

15 December 2022

Mr Keith Ng  
Senior Planning Officer, Infrastructure Assessment  
Department of Planning and Environment  
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Dear Keith Ng,

**CONFIDENTIAL Submission to the Parramatta Light Rail (Stage 2) SSI-10035**

This submission is prepared by *Keylan Consulting Pty Ltd* on behalf of PAYCE (client) in response to Transport for NSW's (TfNSW) *Parramatta Light Rail Stage 2* (PLR) State Significant Infrastructure (SSI) application which is on exhibition until 16 December 2022.

We have undertaken a review of the SSI application, particularly as it relates to the site at 19 Hope St, Melrose Park and 69-77 Hughes Avenue, Ermington (Tomola site). The primary objectives of this submission are to:

- inform the Department of Planning and Environment (DPE) of an existing, Council endorsed Planning Proposal on the Tomola site
- identify key issues and long-term impacts on the Tomola site due to the proposed alignment and land acquisition of the site

In general, our client supports the PLR (Stage 2) as an important transport corridor to support the Melrose Park Precinct. This support is evident in the proposed indicative design of the future development accompanying the Planning Proposal. The PLR (Stage 2) will contribute to providing frequent and reliable transport for the residents and visitors of Melrose Park, connecting people to jobs, services, education and nearby precincts. Further, the PLR (Stage 2) will assist in attracting businesses and investment to Melrose Park, improving liveability for existing and future residents.

We raise significant concern that the proposed land requirements and possible associated future acquisition significantly impacts the re-development potential of the Tomola site.

On 14 June 2022, the City of Parramatta Council (Council) endorsed a Planning Proposal for the mixed-use redevelopment of the Tomola site (Council reference: RZ/1/2021). This Planning Proposal does not appear to have been given due consideration in the preparation of the PLR (Stage 2) SSI application.

This submission concludes that the PLR (Stage 2) SSI application does not adequately consider the cumulative impacts of the land acquisition and unnecessarily limits the development potential of the site, particularly given its strategic importance to the Melrose Park Urban Renewal Precinct.

## 1 Background

### 1.1 Tomola site

The Tomola site comprises six land parcels and is known as 19 Hope Street, Melrose Park and 69-77 Hughes Avenue, Ermington. The land is legally described as follows:

- Lot A & B DP 356298
- Lot D, E, F, G DP 369480

The site has an area of approximately 8,500m<sup>2</sup>, with frontages of 104m to Hope Street and 79m to Hughes Avenue (Figure 1).

The site is occupied by both general industrial and low-density residential uses. Currently, there is 1 x vacant residential block, 1 x dual occupancy, 3 x detached dwelling houses and the recently demolished Tomola Motors building on the now vacant site. Hope Street is to the south with the rail alignment encroaching on the Tomola site.



Figure 1: Site context (Source: Nearmap)



Figure 2: Location of the site in relation to the PLR track and stops (Source: DPE)

## 1.2 Tomola Planning Proposal

In February 2021, a Planning Proposal was submitted to Council for the Tomola Site.

The proposal seeks an amendment to the *Parramatta Local Environmental Plan 2011* (PLEP 2011) to rezone the site to *B4 Mixed Use* and *RE1 Public Recreation* and amend the site's maximum building height and floor space ratio (FSR) controls, as set out in the PLEP 2011 and create a land reservation acquisition to identify the land proposed to be rezoned public open space and dedicated to Council.

The existing and proposed controls are outlined in the below table, while extracts of the indicative design are provided in the below figures.

Control	Existing	Proposed
<b>Zone</b>	IN1 General Industrial R2 Low Density Residential	B4 Mixed Use RE1 Public Recreation
<b>Height</b>	9m 12m	13m (4 storeys) 48m (14 storeys)
<b>FSR</b>	0.5:1;1:1	1.85:1

Table 1: Tomola site PP- existing and proposed controls

The Planning Proposal is designed to capitalise on the site's strategic location immediately adjacent to the future Melrose Park North Town Centre, the wider Melrose Park North and South Planning Proposals and the *Parramatta Light Rail (Stage 2)*.

The urban renewal and transformation of the site results in significant public benefits for existing and future communities within the site, the broader Melrose Park Precinct and the surrounding neighbourhood.

In addition, the Planning Proposal will also assist in providing for increased employment, increased housing and a variety of housing types within an accessible location.

