

Plain English Statement of the Tomola Site Planning Proposal – Tomola Site, Melrose Park North

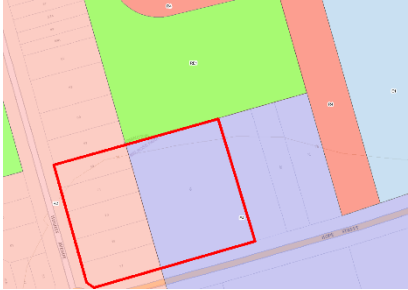
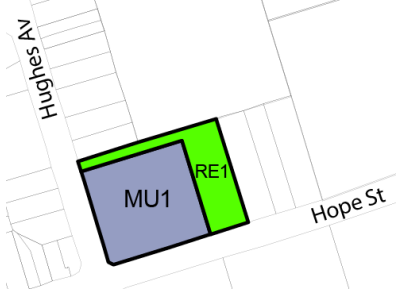
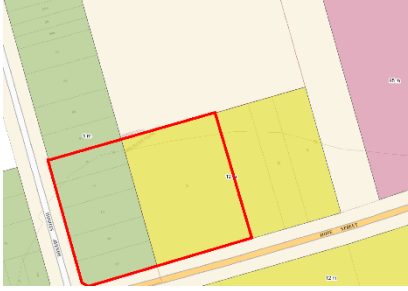
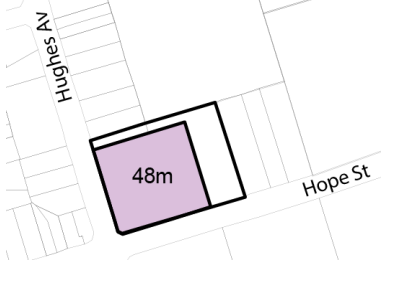
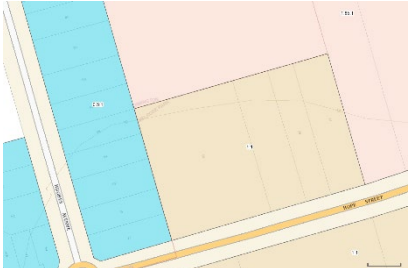
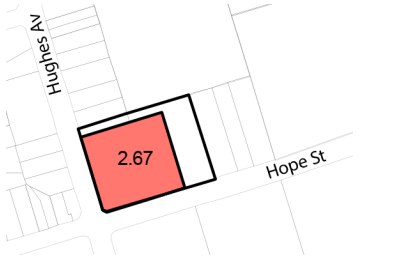
Exhibition of a Planning Proposal

Council is proposing to amend the planning controls that currently apply to land at 19 Hope Street, Melrose Park and 69-77 Hughes Avenue, Ermington. This site is commonly referred to as the 'Tomola' site. Amendments are proposed to the Parramatta Local Environmental Plan (LEP) 2023 and Parramatta Development Control Plan (DCP) 2023. The proposal will be exhibited from Tuesday, 18 June 2024 to Thursday, 18 July 2024.

This Planning Proposal seeks to amend the LEP and DCP controls facilitate a future mixed-use development and public open space. The public open space will include parkland, well as a north-south and east-west through site link to increase access through the site. Any development would be subject to a future Development Application

The Planning Proposal will enable the land to be redeveloped in line with Council's adopted vision for the Melrose Park Urban Renewal precinct. Much of Melrose Park has been recently rezoned for mixed use development, and this includes land that neighbours the Tomola subject site.

The Planning Proposal seeks to make the following changes to the Parramatta LEP 2023 as outlined in the below:

	Existing LEP Controls	Proposed LEP Controls
Zoning	<p>Part E4 General Industrial (4,765sqm)</p> <p>Part R2 Low Density Residential (3,694sqm)</p> 	<p>Part MU1 Mixed Use (5,807sqm)</p> <p>Part RE1 Public Recreation (2,673sqm)</p> 
Maximum Building Height (HOB)	<p>Part 9m (R2 zone)</p> <p>Part 12m (E4 zone)</p> 	<p>48m (Approx 4-14 storeys)</p> <p>There will be no height control applicable on the RE1 Public Recreation Land</p> 
Maximum Floor Space Ratio (FSR)	<p>Part 0.5:1 (R2 land)</p> <p>Part 1:1 (E4 land)</p> 	<p>2.67:1 (MU1 land only)</p> <p>Approx. 14,070 sqm residential GFA (161 units) and 1,630 sqm commercial GFA</p> <p>There will be no FSR control applicable on the RE1 Public Recreation Land</p> 

Accompanying the Planning Proposal is a draft site-specific Development Control Plan (DCP) that includes detailed planning and design guidelines for the Tomola site. Constituting a site-specific amendment of Section 8.2.6 Melrose Park, the draft DCP includes the following planning and design guidelines:

- General controls relating to the desired future character of the site
- Controls that determine the building envelope / built form and scale
- Vehicular parking and access on the site
- Site interface to Hope Street and Hughes Avenue, including frontage treatment, uses to the street and material treatment.
- Pedestrian access and landscape treatment of the Western Parklands on the subject site.

To help ensure the necessary infrastructure is provided to support the proposed redevelopment, a draft Planning Agreement has also been negotiated to deliver community benefits. A Planning Agreement is an agreement entered into between Council and a developer to deliver public benefit items to the community, that arise because of the additional infrastructure demand generated by a Planning Proposal. The draft Planning Agreement is worth \$3,439,859.50 and includes the following:

- The provision of two (2) 2-bedroom affordable housing units with a total of two allocated parking bays, dedicated to Council in perpetuity.
- Landscaping, embellishment and dedication to Council of new public open space with a total area of 2,673m² below and around the electricity transmission easement.

The image below illustrates the Tomola site (bottom left) in the context of surrounding sites.



Tomola site context (dark blue line) within the Melrose Park North Precinct