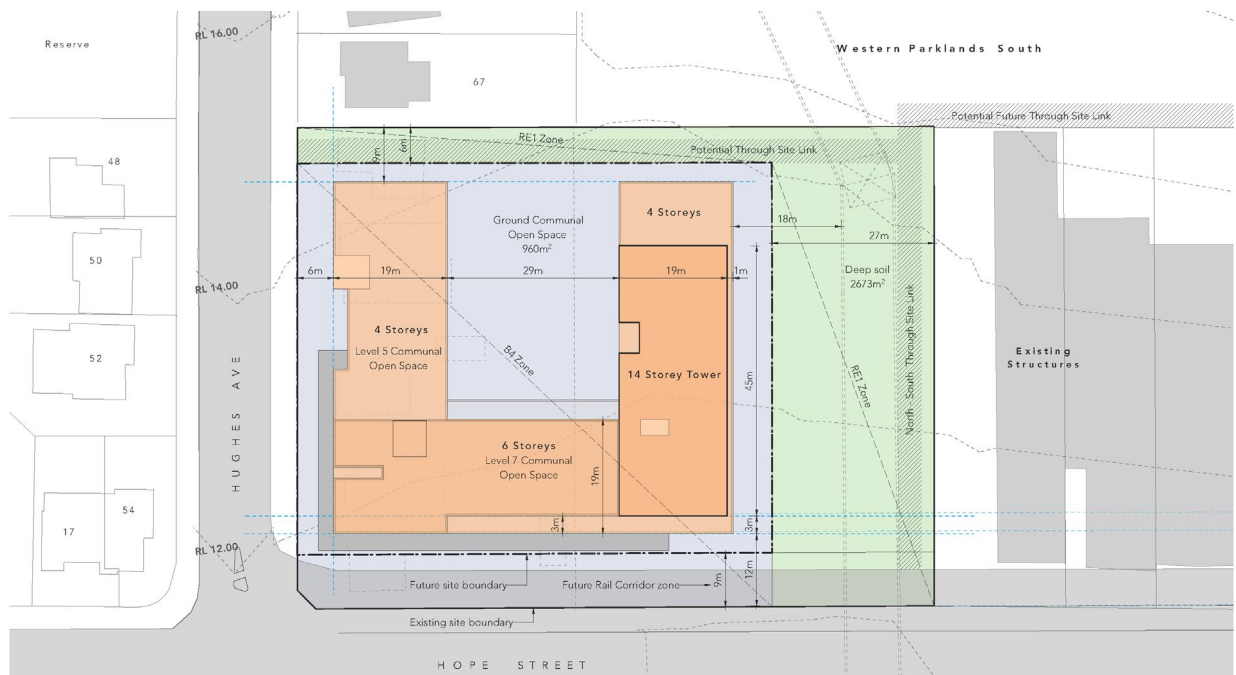


Figure 19: Site Plan (Source: Olsson)

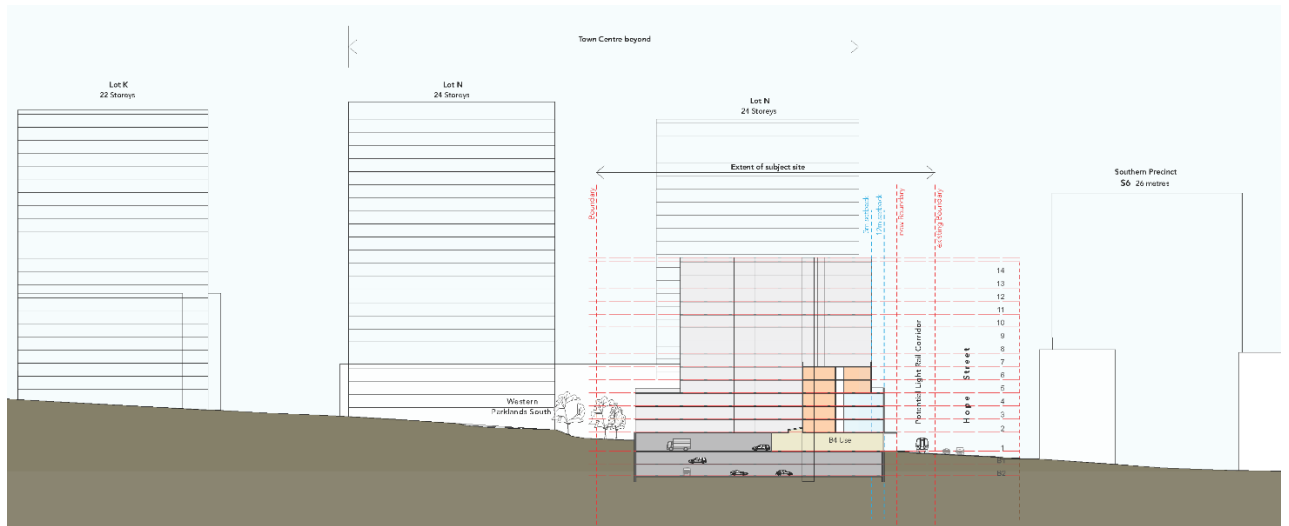


Figure 20: Section through site and Melrose Park North Precinct (Source: Olsson)

This proposal comprises building heights ranging from 4 storeys to 14 storeys. The tallest portion of the development is cited in the eastern section of the site. This ensures overshadowing and visual impacts of the proposal is minimised.

The proposal provides an appropriate building height transition from the adjoining 24 storey buildings in Melrose Park Town Centre down to the 2 storey buildings on the western side of Hughes Avenue. The proposed 14 storey building creates a gradual transition of heights which visually ties the Site into the overall built form of the Melrose Park Masterplan.

The 6 storey built form at the corner of Hope Street and Hughes Avenue creates a prominent entry to the Melrose Park North Precinct. The built form is also sympathetic to the 2 storey dwelling houses in Hughes Avenue. The proposed 9m setback from Hughes Avenue is an appropriate built form outcome as it minimises the scale of the proposal from the dwelling houses.

This proposal seeks an overall FSR of 1.85:1 across the site, which translates to an FSR of 2.67:1 on the MU1 land (no FSR on RE1 land) . This FSR is appropriate for the desired built form outcomes given the size and opportunities to provide significant areas of deep soil zone and landscaping (refer to indicative Figures below).

The building height and density are justified in this location based on the following:

Distribution of Building Height

- building heights range between 4 and 14 storeys with the tallest building located towards the eastern section of the site. This portion of the site is adjacent to the Melrose Park North Planning Proposal which comprises a building height of 70 metres to 90 metres (approximately 21 storeys to 27 storeys) immediately adjoining the site.
- the low rise portion of the site is proposed on the northern, southern and western portions of the site to assist with the sensitive transition of the site to the neighbouring residential developments.
- the taller portion of the building comprises a slender form, rather than a lower and bulkier building. This will minimise impacts on surrounding residential properties in terms of overshadowing, overlooking, bulk and scale visual impacts
- the proposal will avoid a monotonous height across the site resulting in a poor urban design outcome

Building Orientation

- to ensure a variety of apartment typologies are proposed the buildings are orientated north-south and east-west
- the proposal addresses Hughes Avenue and Hope Street, encouraging passive surveillance and active frontages

Solar Access and Overshadowing Impacts

- the proposal reduces the impacts of overshadowing on residential properties
- the proposed built form ensures the proposal achieves at least 2 hours of direct solar access in mid-winter as per the ADG



Figure 21: Indicative built form of the site and surrounds from the northwest (Source: Olsson)

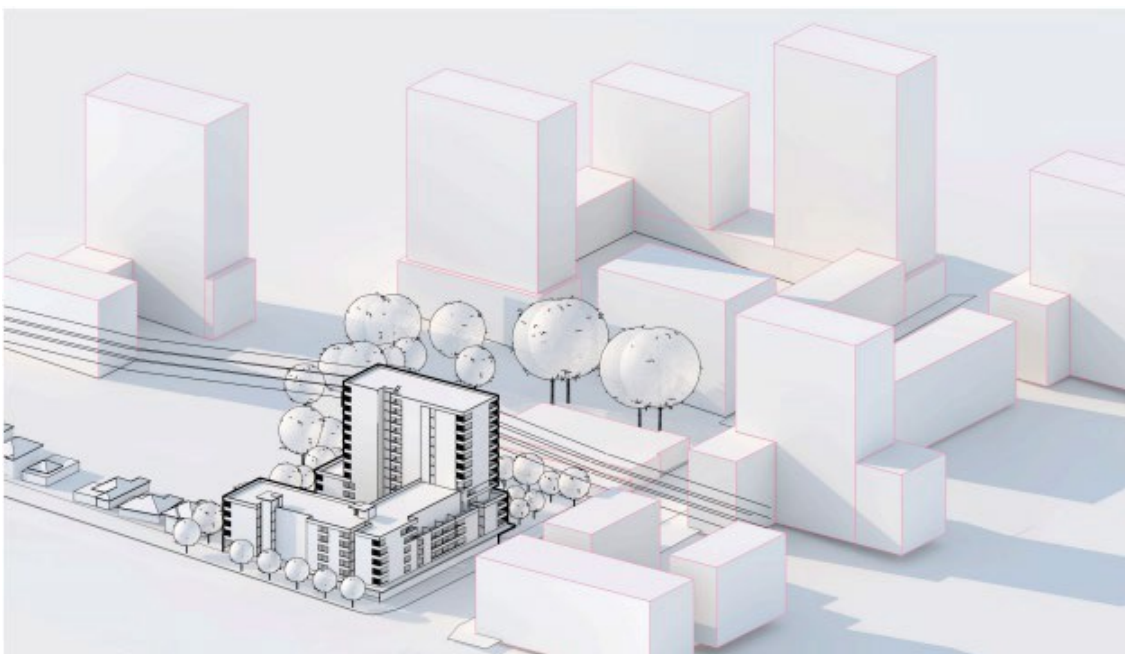


Figure 22: Indicative built form of the site and surrounds from the southwest (Source: Olsson)

Part 3: Justification

Section A: Need for a Planning Proposal

Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report?