**Importantly, on the 14 June 2022, the Council endorsed the Planning Proposal to be forwarded to DPE with a request to issue a Gateway Determination.**

**The Tomola Planning Proposal is currently at the 'pre-exhibition' stage.**



Figure 3: Planning proposal concept design (Source: Planning Proposal Report)

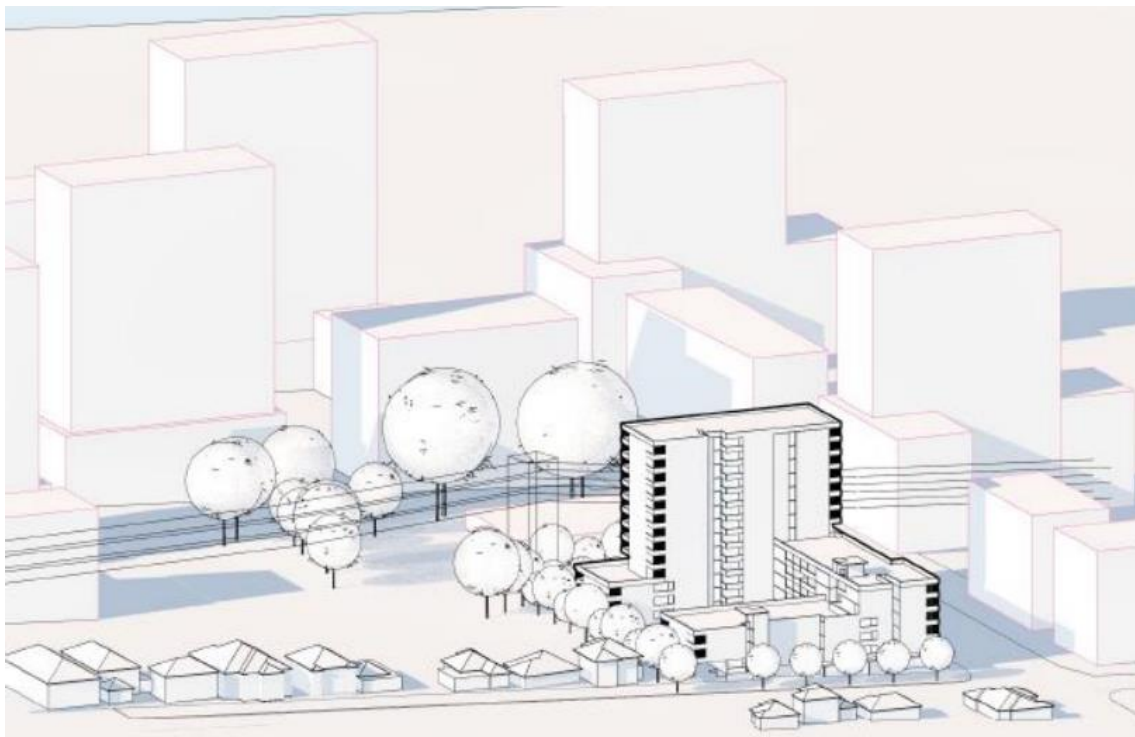


Figure 4: Planning proposal built form outcome - west perspective (Source: Planning Proposal Report)



