

PRESENT

Stephen O'Connor (Chair), Ian Armstrong, Ian Gilbertson and Bob Hussey.

ACKNOWLEDGEMENT TO TRADITIONAL LAND OWNERS

The Chairperson, acknowledged the Burramattagal Clan of The Darug, the traditional land owners of Parramatta and paid respect to the elders both past and present.

APOLOGIES

There were no apologies made to this Local Planning Panel.

DECLARATIONS OF INTEREST

There were no declarations of interest made to this Local Planning Panel.

INNOVATIVE

5.1 SUBJECT Exhibition Outcomes - Amended Melrose Park North
Planning Proposal and Draft Site-Specific Development
Control Plan

REFERENCE RZ/1/2016 – D08142867

APPLICANT/S Payce MP DM Pty Ltd (38-42, 44 & 44A Wharf Road,
Melrose Park and 27-29 Hughes Avenue, Ermington),
Ermington Gospel Trust (15-19 Hughes Avenue & 655
Victoria Road, Ermington), Jae My Holdings Pty Ltd (8
Wharf Road, Melrose Park)

OWNERS Payce MP DM Pty Ltd, Ermington Gospel Trust, Jae My
Holdings Pty Ltd

REPORT OF Senior Project Officer Land Use Planning

The Panel considered the matter listed at Item 5.1 and attachments to
Item 5.1.

ADVICE TO COUNCIL

Summary

The Panel has considered the extensive information provided for the Planning Proposal (PP) and draft Development Control Plan (DCP) for the Melrose Park North Precinct. Some of the supporting information that was exhibited has been amended for various reasons, including addressing issues raised in submissions and it is noted that further

amendments are proposed and will be presented for Council's final determination.

Given the importance of both the PP and DCP for guiding this significant development in both a coordinated and orderly and economic manner and so that the public interest considerations are adequately addressed, the following matters have been identified by the Panel as requiring further clarification before Council's consideration of the PP and DCP:

Planning Proposal

1. Appropriate provisions need to be drafted and incorporated into the PP that make it clear that development applications (DA) cannot be lodged in relation to land within the precinct unless a Planning Agreement is registered on title of the land the subject of the DA, that commits to the provision of funding for the infrastructure required within the precinct.
2. The maximum residential gross floor space that cannot be exceeded should be 478,764 sqm.
3. Appropriate provisions need to be drafted and incorporated into the PP that guarantee that residential flat buildings are only permissible in the B2 zone where the minimum 30,000 sqm of retail/ commercial floor space is achieved.
4. Appropriate provisions need to be drafted and incorporated into the PP that require that a Design Excellence Panel provide design advice for all DAs within the precinct. Floor space and height bonuses should not be awarded to any development lot.
5. Appropriate provisions need to be drafted and incorporated into the PP that place a limit on the amount of floor space that can be developed within the precinct prior to the construction of essential infrastructure such as a bridge over the Parramatta River.

Draft Development Control Plan


1. Appropriate provisions need to be drafted and incorporated into the draft DCP that reference the Master Plan and Public Domain Plan and clearly identify key requirements of these plans including where direct access to the frontage roads is restricted.
2. Appropriate provisions need to be drafted and incorporated into the draft DCP to demonstrate the adequacy and purpose of public open space areas to provide both active and passive recreational opportunities within the precinct.
3. The framework for the water management strategy needs to be incorporated into the draft DCP to provide adequate guidance for detailed design of the stormwater infrastructure to be provided within the precinct.
4. Appropriate provisions need to be drafted and incorporated into the draft DCP to provide clarity around setting podium heights and associated setbacks to ensure consistency across the precinct.
5. Appropriate provisions need to be drafted and incorporated into the DCP to reflect the proposed staging of development as provided for within the relevant Voluntary Planning Agreements.

Conclusion

The Panel notes the amendments undertaken to both the PP and draft DCP together with the Planning Officers' advice that further amendments are to be made to these documents before they are presented to Council. In these circumstances, the Panel's recommendation and advice is that the aforementioned matters also be reviewed.

The Panel's advice and recommendation was unanimous.

The meeting terminated at 3:10pm.



Chairperson