This Planning Proposal is the result of several strategic studies and reports and is supported by a wide range of technical reports. These technical reports include traffic and transport, urban design and environmental reports. The key studies that underpin the Site's transition are the economic studies undertaken by the AEC Group and the adopted LSPS and ELS prepared by Council.

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

This Planning Proposal is the best and most appropriate means of achieving the desired future redevelopment of the Site. As demonstrated in this Proposal, the current zoning and built form controls do not allow the Site to be redeveloped in a manner that will deliver a sustainable urban framework, built form outcomes or compliment the new Melrose Park Town Centre.

The current zoning and landuse controls sterilises the Site for future mixed use and residential outcomes to meet the future population demands of the LGA and broader region.

The existing planning controls do not adequately address the required landuses to deliver new mixed high-density uses or the required built form controls to allow for redevelopment of the site.

Accordingly, the proposed rezoning of the Site through an amendment to the PLEP 2023 is considered the most appropriate method to deliver the desired outcomes.

Section B: Relationship to Strategic Planning Framework

Will the Planning Proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

Greater Sydney Region Plan

The *Greater Sydney Region Plan* (Region Plan) outlines how Greater Sydney will manage growth and change in the context of social, economic and environmental matters. It sets the vision and strategy for Greater Sydney, to be implemented at a local level through District Plans.

The Planning Proposal is consistent with the Region Plan as detailed in the Table below.

Direction	Response
A City supported by infrastructure	The Planning Proposal strongly aligns with this Direction by providing: <ul style="list-style-type: none"> the provision of residential and non-residential floor space in a location that can utilise existing and future transport infrastructure new housing in close proximity to the future Melrose Park Town Centre encouraging walkable neighbourhoods
A collaborative City	The Planning Proposal strongly aligns with this Direction. Council will work with the applicant, TfNSW and other state agencies
A City for people	The Planning Proposal strongly aligns with this Direction by providing: <ul style="list-style-type: none"> housing in close proximity to the future Melrose Park Town Centre encouraging walkable neighbourhoods new commercial space
Housing in the City	The Planning Proposal strongly aligns with this Direction as follows: <ul style="list-style-type: none"> provides high density housing increases housing diversity satisfies the criteria for 'urban renewal' given its location on a regional transport link, proximity to strategic centres with connections to walking and cycling routes

Direction	Response
A City of great places	<p>The Planning Proposal strongly aligns with this Direction as it:</p> <ul style="list-style-type: none"> • contributes to and compliments the urban renewal of the Melrose Park Precinct • contributes to the character of the area by activating the ground floor with commercial uses and further activation Hope Street and Hughes Avenue providing a mix of land uses and activities that provide opportunities for social connection in walkable, human scale, fine grain neighbourhoods • is sensitive to heritage items within the vicinity of the site
A well-connected City	<p>The Planning Proposal strongly aligns with this Direction as follows:</p> <ul style="list-style-type: none"> • the Site is within walking distance of Victoria Road Major Transport Corridor and can be totally integrated with the Parramatta Light Rail Stage 2 Corridor • contributes to the key outcome of population within 30 minute public transport access to the metropolitan cluster of Parramatta • improves pedestrian connectivity through the provision of through site links
Jobs and skills for the City	<p>The Planning Proposal strongly aligns with this Direction as it:</p> <ul style="list-style-type: none"> • provides additional commercial floor space and employment opportunities in close proximity to the future Melrose Park Town Centre • provides additional residential floor space in close proximity to the future Melrose Park Town Centre facilitating people to live and work nearby • supports the continued economic development and diversity of Greater Parramatta
A City in its landscape	<p>The Planning Proposal strongly aligns with this Direction as it:</p> <ul style="list-style-type: none"> • provides for an appropriate development within an urban area • is a significant increase in deep soil and landscaping areas on site

Direction	Response
An efficient City	<p>The Planning Proposal aligns with this Direction as it:</p> <ul style="list-style-type: none"> • is in close proximity to major transport corridors (Victoria Road and future Parramatta Light Rail) • is consistent with the current TMAP with regards to the efficient operation of surrounding roads and reduced reliance on private transportation • supports investment into neighbouring Strategic and Local Centres providing additional jobs and labour force development within these centres • will incorporate ESD principles to reduce waste and energy usage at detailed design stage
A resilient City	<p>The Planning Proposal aligns with this Direction as redevelopment of the</p> <p>Site can be designed to adapt to the impacts of urban and natural hazards.</p>

Table 4: Alignment with the Greater Sydney Region Plan

Central City District Plan

The Central City District Plan (District Plan) reinforces the key planning directions and objectives outlined in the Greater Sydney Region Plan.

The District Plan provides broad strategic directions to support the Central City. The District Plan consists of key planning priorities and actions for achieving a liveable, productive and sustainable future for the Central City.

The District Plan places a significant focus on productivity, including the recognition of the importance of *Greater Parramatta and the Olympic Peninsula Area* (GPOP).

The proposal is consistent with the key planning priorities of the District Plan as it promotes new housing and commercial space close to the Melrose Park Town Centre which is in an accessible location with easy access to the Metropolitan Centre of Parramatta.

The District Plan places emphasis on the management of industrial and urban services land and classifies this land as either review or retain.

Importantly, the site is located within a 'Review and Manage' region, allowing for flexibility in the use of undeveloped industrial land. The review is required to consider the current level of industrial and urban services land supply, the changing nature of industries and the transformation in the sector due to the impact of changing demand for land.

Critically, the District Plan also recognises that conversion of industrial land to other uses may be appropriate as detailed below:

"In limited cases, conversion to other uses may be appropriate. In some locations, such as GPOP, specifically Camellia, Rydalmere and Silverwater, the safeguarding of industrial activities will be a starting objective. The Greater Sydney Commission will collaborate with other State agencies and councils and seek input from stakeholders as part of the review. This approach applies to the Cumberland, The Hills and City of Parramatta local government areas and the established areas of Blacktown Local Government Area".

The District Plan identifies that opportunities for urban renewal need to be considered by location and by capacity of existing and proposed infrastructure. In older more established parts of Greater Sydney, urban renewal opportunities may exist around regional transport and strategic centres where links for walking and cycling promote a healthy lifestyle and contribute to liveability.

Where there is significant investment in mass transit corridors, both existing and proposed, urban renewal may best be investigated in key nodes along the corridor. Corridor investigations can provide a longer term strategic context while the development of precincts within the corridor is sequenced over time.

Locational criteria for urban renewal investigation opportunities including alignment with investment in regional and district infrastructure which acknowledges the catalytic impacts of infrastructure such as Sydney Metro Northwest, NorthConnex, WestConnex and Parramatta Light Rail.

Further, the District Plan also states several locational criteria for urban renewal investigation opportunities to ensure urban renewal is appropriately serviced by infrastructure. The locational criteria are as follows:

- alignment with investment in regional and district infrastructure which acknowledges the catalytic impacts of infrastructure such as Sydney Metro Northwest, NorthConnex, WestConnex and Parramatta Light Rail
- other possible future investments such as Sydney Metro West and opportunities created by enhancements to existing infrastructure such as upgrades to schools, open space including sporting facilities and transport
- accessibility to jobs, noting that over half of Greater Sydney's jobs are generated in metropolitan and strategic centres
- accessibility to regional transport, noting that high frequency transport services can create efficient connections to local transport services and expand the catchment area of people who can access regional transport
- catchment areas within walking distance (10 minutes) of centres with rail, light rail or regional bus transport
- areas of high social housing concentration where there is good access to services, transport and jobs
- distance from special land uses such as ports and airports

The urban renewal of the site is consistent with the above criteria as the site is located nearby to the Victoria Road corridor, is adjacent to the planned Parramatta Light Rail Stage 2 and is highly accessible to several strategic centres. The site is currently able to access the metropolitan centre of Parramatta by bus in 30 minutes.