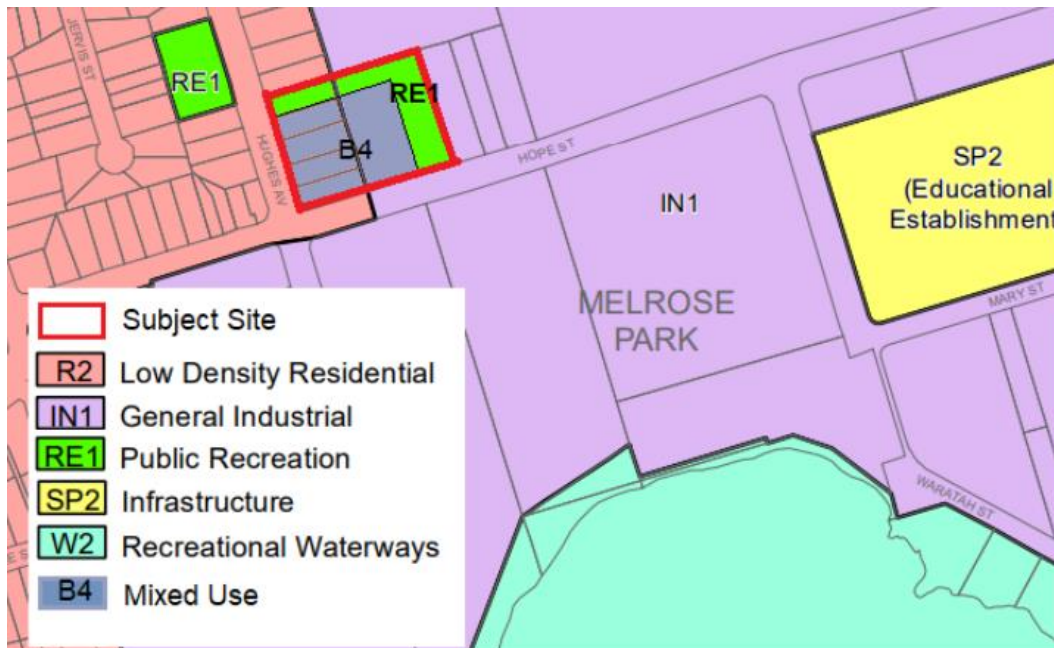


Figure 5: Proposed amendment to the PLEP 2011 Zoning (Source: Planning Proposal Report)

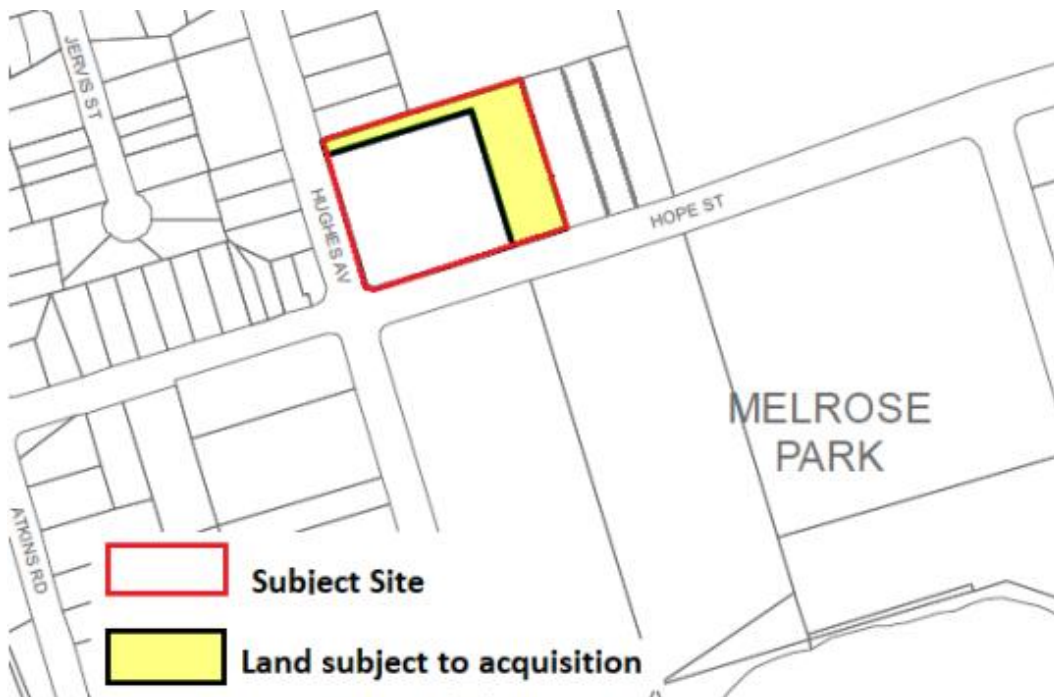


Figure 6: Proposed amendment to the PLEP 2011 Land Reservation Acquisition Map (Source: Planning Proposal Report)

## 2 Review of the Parramatta Light Rail (Stage 2) and Key Issues

This submission focuses on the following key areas of the EIS that will impact on the Tomola site. These include:

- the identification of the Tomola site within the *Project Site*
- land requirements and acquisition
- impacts on future land use and site specific impacts

### 2.1 Project site

The term *Project Site* is used within the EIS and supporting documentation to refer to the area that will be directly disturbed by construction of the project. It includes the location of construction activities, and the location of permanent operational infrastructure.