The Planning Proposal comprehensively demonstrates the case for transition of the site from residential and industrial zones to MU1 Mixed Use and RE1 Public Recreation zones. The Planning Proposal is supported by an evidence-based analysis to deliver:

- redevelopment of an isolated industrial site which reflects the emerging future character of Melrose Park
- increased residential and employment floorspace within close proximity to existing and future transportation services
- a catalyst project for the transition of employment lands that directly adjoin residential uses
- an innovative solution for a heavily constrained redundant industrial site

The key planning priorities of the *Central City District Plan* relevant to the proposal as summarised below.

Planning Priority	Comment
Infrastructure and collaboration	
C1: Planning for a city supported by infrastructure	<p>The proposal will increase the quantum of residential and non-residential floorspace contributing to the mix of uses and development of the wider Melrose Park Precinct.</p> <p>The site is in close proximity to the Victoria Road Transport Corridor and future Parramatta Light Rail giving residents and workers access to variety transport services.</p>
C2: Working through collaboration	Council will continue ongoing consultation with the applicant and state agencies as part of the process.
Liveability	
C5: Providing housing supply, choice and affordability, with access to jobs, services and public transport	<p>This Planning Proposal will facilitate 161 new high quality dwellings within the Site.</p> <p>The dwellings will range from 1 to 3 bedrooms providing a diverse unit mix and contributing towards the wider housing market.</p> <p>The site has a strong strategic location within close proximity to the future Melrose Park Town Centre. Further, the site is within the GOP indicating good access to jobs.</p> <p>The urban renewal of the site is consistent with the relevant criteria within the District Plan as the site</p> <ul style="list-style-type: none"> • is located close to the Victoria Road corridor • aligns with the planned Parramatta Light Rail Stage 2 • is highly accessible to several strategic centres • is accessible to the metropolitan centre of Parramatta by bus in 30 minutes

Planning Priority	Comment
<p>C6: Creating and renewing great places and local centres, and respecting the District’s heritage</p>	<p>Melrose Park was historically characterised by industrial uses; however it is now identified for urban renewal. The proposal will contribute to and compliment the high density mixed use precinct.</p> <p>The proposal responds to the Bulla Cream Dairy heritage item (I64) by providing an appropriate transition in building height from the high density Melrose Park Town Centre to the east, ensuring a suitable interface.</p>
<p>Productivity</p>	
<p>C7: Growing a stronger and more competitive Greater Parramatta</p>	<p>The Site is located nearby to Greater Parramatta and the proposal will strengthen the area by providing additional housing and employment generating floor space that is easily accessible to Parramatta.</p>
<p>C8: Delivering a more connected and competitive GPOP Economic Corridor</p>	<p>The Site will benefit from and contribute to the development of a more connected GPOP Economic Corridor.</p>
<p>C9: Delivering integrated land use and transport planning and a 30- minute city</p>	<p>The proposal promotes integrated land use planning by providing housing in close proximity to the proposed Melrose Park Town Centre creating a walkable neighbourhood.</p> <p>Further, the site is located in a strategic position nearby to the metropolitan centre of Parramatta.</p> <p>As part of the 30-minute city vision it is aimed that people will be able to access their nearest strategic centre and metropolitan centre in 30 minutes by public transport.</p> <p>The site is currently able to access Parramatta CBD by bus in roughly 30-40 minutes.</p>
<p>C10: Growing investment, business opportunities and jobs in strategic centres</p>	<p>This proposal will support investment into and development of neighbouring Strategic centres, supporting job creating and labour force development</p>

Planning Priority	Comment
	within these centres.
C11 Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land	<p>The proposal was developed in response to Action 49 which tasked Council with reviewing and managing its industrial and urban service land. This process was undertaken through the <i>Parramatta Employment Lands Strategy 2016</i>.</p> <p>The strategy identified that the key industries within Melrose Park were looking to leave and that the precinct is ideal for urban renewal. The urban renewal of Melrose Park, including the site, will still facilitate new employment through the development of a new town centre.</p>
Sustainability	
C15. Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes	<p>The Site is not identified on the Natural Resources – Biodiversity Map, nor the Natural Resources – Riparian Land and Resources Map in the PLEP 2023. Therefore, no adverse biodiversity impacts are anticipated.</p> <p>Notwithstanding, the proposal will provide significant landscaping within the site, which will positively contribute to the biodiversity within the site.</p>
C16: Increasing urban tree canopy cover and delivering Green Grid connections	<p>The proposal seeks to increase the deep soil zones and landscaped area on the site as detailed in the Landscape Concept Plan (Appendix 8).</p>
C17: Delivering high quality open space	<p>The Planning Proposal provides a high quality north facing area of communal open space. In addition, the proposal facilitates increase permeability from Hope Street to the Western Parklands South.</p>
C19: Reducing carbon emissions and managing energy, water and waste efficiently	<p>Energy efficiency and sustainable measures will be incorporated to ensure compliance with BASIX and resultingly reduce the carbon footprint of the development.</p>

Planning Priority	Comment
C20: Adapting to the impacts of urban and natural hazards and climate change	Measures to reduce waste and energy usage will be incorporated at detailed design at later stages.

Table 5: Consideration of key planning priorities of the Central District Plan

Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

The Planning Proposal is also assessed against a number of Council's strategies and plans as discussed in this report including the LSPS, Community Strategic Plan and the Employment Lands Strategy.

Parramatta 2038 Community Strategic Plan

The *Parramatta 2038 Community Strategic Plan* is a 25 year Plan for the City of Parramatta. The Plan contains 6 strategic objectives and formalises several big and transformational ideas for Parramatta and Western Sydney.

Parramatta is the second fastest growing LGA in NSW, growing at 3% per annum. The Plan identifies ways in which the City will manage this growth and maintain its liveability, including the plan to provide an additional 50,000 jobs by 2038.

The Planning Proposal will support these goals through the provision of an appropriate mix of residential and non-residential uses located adjacent to the Melrose Park Precinct with future public transport, shops and community facilities in close proximity. The proposal will help to activate the street with commercial uses on the ground floor. The development will also allow for the concentration of housing around transport nodes and contribute towards dwelling targets for NSW.

City of Parramatta Local Strategic Planning Statement

The LSPS predicts Parramatta will require 87,900 more dwellings by 2036 and be home to 198,000 more people. Melrose Park is identified as a Growth Precinct and is forecast to provide 6,330 of those dwellings and 2,600 jobs. The proposed development will help achieve these targets.

The LSPS identifies the strategic direction for the LGAs industrial areas as either 'metropolitan significant', 'strategic employment' or 'under investigation'.

Melrose Park including the site has been categorised 'under investigation' for alternate uses, reflecting the changing demand within the precinct. This reflects the *Parramatta Economic Lands Strategy* (2016) and the *Employment Land Strategy Review and Update* (2020) which also identify Melrose Park for urban renewal.

Further, Melrose Park is identified as a growth precinct and a proposed local centre. The site is partially located within the Melrose Park Growth Precinct and in very close proximity to the proposed local centre.

The LSPS provides several Planning Priorities that are of particular relevance to the Proposal and these are addressed in the table below.

Planning Priority	Comment
Local Planning Priorities	
P1: Expand Parramatta’s economic role as the Central City of Greater Sydney	The Site is located nearby to Greater Parramatta and the proposal will strengthen the area by providing additional housing and additional employment generating floor space that is easily accessible to Parramatta.
P2: Grow Parramatta as a Smart City	Smart City initiatives, including technological innovation and improved liveability and sustainability will be incorporated at detailed design at later stages.
P3: Advocate for improved public transport connectivity to Parramatta CBD from the surrounding district	The Site is located in close proximity to the Victoria Road Transport Corridor and future Parramatta Light Rail on Hope Street. Future residents and workers will have access to a variety transport services, providing connectivity to and from Parramatta CBD.
P4: Focus housing and employment growth in the GOP and Strategic Centres; as well as stage housing release consistent with the Parramatta Local Housing Strategy	The proposal will provide additional residential and employment generating floorspace within the GOP and in close proximity to the Sydney Olympic Park strategic centre. The site is also located within the Melrose Park Growth Precinct.
P5: Preserve and enhance the low- scale character and identity of suburban Parramatta outside of the GOP area and Epping Strategic Centre	The proposal will provide an appropriate transition from the future taller buildings within Melrose Park North and South Precincts to the lower-scale suburban character on the western side of Hughes Avenue.

Planning Priority	Comment
<p>P6: Provide for community infrastructure and recreation opportunities</p>	<p>Community infrastructure and recreation opportunities will be provided within the wider Melrose Park Precinct. Notwithstanding, the proposal will provide increased permeability between Hope Street and the Western Parklands South via a through site link.</p>
<p>Liveability Planning Priorities</p>	
<p>P7: Provide for a diversity of housing types and sizes to meet community needs into the future</p>	<p>This Planning Proposal will facilitate approximately 161 new high quality dwellings within the Site. The dwellings will range from 1 to 3 bedrooms providing a diverse unit mix, contributing towards the wider housing market.</p>
<p>P8: Incentivise affordable rental housing delivery and provide for permanent affordable housing</p>	<p>Affordable housing is not proposed. Notwithstanding, the proposal includes a diverse unit mix providing, contributing to the availability of housing in the local area.</p>
<p>P9: Enhance Parramatta’s heritage and cultural assets to maintain our authentic identity and deliver infrastructure to meet community needs</p>	<p>Heritage item I64, the Bulla Cream Dairy, is located at the opposite corner of the Hope Street and Hughes Avenue intersection. The proposal will provide an appropriate transition from the future taller buildings within Melrose Park to Hughes Avenue, ensuring a suitable interface within this heritage item is provided.</p>

Planning Priority	Comment
<p>P10: Improve active walking and cycling infrastructure and access to public and shared transport</p>	<p>The proposal will increase the quantum of both residential and non-residential floorspace for a site that is within close proximity to the Victoria Road Transport Corridor and future Parramatta Light Rail, giving residents and workers access to variety transport services.</p> <p>The Planning Proposal promotes integrated land use planning by providing housing within close proximity of the future Melrose Park Town Centre creating a walkable neighbourhood.</p> <p>The proposal includes a north-south through site link, which improved permeability between Hope Street and the Western Parklands South, thereby improving active walking and cycling infrastructure within the locality.</p>
<p>Productivity Planning Priorities</p>	
<p>P11: Build the capacity of the Parramatta CBD, Strategic Centres, and Employment Lands to be strong, competitive and productive</p>	<p>As discussed, the proposal will provide additional residential and non-residential floorspace in a strategic location with good access to existing and future public transport. The proposal will therefore support and positively contribute to the development of Parramatta CBD, the GOP and neighbouring strategic centres.</p>
<p>P12: Retain and enhance Local Urban Service Hubs for small industries, local services and last-mile freight and logistics</p>	<p>The site is not identified as a Local Urban Service Hub.</p>
<p>Sustainability Planning Priorities</p>	
<p>P13: Protect and improve the health and swimmability of the Parramatta River, its waterways and</p>	<p>The proposal includes large areas of landscaping and deep soil planting, ensuring the site is permeable limiting runoff.</p>

Planning Priority	Comment
catchment	
P14: Protect and enhance our trees and green infrastructure to improve liveability and ecological health	The proposal seeks to increase the deep soil and landscaped areas within the site as detailed in the Landscape Concept Plan (Appendix 8).
P15: Reduce emissions and manage energy, water, and waste efficiently to create better buildings and precincts and solve city planning challenges	<p>Energy efficiency and sustainable measures will be incorporated within the detailed design to ensure compliance with BASIX and resultingly reduce the carbon footprint of the development.</p> <p>Measures to reduce waste and energy usage will be incorporated at detailed design at later stages.</p>

Table 6: Consistency with LSPS Planning Priorities

Parramatta Employment Lands Strategy 2016

The ELS provides a consolidated set of land use planning actions and recommendations to guide the future of Parramatta’s 21 Employment Lands Precincts.

The recommends that given size and significance of the Melrose Park Precinct, and also the changing nature of the pharmaceuticals industry, that a Structure Plan be prepared for Melrose Park, which considers future uses in the precinct and opportunities for urban renewal, including space for smaller biotech firms and also specialised research infrastructure.

Council adopted the *Parramatta Employment Land Strategy Review and Update* in July 2020. The update is to be read in conjunction with the ELS. In relation to the North Precinct, the update highlights the planning work undertaken to date on the Melrose Park North Planning Proposal and states the strategic direction and zone type for the growth precinct as a new mixed use commercial & residential area.

The ELS 2016 identifies 11 Actions that have been developed to guide the future of employment lands. The Planning Proposal is consistent with the relevant Actions and Directions of the ELS as detailed in the table below.

Action	Direction	Comment
<p>A1 – Protect Strategically Important Employment Lands Precincts</p>	<p>Protect strategically important employment lands precincts that provide industrial activities linked into broader metropolitan and global markets and supply chains and those serving the local population catchment area through the provision of urban services.</p>	<p>The Proposal is consistent with this Direction.</p> <p>The Site is not considered to be located within a strategically important employment or industrial precinct considering its existing or future employment potential, location to existing markets and provision of urban services.</p> <p>The AEC report outlines the changing face of the existing industrial uses on the Site and makes the case for change to a mixed uses development with specific allocation for new commercial employment and retail areas.</p>

Action	Direction	Comment
<p>A2 - Allow for a net reduction (10-15%) of existing employment lands</p>	<p>Allow for a net reduction of 10- 15% of existing zoned industrial/employment lands over the long term, going from 665 hectares down to 565-598 hectares.</p>	<p>The Proposal is consistent with this Direction. The Site accounts for only very minor portion of existing industrial / employment land in the Parramatta LGA. As per the findings of the AEC reports, the changing nature of the pharmaceutical industry and the rezoning of approximately 25 ha of industrial land at Melrose Park to a mixed use zoning to include employment opportunities for a minimum of 15,000m² of commercial and 15,000m² of retail space is well within the proposed net reduction of 10-15% of existing industrial / employment lands in the Parramatta LGA.</p>
<p>A3 - Rezoning to zones that facilitate higher employment densities</p>	<p>When considering rezoning of industrial zoned lands, rezoning to B5 Business Development, B6 Enterprise Corridor or B7 Business Park must first be considered to facilitate higher employment densities and an increased range of services and economic activities, rather than zones that permit residential uses. This includes consideration of office/service based employment to meet the additional 51,640 jobs forecast for the Parramatta LGA by 2041.</p>	<p>The Proposal is consistent with this Direction.</p> <p>Consideration of the proposed B5, B6 and B7 zones has been undertaken as detailed below.</p> <p>The proposed MU1 Mixed Use and RE1 zones are the most appropriate to deliver housing and employment outcomes.</p>

Action	Direction	Comment
A4 - Facilitate renewal of isolated industrial precincts	Facilitate the rezoning of smaller, isolated industrial precincts that are wholly surrounded by residential development and are no longer viable to alternate, complementary uses.	The Proposal is consistent with this Direction. The Site is surrounded by mixed uses including low density residential uses. The site will become isolated from other industrial sites if it is not rezoned.
A5 - Use of light industrial zone to facilitate increased range of employment uses	Facilitate an increased amount of light industrial zoned land, to provide for an increase in the range of high employment uses, including offices.	Not applicable.
A6 - Prepare Structure Plans for Key Employment Precincts which are undergoing economic change	Prepare Structure Plans for key employment lands precincts, including Camellia/Rosehill, Rydalmere, South Granville/Chester Hill and Melrose Park, which are undergoing economic change, restructuring of key industries and are of significant scale and size to support urban renewal and increased employment densities.	The Proposal is consistent with this Direction. The Structure Plan was prepared to support the Melrose Park North Precinct consistent with the Structure Plan principles, Directions and Actions in the ELS. This Structure Plan remains relevant to the proposal.
A7 - Prepare Structure Plans for Key Employment Precincts located on key arterials	Prepare Structure Plans for key employment lands precincts which are located on key arterials on Parramatta Road and Woodville Road and need significant urban renewal.	Not applicable.

Action	Direction	Comment
<p>A8 - Structure Plan precincts will not result in a decrease to employment density</p>	<p>Prepare Structure Plans for key employment lands precincts which are located on key arterials on Structure Plan precincts will not result in a decrease to the employment density within the precinct as identified in the Precinct recommendations to ensure that the resulting land use outcomes at the very least will not reduce existing employment levels. This will ensure that future development will continue to contribute towards Metropolitan and Sub-Regional employment targets.</p>	<p>The Proposal is consistent with this Direction.</p> <p>The Melrose Park North Precinct is supported by the Northern Structure Plan as adopted by Council as part of a 2 part structure plan process for the Melrose Park Precinct. While not specifically located within the Melrose Park North Precinct, the site immediately adjoins it.</p> <p>The Northern Structure Plan nominates the location of the new Town Centre in close proximity to the site facilitating a walkable neighbourhood.</p>
<p>A9 - Investigate potential for business park around UWS</p>	<p>Investigate the potential for a business park around the University of Western Sydney at Rydalmere linked to the specialisations of the University.</p>	<p>Not applicable.</p>
<p>A10 - Advocate to State Government for infrastructure improvements</p>	<p>Advocate to State Government for infrastructure improvements which will facilitate improved access to Council's employment lands, including for freight and employees.</p>	<p>The site is located adjacent to the future Parramatta Light Rail Stage 2.</p>
<p>A11 - Proposed rezoning must be supported by an Economic</p>	<p>Proposed rezoning of industrial land must be supported by an Economic Impact Study, which as a minimum, addresses the following</p>	<p>The Proposal is consistent with this Direction.</p> <p>This Planning Proposal is supported by a</p>

Action	Direction	Comment
Impact Study	Industrial Lands Strategic Assessment Checklist	comprehensive and evidence based Economic analysis including the following reports prepared by the AEC Group (Appendix 9).

Table 7: Response to the actions within the ELS

Local Housing Strategy

The Council's Local Housing Strategy provides guidance about when and where future housing growth will occur in the LGA. The Local Housing Strategy is consistent with the Greater Sydney Region Plan and the Central District Plan.