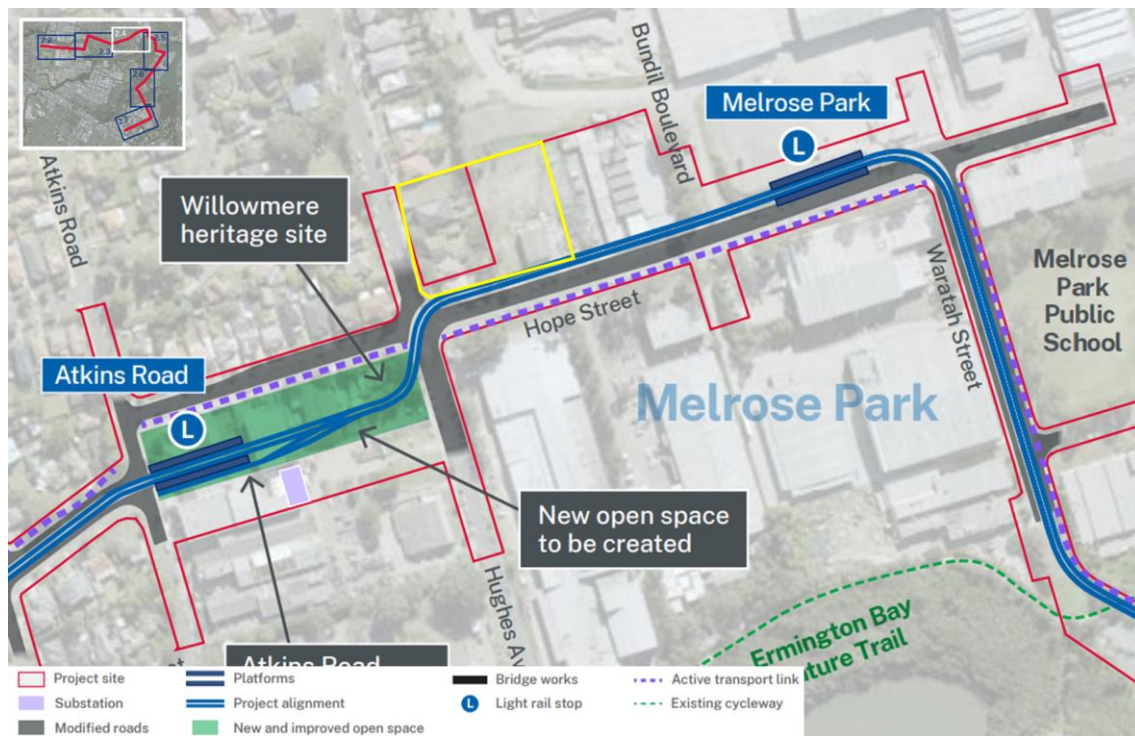


Figure 7: Extract of PLR project site map 3 with site outlined in YELLOW (Source: DPE, EIS)

A large portion of the Tomola site is identified within the “Project Site” as shown in Figure 7. For clarity the Tomola site is outlined in yellow while the project site is outlined in red.

**The Tomola Planning Proposal is the result of many years of planning of the Melrose Park North precinct with both state and local Government, including Transport for NSW. The Planning Proposal has taken into consideration the anticipated PLR (Stage 2) location.**

As a result, the proposed built form is substantially setback 12m from the future light rail line, as shown in Figure 8.

These generous setbacks restrict the building footprint to a relatively small area, however, the EIS and supporting documentation fail to consider these proposed setbacks and continue to reserve far more land than deemed necessary.

Overall, it is considered the EIS and supporting documentation does not adequately justify the extent of the *Project Site* area.

In particular, no rationale is provided as to why such a large portion of the Tomola site is identified within this area. It is requested that future clarification be provided on the rationale of the proposed acquisition.