The relevant key objectives of the Local Housing Strategy to the Proposal include:

“Staged precinct release in line with infrastructure delivery (e.g. Sydney Metro West and the Parramatta Light Rail Stage 2 or equivalent projects) which are at early planning or business case stages are key to unlocking further capacity.”

The Local Housing Strategy nominates Melrose Park North and South as growth precincts. The site is located immediately adjacent to these sites and the Parramatta Light Rail Stage 2 line. As discussed throughout this Planning Proposal, the proposal will achieve additional jobs, housing and will facilitate urban renewal.

Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

SEPP (Biodiversity and Conservation)

The Proposal is fully land-based and is located just north of the foreshore area of the Parramatta River under the deemed SEPP as shown in the figure below. The Site does not adjoin the Harbour and will not affect any foreshore access or natural systems. There are provisions within SEPP which outline principles within the wider catchment and waterway area. The Proposal is consistent with these principles.

Given the proposed building height for the Site, the future development will be visible from parts of the Harbour/waterway. However, such impact will not be immediate and will be within an urban backdrop. Given the separation from the Harbour waters the design aspects can be considered at development stage.

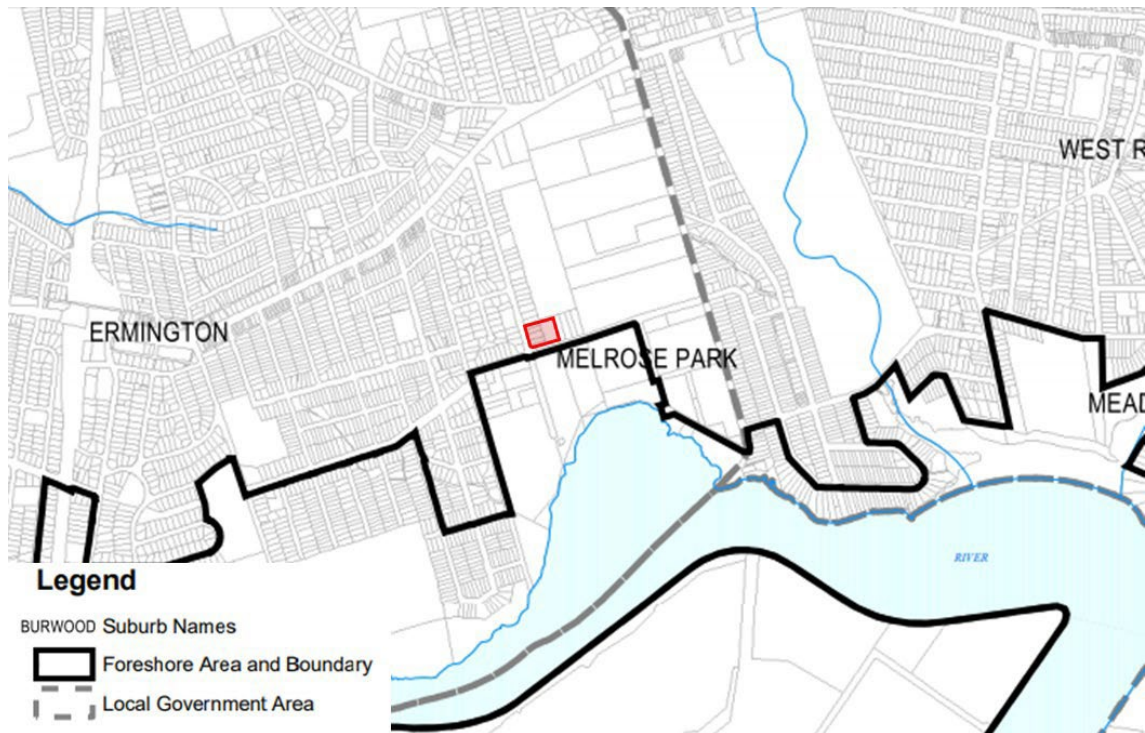


Figure 23: Foreshores and Waterways Map (SEPP)

The Site is not zoned open space and is not identified as having biodiversity significance. As outlined in the Flora and Fauna report by UBM Ecological Consultants (Appendix 4), the report identified no flora species listed as threatened or vulnerable under the NSW *Threatened Species* or Commonwealth *Environment Protection & Biodiversity Conservation* Acts. As the site has been used for the purposes of light industrial since at least early 1950, the grounds have been extensively landscaped, the presence of any such threatened flora species is highly unlikely.

There is the possibility of some habitat by fauna. Overall, this is likely to be low due to the nature of past development of the Site and lack of overall vegetation.

Where trees exist on the Site, they are generally in the landscaped setback area. The Planning Proposal, in-principle, is consistent with the SEPP.

Building Sustainability Index: BASIX SEPP

The requirements of BASIX will be met in the development phase of the Proposal.

Design Quality of Residential Apartment Development SEPP 65

The proposal is generally consistent with the ADG. It is believed the matters relevant in SEPP 65 will not be problematic at the DA stage. Naturally, details and provisions will need to be carefully considered as the Proposal continues to develop.

Housing SEPP

The proposal will contribute to housing diversity and affordability within the Parramatta LGA through the provision of additional dwelling types.

Planning Systems SEPP

At this stage, it is not envisaged that any development applications for the Site would be considered as State Significant.

Resilience and Hazards SEPP

The SEPP requires the Council to consider whether a Site is contaminated and whether the Site is suitable for the proposed use (before or after remediation).

Preliminary Site Investigation (PSI) prepared by ADE Consulting Group accompanies the Planning Proposal (Appendix 5). The PSI assesses the potential for contamination at the site.

ADE Consulting Group considers there is a moderate potential for contamination to have occurred on-site as a result of the past and present land-uses. The PSI recommends that a Stage II Detailed Site Investigation (DSI) with the inclusion of sampling for soil and groundwater should be conducted in accordance with the NSW OEH 2023. The Stage II DSI can be prepared as part of any future Development Application for the site.

The PSI concludes that it is likely that the site can be determined or made suitable for the proposed development, pending a Stage II DSI and remediation (if required).

Transport and Infrastructure SEPP

The SEPP requires the referral of the application to the relevant electricity supply authority if works are carried out within or adjacent to an easement for electrical purposes. Future development applications will therefore require referral to Ausgrid.

The SEPP also identifies the capacity or size of developments that should be to TfNSW. The proposal does not exceed any of the threshold criteria and therefore referral to TfNSW is not required.

In terms of noise considerations, the site is approximately 500 metres south of 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 as part of the DA process and would not be a determinative factor in rezoning the Site.

Acoustic advice prepared by White Noise accompanies the Planning Proposal (Appendix 10). The advice indicates that the site can be acoustically designed to achieve compliance with all relevant acoustic requirements for a mixed-use development. The advice confirms that the future detailed design of the residential units can be adequately designed to comply with the Australian Standard AS2107:2016, the Department of Planning Development Near Rail Corridor and Busy Roads – Interim Guideline and Council's DCP.

In addition, the proposal can achieve compliance with the standard operational noise limitations for the development. A detailed *Noise Impact Assessment* can be undertaken at the DA stage.

Is the Planning Proposal consistent with applicable Ministerial Directions (section 9.1 directions)?

Yes. The Planning Proposal is consistent with the Directions issued by the Minister for Planning and Public Spaces under section 9.1 of the EP&A Act (formerly section 117). The Directions that are relevant to the Planning Proposal are addressed in the table below.

Relevant Ministerial Direction	Consideration
Direction 1.1: Implementation of Regional Plans	The Greater Sydney Region Plan is addressed in this report and the proposal is considered to be consistent with the plan. The proposal is consistent with this direction.
Direction 1.2: Development of Aboriginal Land Council Land	The site is not in the ownership of the Aboriginal Land Council nor are there any known Aboriginal objects or places of heritage significance within the site.
Direction 1.3: Approval and Referral Requirements	The Planning Proposal does not include consultation, concurrence or referral above and beyond the existing provisions of the PLEP 2023. The Planning Proposal is consistent with this Direction.
Direction 1.4 Site Specific Provisions	The Planning Proposal seeks to insert a site-specific provision in PLEP 2023 and amend the Additional Local Provisions map to ensure a minimum of 1,400m ² of non-residential floor space is to be provided within the site to serve the local retail and commercial.

Relevant Ministerial Direction	Consideration
Direction 1.7: Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	The site is not identified within the Greater Parramatta Priority Growth Area.
Direction 3.2: Heritage Conservation	<p>The site does not contain any heritage items nor is it located within a heritage conservation area. An item of local heritage significance known as the Bulla Cream Dairy item (I64) is located opposite the site. The proposed height and bulk sought will provide an appropriate transition from the future taller buildings within Melrose Park to Hughes Avenue, ensuring a suitable interface within this heritage item is provided.</p> <p>The proposal therefore complies with this objective.</p>
Direction 4.1: Flooding	<p>The site is above the 1 in 100 year flood level and there are no flooding maps for the site in the PLEP 2023. The site is not known to be flood affected resultingly, the proposal complies with this direction.</p> <p>Any potential impacts as a result of development on the site, such as stormwater runoff, will be considered and addressed appropriately at DA stage. The Planning Proposal seeks to adopt the Concept Stormwater Strategy developed for the wider Melrose Park North Precinct which includes both stormwater quantity and quality strategies (Appendix 12).</p>
Direction 4.3: Planning for Bushfire Protection	The site is not identified as being bushfire prone land.