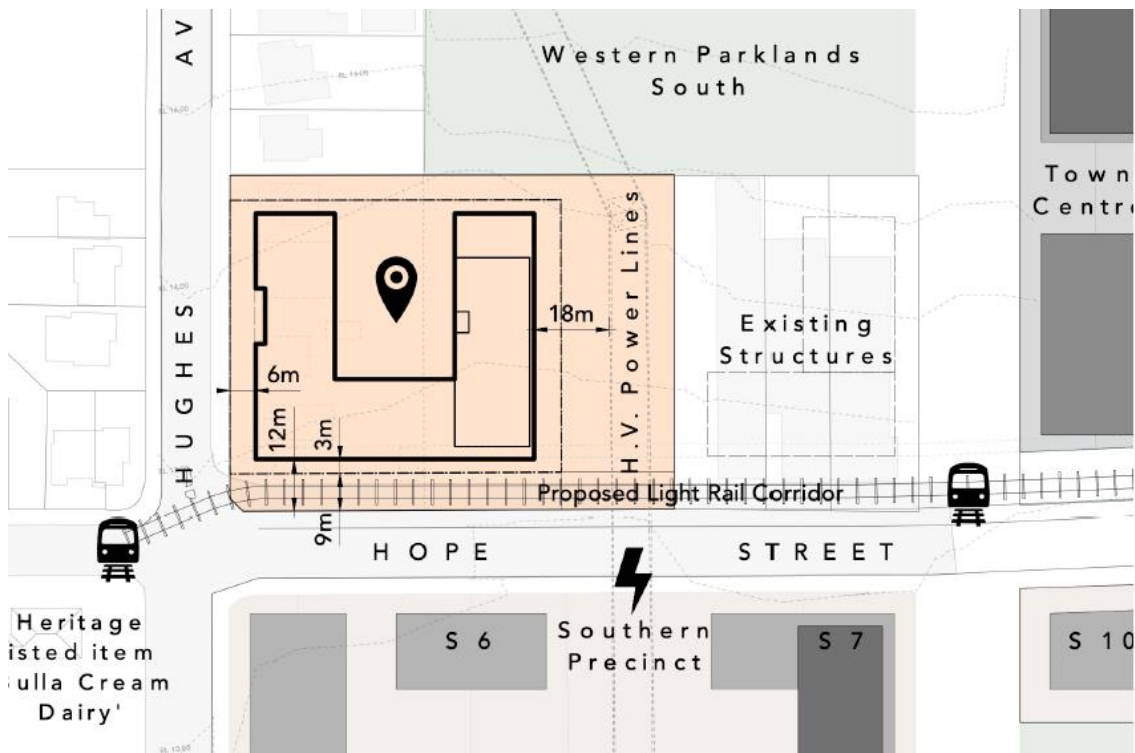


Figure 8: Setbacks and Tomola PP site constraints (Source: Olsson Architects)

If the rationale for including the whole of these sites relates to limited access from Hope Street, it is again noted that the consolidated site Planning Proposal for the Tomola Site proposes access from Hughes Ave, in the same way that access to the future Town Centre is proposed from NSR 2 and not Hope Street.

**To be absolutely clear, proceeding with the implementation of the Council approved Planning Proposal is not dependent on any Hope Street vehicular access.**



## 2.1 Land requirements and acquisition

The Preliminary Land Requirements located at Appendix E of the SSI supporting documentation identifies 77 Hughes Avenue and 19 Hope Street as permanent land requirements for the PLR (Stage 2).

We note that 77 Hughes Avenue is identified as fully required, while 19 Hope Street is identified as partially required for the PLR (Stage 2).

Property details					Permanent land requirements		Temporary land requirements for construction only	
Ownership	Lot details (Lot/DP unless specified)	Address	Zoning	Existing land use	Proposed future use	Type of requirement (partial/full)	Proposed use during construction	Type of requirement (partial/full)
Private	F/369480	77 Hughes Ave, Ermington	R2 Low Density Residential	Residential	Track alignment	Full	-	-
Private	G/369480	19 Hope St, Melrose Park	IN1 General Industrial	Industrial	Track alignment	Partial	-	-

Figure 9: Extract of indicative land requirements (Source: Appendix E, EIS)

Based on the mapping included within the SSI application, the proposal will require the area of land shaded in red, as detailed in the below figure. For reference, the area of the Tomola site is outlined in blue.