Relevant Ministerial Direction	Consideration
<p>Direction 4.4 Remediation of Contaminated Land</p>	<p>The PSI prepared by ADE Consulting Group finds that there is a moderate potential for the site to be contaminated due to past and present land-uses.</p> <p>The PSI recommends that a Stage II Detailed Site Investigation (DSI) with the inclusion of sampling for soil and groundwater should be conducted in accordance with the NSW OEH 2023. The Stage II DSI t can be prepared as part of any future Development Application for the site.</p> <p>The PSI concludes that it is likely that the site can be determined or made suitable for the proposed development, pending a Stage II DSI and remediation (if required).</p>
<p>Direction 4.5: Acid Sulfate Soils</p>	<p>The Site has a low Classification of 5. The soil type and likely groundwater is such that this issue is not critical and able to be managed with future DAs.</p>
<p>Direction 5.1: Integrating Land Use and Transport</p>	<p>The Proposal is consistent with this Direction and meets the objectives as it:</p> <ul style="list-style-type: none"> • provides new dwellings in close proximity to existing public transportation links on Victoria Avenue • provides new dwellings adjacent to the future Parramatta Light Rail • permits residents to walk or cycle to work if employed within the future Melrose Park Precinct • provides and support additional commercial premises in proximity to existing and future transport links • improves use of space and infrastructure by increasing densities on an underutilised site <p>Further details are provided in the Traffic and Transport analysis in this report.</p>
<p>Direction 5.2: Reserving Land for Public Purposes</p>	<p>The Proposal seeks to amend the Land Reservation Acquisition map to reflect the areas of open space to be dedicated to Council.</p>

Relevant Ministerial Direction	Consideration
Direction 6.1: Residential Zones	<p>The Planning Proposal is consistent with these objectives as it:</p> <ul style="list-style-type: none"> • provides additional residential floor space adjacent to the Melrose Park Precinct within close proximity to public transport, shops and community facilities • contributes to the redevelopment of underutilised industrial lands • will not adversely impact on the environment.
Direction 7.1: Business and Industrial Zones	<p>The proposed urban renewal of the Site is consistent with the objectives of the zone as follows:</p> <ul style="list-style-type: none"> • The Proposal seeks to rezone the site to MU1 Mixed Use and will contribute 1400m² of employment generating land uses • The proposal will support the new Town Centre at Melrose Park and the growth of nearby strategic centres <p>This Planning Proposal provides the opportunity to redevelop industrial land that will become isolated given the emerging character of the Melrose Park Precinct.</p> <p>On 11 July 2016, The City of Parramatta Council adopted the <i>Employment Lands Strategy 2016</i> (ELS). The ELS 2016 identifies all industrial zoned land in Melrose Park, including the subject site, as Precinct 11. The ELS 2016 recognises the Melrose Park Precinct as unique in Parramatta’s employment lands as it previously contained a significant concentration of some of the world’s largest pharmaceutical companies but notes that these have recently moved overseas.</p> <p>The ELS 2016 recommends that given size and significance of the Melrose Park Precinct, and also the changing nature of the pharmaceuticals industry, that a Structure Plan be prepared for Melrose Park, which considers future uses in the precinct and opportunities for urban renewal, including space for smaller biotech firms and also specialised research infrastructure (BOLD our</p>

Relevant Ministerial Direction	Consideration
	<p>emphasis).</p> <p>On 22 August 2016, Council resolved that Melrose Park be subject to two Structure Plans – a Northern and a Southern Structure Plan. Council adopted the Melrose Park Northern Structure Plan on 12 December 2016, in accordance with the recommendations of the ELS 2016.</p> <p>The subject site is situated within the Melrose Park Northern Structure Plan and from a strategic planning perspective has been identified by Council to undergo urban renewal. The proposal seeks to act upon this to facilitate the redevelopment of industrial land that would otherwise become isolated</p> <p>The Proposal is justified by several studies to support the rezoning of the Site from E4 General Industrial and R2 Low Density Residential to MU1 Mixed Use including an Economic Impact Assessment for the wider Melrose Park North Precinct prepared by AEC Group.</p> <p>The economic modelling conducted for this report indicates that the Planning Proposal for the Melrose Park North Precinct will make a significant contribution to the Parramatta LGA economy through its construction phase and the ongoing activities of the redeveloped Site. Furthermore, once the redevelopment is completed and fully operational it will continue to provide a strong ongoing contribution to the Parramatta economy.</p> <p>As the subject proposal is located adjacent to the Melrose Park North Precinct and it is therefore considered that the redevelopment of the site will support and contribute to the development and renewal of the area and will result in positive economic impacts to the Parramatta LGA.</p>

Table 8: Section 9.1 Directions by the Minister

Section C: Environmental, Social and Economic Impact

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.

Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The Planning Proposal includes a detailed consideration of a range of relevant issues which demonstrates that it will have minimal environmental impact and is an appropriate response to the site and its context. These issues include:

Built Form and Amenity

The site is strategically located within the Melrose Park Growth Area. The proposal transitions appropriately between the emerging high density mixed use development in the VRS, the adjoining Melrose Park North and South Planning Proposals and the surrounding density residential properties on Hughes Street and Hope Street.

The proposal is generally consistent with SEPP 65 and the ADG. The proposal is designed to minimise impacts to adjoining properties and ensures high levels of residential amenity.

Key areas of the built form that respond to SEPP 65 and the ADG are detailed below.

Appropriate Height Relative to High Density Mixed Use Development and Low Density Residential Development

- the taller portion of the building is placed adjacent to the eastern boundary
- the taller portion of building is orientated on a north south axis to minimise overshadowing of surrounding residential development
- appropriate building separation is achieved with adjoining buildings
- apartment size, the apartment mix and car parking will be provided in accordance with Council's DCP

A key consideration for the development of the Site is the impact on the surrounding properties. In relation to built form, the size and nature of the Site combined with careful urban design and Site planning ensure no unacceptable impacts on surrounding properties in particular the surrounding residential and heritage item located opposite the site in Hope Street.

The proposal provides for an appropriate level of solar access for surrounding properties. This is achieved through the siting and built form, focusing the taller building height adjacent to the western boundary. This design ensures the development's shadow moves quickly across the surrounding sites and minimises the extent of shadow cast.

The overshadowing analysis in the Architectural Package reveals that overshadowing impacts on adjoining properties is reasonable.

The Urban Design Report (Appendix 8) provides an analysis of the 14 storey building and its potential shadow impact on the building envelopes in the Melrose Park South Precinct and surrounding properties. This analysis demonstrates that all properties on the southern side of Hope Street obtain more than 3 hours direct sun in mid-winter on the buildings' northern

facades.

Contamination

Preliminary Site Investigation (PSI) prepared by ADE Consulting Group accompanies the Planning Proposal (Appendix 5). The PSI assesses the potential for contamination at the site.

ADE Consulting Group considers there is a moderate potential for contamination to have occurred on-site as a result of the past and present land-uses. The PSI recommends that a Stage II Detailed Site Investigation (DSI) with the inclusion of sampling for soil and groundwater should be conducted in accordance with the NSW OEH 2023. The Stage II DSI can be prepared as part of any future Development Application for the site.

The PSI concludes that it is likely that the site can be determined or made suitable for the proposed development, pending a Stage II DSI and remediation (if required).

Flora and Fauna

There is minimal vegetation located on the site with low shrubbery on the Tomola site and a few mature trees located within the residential properties fronting Hughes Avenue. The Site is not identified on the Natural Resources – Biodiversity Map, nor the Natural Resources – Riparian Land and Resources Map in the PLEP 2023.

A Preliminary Ecological Report has been prepared by UBM Ecological Consultants for the wider Melrose Park North Precinct (Appendix 4). This report makes reference to the Office of Environment & Heritage mapping (OEH 2013) which identifies areas of native vegetation (bushland) in the locality and region. This mapping does not identify any vegetation within Melrose Park or the site.

Attachment 2 within the Preliminary Ecological Report provides a list of threatened or vulnerable fauna species known for the locality. The report notes several of the listed species are aquatic or migratory species known for the Parramatta River foreshores, and thus are unlikely to be found in Melrose Park or the site.

The report notes that large mature trees within Melrose Park are likely to support arboreal mammals (possums), birds, and possibly microbats, and seasonally, macrobats such as the Grey headed Flying-fox. At least five (5) microbat species known for the Locality are listed under the legislation. The report recommends that prior to future development applications, it would be prudent to undertake a nocturnal fauna survey.