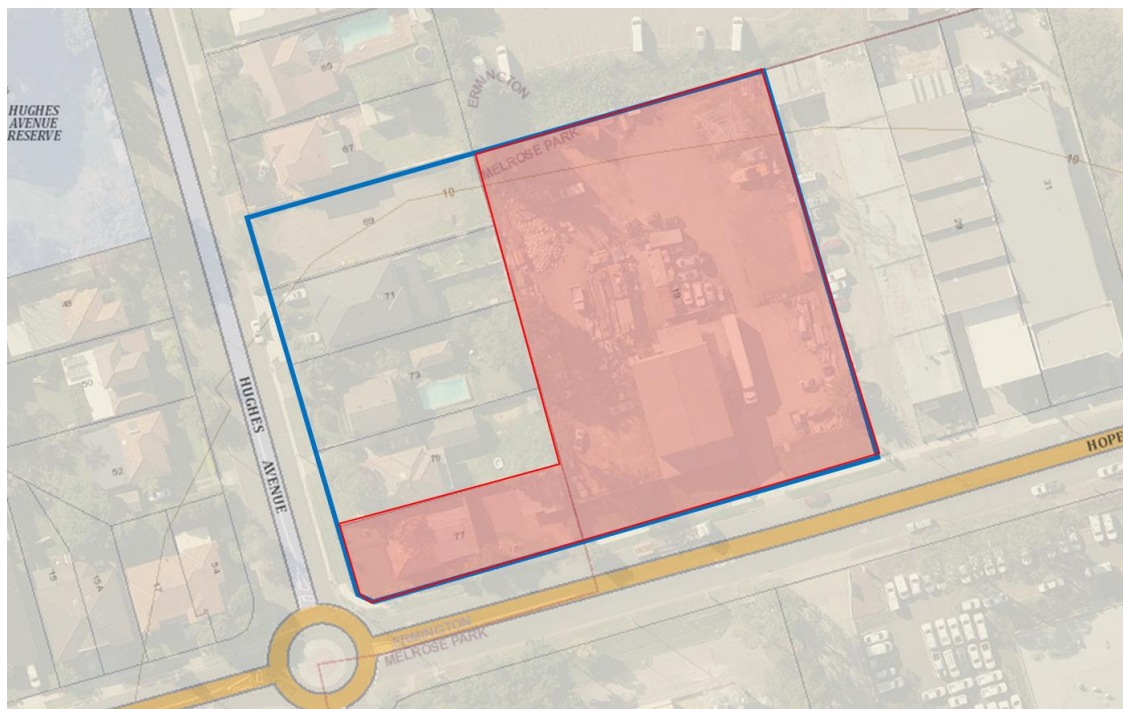


Figure 10: Tomola PP site (outlined Blue) and proposed land acquisition (shaded red) (Source: Sixmaps)



## 2.2 Impacts on Council endorsed Planning Proposals (Melrose Park North and Tomola)

Under the Planning Proposal for the Tomola site, the indicative concept design provided a 12m building setback to Hope Street. This facilitated a 9m strip of land for future land acquisition for the PLR (Stage 2).

However, the Preliminary Land Requirements identified within the SSI application significantly exceed this, adversely impacting upon the indicative concept design and future built form at the Tomola site, as shown in Figure 11 and 12.

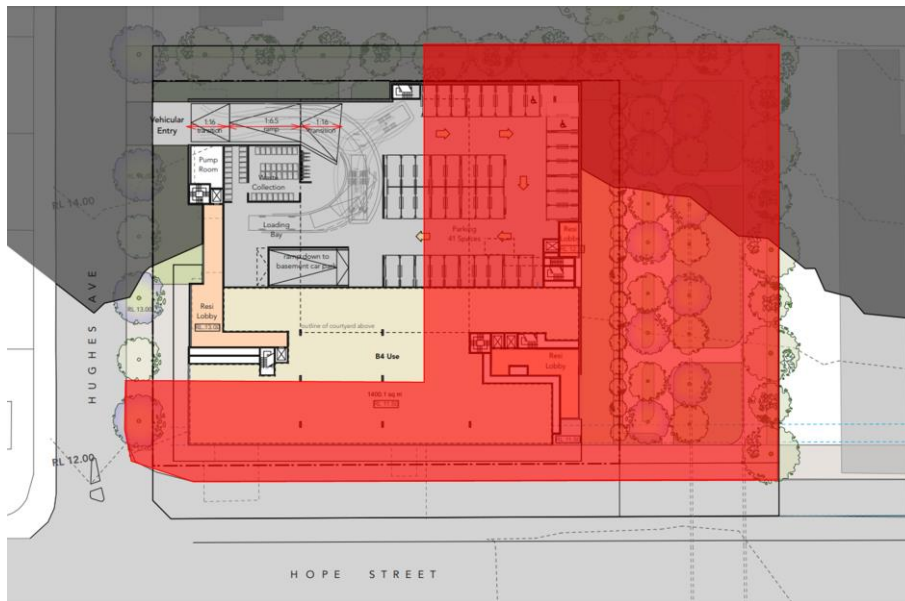


Figure 11: Tomola PP indicative ground floor plan and proposed land acquisition (shaded red) (Source: Olsson Architects)



Figure 12: Tomola PP indicative first floor plan and proposed land acquisition (shaded red) (Source: Olsson Architects)

The Tomola Planning Proposal is completely reliant on the entire site area to facilitate the proposed height, density, landscaping, and associated benefits such as housing and employment opportunities as well as land for public recreation that links to the approved *Melrose Park North Planning Proposal* which will be gazetted on 30 December 2022.

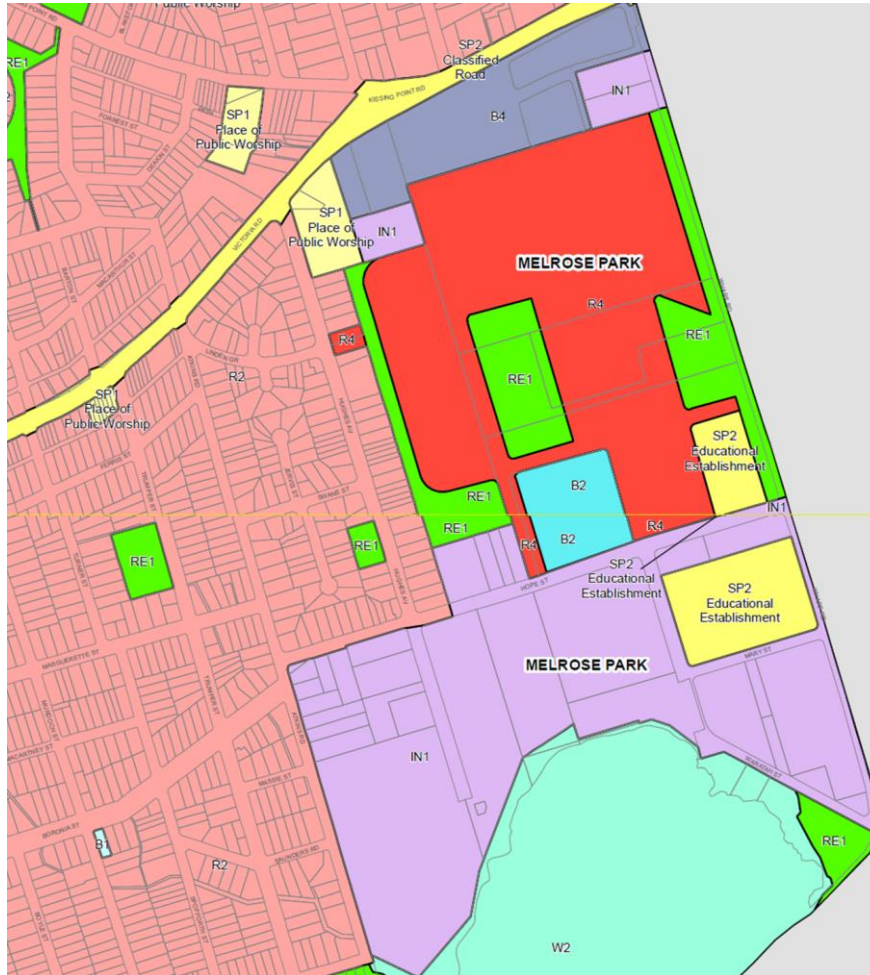


Figure 13: Endorsed rezoning land use map to be gazetted 30 December 2022 (Source: Parramatta LEP)

As indicated above, the Tomola site is located at the border of the Melrose Park Northern Precinct Planning Proposal and will facilitate an appropriate transition between this precinct to surrounding low density residential areas to the west. The City of Parramatta Council has full endorsed this transitional approach.

The existing land use zones applying to the Tomola site are not reflective of the emerging and approved high density mixed use Melrose Park Precinct. The permitted uses within the R2 and IN1 zones are restrictive and are inconsistent with the endorsed urban renewal of the Melrose Park North Planning Proposal, which will be made on 30 December 2022.

As identified in Figure 13, the Tomola site is directly adjacent to land zoned R4 and B2. The future character of the Tomola site will be inhibited as the industrial and low density residential will directly interface the R4 zoned land.