Given the lack of significant trees within the site, there is very little possibility of the site containing habitat for fauna. This is likely due to the current lack of overall vegetation within the site.

The proposal will significantly increase the extent of landscaping, tree canopy cover and deep soil zones within the site, resulting in an improved environmental outcome.

Flooding

The Section 10.7 Certificates for the site do not identify it as containing flood prone land. Furthermore, the Site is not known to be flood-affected.

Geotechnical

A Preliminary Geotechnical Assessment Report prepared by ADE Consulting Group accompanies the Planning Proposal (Appendix 6). This report concludes that the proposed development is considered feasible from a geotechnical perspective. Provided appropriate site investigation, design assessments, and construction monitoring normally associated with this type of development are carried out, the risks to adjacent structures and services are found to be manageable.

A land survey prepared by LTS Lockley accompanies the Planning Proposal and details the levels, contours, built improvements and retaining walls across the Site (Appendix 3). This survey demonstrates that the site has a fall from north to south by approximately 3.3 metres and from west to east by 1.8 metres.

Heritage - Aboriginal

The site is not known to have any archaeological potential for items of Aboriginal significance given the respective lots which form the site have been previously developed. The site is also not known to be a site of Aboriginal significance. As such, no further assessment of Aboriginal heritage has been undertaken.

Heritage - European

The site does not contain any items of European heritage, nor is it located within a heritage conservation area.

A heritage item of local significance is located at the opposite corner of the Hope Street and Hughes Avenue intersection, at 64 Hughes Avenue, Ermington. This item is known as the 'Bulla Cream Dairy' (I64) under the PLEP 2023. This site contains a single storey residential dwelling with a single storey warehouse to the rear and fronting Hope Street.

Servicing and Survey Report

An Engineering Services Desktop Due Diligence Report prepared by Integrated Group Services accompanies the Planning Proposal (Appendix 2). This report outlines the servicing capability of the site relating to potable water, wastewater, electricity, gas and telecommunications.

The existing infrastructure in both Hope Street and Hughes Avenue are insufficient for proposed potable water requirements. An upgrade will be required to access the nearest suitable water main for connection at the intersection of Hope Street and Waratah Street, approximately 220 metres to the east of the site. The report confirms that it is unlikely that there will be any issues with servicing the site from the Sydney Water infrastructure in the vicinity of the site.

There are 150mm and 225mm sewer mains reticulating within the site that will require diversion or coordination with the development design. The 225mm sewer main in the vicinity of the site is identified as being sufficient to connect to the proposed future development.

Based on infrastructure plans provided by Endeavour Energy, existing High Voltage infrastructure is located on the southern side of the site within Hope Street which will most likely be the point of connection for the new on-site substations. The capacity of this feeder will be determined once an application for connection has been lodged to the authorities. However, it is envisaged that the High Voltage feeders will have the capacity to service the

projected development load.

The Ausgrid high voltage transmission lines and towers reticulating through the site will remain in place "as is" and the future detailed design will be planned around these assets.

Jemena have sufficient infrastructure in the vicinity of the site and can easily cater for gas requirements of the new development. The existing 32mm 210kPa Natural Gas main is the most likely point of connection, subject to Jemena approval.

The response received from the respective Telecommunication suppliers and NBN shows a 100mm pit and pipe fibre services extending on Hope Street fronting the proposed development. The telecommunications services identified in the vicinity of the site are expected to have the carrying capacity to suit the needs of the proposed development.

Transport and Traffic

A Transport Management Accessibility Plan (TMAP) was prepared in consultation and agreement with Council, TfNSW and the RMS as part of the Melrose Park North Planning Proposal.

The TMAP comprehensively assesses demand management and transport linkages, as well as traffic infrastructure augmentations and considerations in response to the adopted Structure Plan and Planning Proposal for Melrose Park North as well as the aspirations of the re-development of Melrose Park South Precinct. The TMAP has been developed to encourage and develop initiatives to maximise public transport use.

The Melrose Park TMAP identifies staging trigger points for associated road works on Victoria Road at Wharf Street and Kissing Point Road. The site is located within the Melrose Park precinct in the TMAP. The first identified trigger point for upgrades (Stage 1A) would occur at 1,100 dwelling and is currently being proposed as part of the VRS development. The next trigger point for road works identified in the Melrose Park TMAP (Stage 1B) is at 1,800 dwellings.

A TIA prepared by VIAE Consulting, accompanies the Planning Proposal (Appendix 7) and identifies the following:

- The site would generate 75 car trips in the morning peak hour and 89 car trips in the evening peak which is considered minor.
- A total of 225 parking spaces will be required to accommodate the proposed development yield as per the DCP 2023, based on the indicative mix of 1, 2- and 3-bedroom dwellings.
- The critical infrastructure projects planned by the NSW Government within Melrose Park and Greater Parramatta and Olympic Park (GPOP). These infrastructure projects will support the Planning Proposal and future residents.
- The traffic impacts associated with the Tomola site are accommodated by the Melrose Park TMAP Stage 1A road works package and the surrounding road network along Hope Street and Hughes Avenue. No works beyond TMAP Stage 1A works are required to accommodate the additional traffic generated by the proposed development.

The TIA finds that the traffic generated by the development would be minimal and can be easily accommodated under the works required for Stage 1A of the Melrose Park Precinct. A detailed traffic and transport assessment will accompany the future DA.

Project	Transport Mode	Status	Estimated Completion
Parramatta Light Rail 1	Light Rail	Stage 1 – Construction	2023
Parramatta Light Rail 2	Light Rail	Stage 2 – Planning and Design / Business Case	2026
Gateway Bridge (Melrose Park to Wentworth Point)	Bus / light rail	Investigation and Planning	2026
Victoria Road BRT	Bus	Planning and Design	2026
WestConnex	Road / Freight	Stage 1 - Completed Stage 2 - Construction Stage 3 - Construction	2023
Sydney Metro West	Metro	Planning and design / Business Case	2028
Melrose Park Bus Shuttle Service	Bus	Shuttle currently provides key connections to Meadowbank Ferry and Meadowbank Station	2019 – currently operating

Figure 24: Transport Projects for Melrose Park and GOP (Source TIA)

Has the Planning Proposal Adequately Addressed Any Social and Economic Effects?

Economic Impact Assessment

The urban renewal and transformation of the site will result in significant economic benefits for the new communities within the site, existing and future communities within Melrose Park and the surrounding neighbourhood. These public benefits include:

- contribute to the urban renewal of the wider Melrose Park Precinct through the redevelopment of what would become an isolated and unfeasible industrial site
- direct investment and jobs in the local area:
 - during construction the project is projected to generate the following economic impacts (total direct and flow-on) for Parramatta LGA:
 - \$117 million in output
 - \$43 million contribution to Gross Regional Product (GRP)
 - \$26 million in wages and salaries paid to local workers
 - 300 FTE jobs
 - following the completion of construction, the project is estimated to support the following annual economic activity through direct and indirect (flow-on) impacts associated with operations on the Site:
 - \$19 million in output
 - \$10 million contribution to GRP
 - \$5 million in incomes and salaries paid to households
 - 76 FTE jobs (including 56 FTE directly related to activity on the Site).

This is a key investment in the local community:

- +2600m² of RE1 Public Recreation dedicated to Council
- provides pedestrian links north-south and east-west through the site improving connectivity to Melrose Park Town Centre and the wider Melrose Park Precinct

Social Impact Assessment

A SIA for the wider Melrose Park North Precinct was undertaken by Urbis and outlines the potential benefits and impacts from the Melrose Park North Planning Proposal (Attachment 12). In particular, the identified benefits include:

- development of a new Local Town Centre within the development allowing for opportunities for childcare facilities, community marketplace, provision of open space areas and development of retail and commercial businesses
- public benefits of over \$200 million, comprising provision of open space and public infrastructure, affordable housing, provision of land for a new school and contributions to Melrose Park Public School, contributions and dedication of infrastructure including roads and future assessments for transport and power in Melrose Park and contributions to smart cities provision within the development.
- the increased supply of modern accommodation options to create a more even and mixed housing market for the community
- under existing conditions, the number of jobs have and will continue to decrease on the Site without change. Once the redevelopment is completed, the Site will provide between 1,538 – 1,932 jobs, with the provision of a minimum 15,000m² dedicated for commercial and employment uses and 15,000m² in retail uses. The development will create jobs during the construction phase and additional jobs in the supply chain during construction and operation which will support employment outcomes for the community (as outlined in the EIA).

The subject proposal will support and expand upon the achievement and delivery of these social benefits as:

- it provides approximately 161 residential dwellings to supply the growing suburb with a diverse housing choice
- future residents of the development will support the Melrose Park Local Town Centre and associated commercial and retail businesses
- improve and encourage active modes of transport through the provision of through site links (east-west and north-south)
- it will contribute to the urban renewal of the wider Melrose Park Precinct through the redevelopment of what would become an isolated industrial site

Section D - Infrastructure (Local, State and Commonwealth)

Is there Adequate Public Infrastructure for the Planning Proposal?

Future development on the site will make use of existing public infrastructure and services including connections to water, sewerage, electrical and telecommunications infrastructure.

Section D – State and Commonwealth interests

Is there Adequate Public Infrastructure for the Planning Proposal?

Future development on the site will make use of existing public infrastructure and services including connections to water, sewerage, electrical and telecommunications infrastructure.

What are the views of State and Commonwealth Public Authorities Consulted in Accordance with the Gateway Determination?

Consultation with State and Commonwealth public authorities will be carried out at the Gateway determination stage.

Part 4: Mapping

The indicative Land Use Zone map, Height of Building map, and Floor Space Ratio map are shown below.

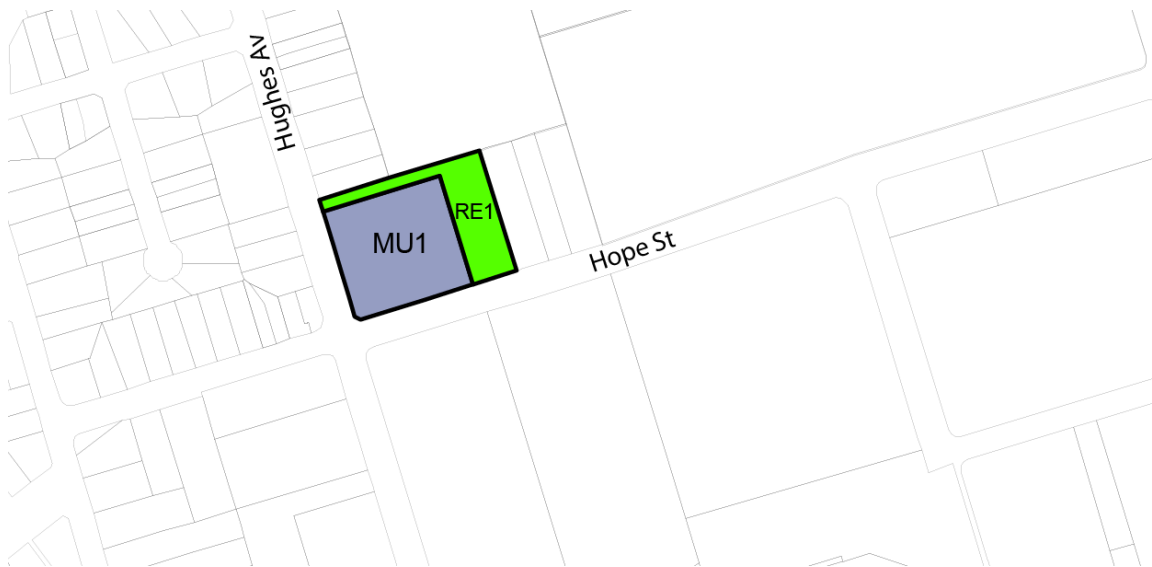


Figure 25: Proposed Land Use Zoning for Tomola site

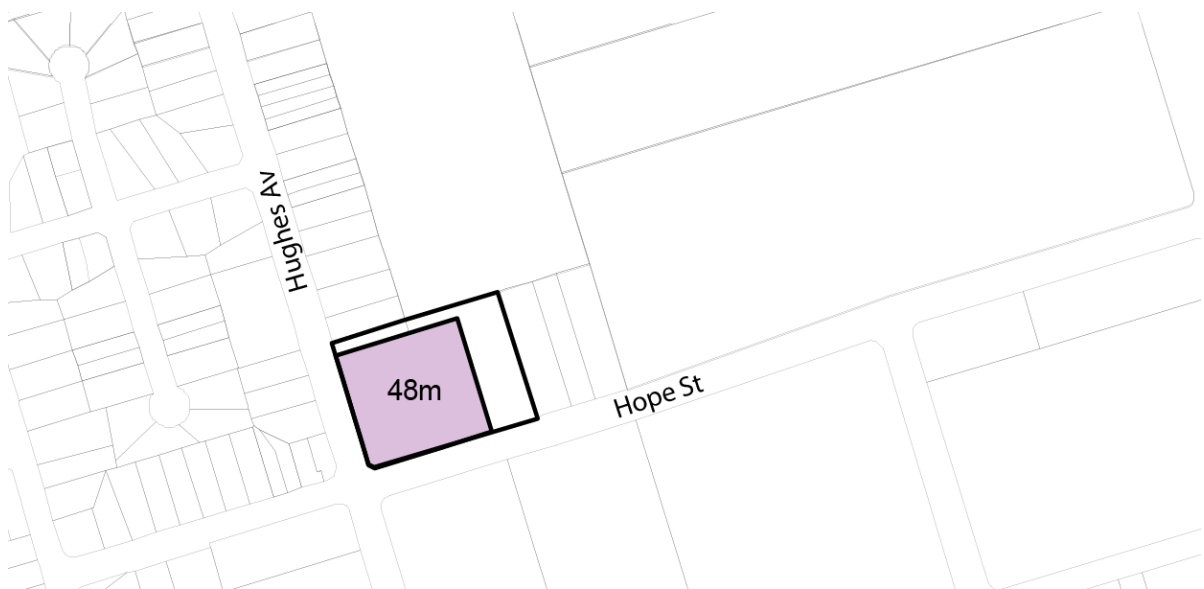


Figure 26: Proposed Height of Building controls for Tomola site

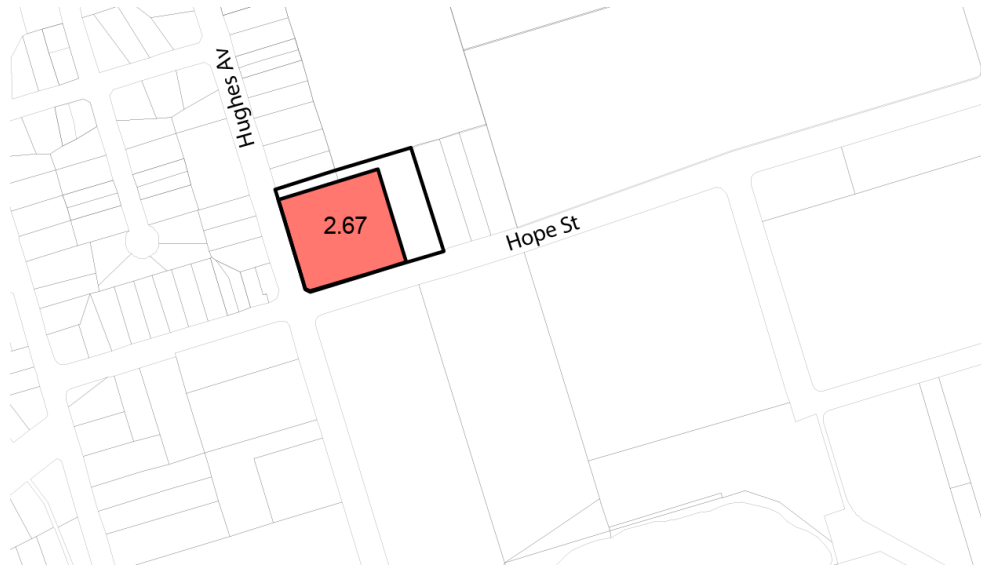


Figure 27: Proposed Floor Space Ratio controls for Tomola site

Part 5: Community consultation

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

Per the Gateway Determination the Planning Proposal is categorised as complex (in accordance with the *Local Environmental Plan Making Guideline*) and must be made publicly available for a minimum of 30 days.

Part 6: Project Timeline

Table 9 below outlines the anticipated timeframe for the completion of the Planning Proposal.

MILESTONE	TIMEFRAME
Report to the Local Planning Panel on the assessment of the Planning Proposal	17 May 2022
Report to Council on the assessment of the Planning Proposal	14 June 2022
Submission to the Department of Planning and Environment for review of Gateway determination	11 August 2023
Gateway determination issued	5 October 2023
Commencement and completion dates for public exhibition period	June – July 2024
Consideration of submissions	July 2024
Consideration of Planning Proposal and associated report post-exhibition by the Local Planning Panel	Late 2024
Consideration of Planning Proposal post-exhibition and associated report by Council	Late 2024
Submission to the Department of Planning and Environment to finalise the LEP amendment	Late 2024
Notification of instrument	Late 2024

Table 9: Anticipated timeframe to Planning Proposal process

Appendix 1 – Community Engagement Strategy

Appendix 2 – Engineering Services Due Diligence Report

Appendix 3 – Survey Plan

Appendix 4 – Flora & Fauna Report

Appendix 5 – Detailed Site Investigation Report

Appendix 6 – Preliminary Geotechnical Assessment Report

Appendix 7 – Preliminary Traffic Impact Assessment

Appendix 8 – Urban Design and Landscaping Report

Appendix 9 – Economic Impact Assessment

Appendix 10 – Acoustic Advice

Appendix 11 – Social Impact Assessment

Appendix 12 – Concept Stormwater Strategy

Appendix 13 – Hazard Analysis

Appendix 14 – Site Sustainability Statement

Appendix 15 – Melrose Park TMAP