The Tomola Site Planning Proposal is anticipated to facilitate 182 residential units and 1400m<sup>2</sup> of non-residential floor space. The land requirements proposed in the EIS would have contradictory implications on the site and broader Melrose Park locality's ability to achieve the projected housing targets, as outlined in the *Central City District Plan*, *Employment Lands Strategy* (ELS), *Local Strategic Planning Statement* (LSPS), *Local Housing Strategy* (LHS).

In addition, the land requirements would also impede on more than 2,600m<sup>2</sup> of public recreational space being developed and dedicated to Council which will ultimately be linked to the western parklands as part of the endorsed Melrose Park North Planning Proposal and masterplan.

With consideration of the surrounding urban renewal projects to the north and south, the proposed land requirements and associated future acquisition at the Tomola site would apart from the severe financial impost, have detrimental impacts to the future character of the Melrose Park Precinct and surrounding locality.

Importantly, the proposed land requirements will entirely prohibit the Council endorsed Planning Proposal for the Tomola site from proceeding. Further, the constraints to the Planning Proposal will necessitate the remaining portion of the Tomola site, including 69-75 Hughes Avenue and the currently unknown portion of 19 Hope Street to essentially be isolated from future redevelopment.

As a result, any future development on these remaining lots would be out of character with future surrounding development and broader strategic vision for Melrose Park Precinct as endorsed by the Council and the Stage Government.

As already indicated, the Tomola Site will be accessed from Hughes Ave and will not impact the proposed PLR route. It is recommended that the draft project land requirements be reduced to be consistent with the corridor proposed for the Town Centre to the east, namely a 12m setback requirement, as identified in Figure 8.

## **2.2 Potential impacts of the PLR project on land use and property**

As addressed above, the proposed land use requirements/ acquisition within the Tomola site will have a number of impacts on the future use and opportunities of the site. Chapter 13.1.3 of the EIS outlines TfNSW's approach to designing the development and assessing the potential impacts on land uses and properties. The EIS states the PLR (Stage 2) project location and design has been refined to minimise land use and property impacts including:

*...locating the alignment and proposed stops to take into account existing and future land use and urban renewal opportunities along the proposed route and integrating the design (as far as practicable) with future development opportunities and planning for urban renewal areas (see Technical Paper 1 (Design, Place and Movement)).*

A review of the *Technical Paper 1 (Design, Place and Movement)* has been undertaken. Although we note the paper addresses the future planned uses of the Melrose Park north and south site, the report does not include any references to the Tomola site Planning

Proposal, which we consider is a significant oversight in understanding the future of the Melrose Park Precinct.

In summary, it is unclear what the future of this site will look like and implications to the Planning Proposal as currently proposed and endorsed by Council. It is recommended that a more specific assessment considering the future land use of the Tomola site be undertaken to ensure the impacts of the PLR (Stage 2) are clearly distinguishable.

### **3 Conclusion**

Through our analysis, there is justified concern that the EIS and supporting documentation has not properly considered the future land use of the Tomola site and the Council endorsed Planning Proposals for both the Tomola site and Melrose Park North.

As a result of this oversight, the proposed PLR (Stage 2) will limit the provision of much needed housing and employment opportunities in a strategically suitable location.

This submission has carefully reviewed the proposed PLR (Stage 2) SSI application and makes the following recommendations:

- 1. The PLR (Stage 2) SSI application should clearly identify the extent of acquisition required on the Tomola site, which should be consistent with the corridor proposed for the Town Centre to the east of the Tomola site (i.e. 12m Corridor setback). This land requirement should also apply to the corner site at 77 Hughes Ave, allowing the remainder of this Lot to be developed in accordance with the Tomola Planning Proposal.**
- 2. The PLR (Stage 2) SSI application should be amended and designed to ensure there are no adverse impacts to the current Planning Proposal for the Tomola site, which has been endorsed by the City of Parramatta Council**
- 3. The PLR (Stage 2) SSI application should not be approved until such time as the issue of land acquisition over the Tomola site has been suitably resolved between TNSW and our client.**

In light of the issues identified in this submission we would request a meeting with both TfNSW and DPE to discuss the matters raised as a matter of urgency.

It is also requested that we be notified of any changes to the PLR (Stage 2) SSI application that are applicable to the site and that we be provided an opportunity for further review and comment.

Please do not hesitate to contact Padraig Scollard at [padraig@keylan.com.au](mailto:padraig@keylan.com.au) if you wish to discuss any aspect of this submission.

Yours sincerely



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Director