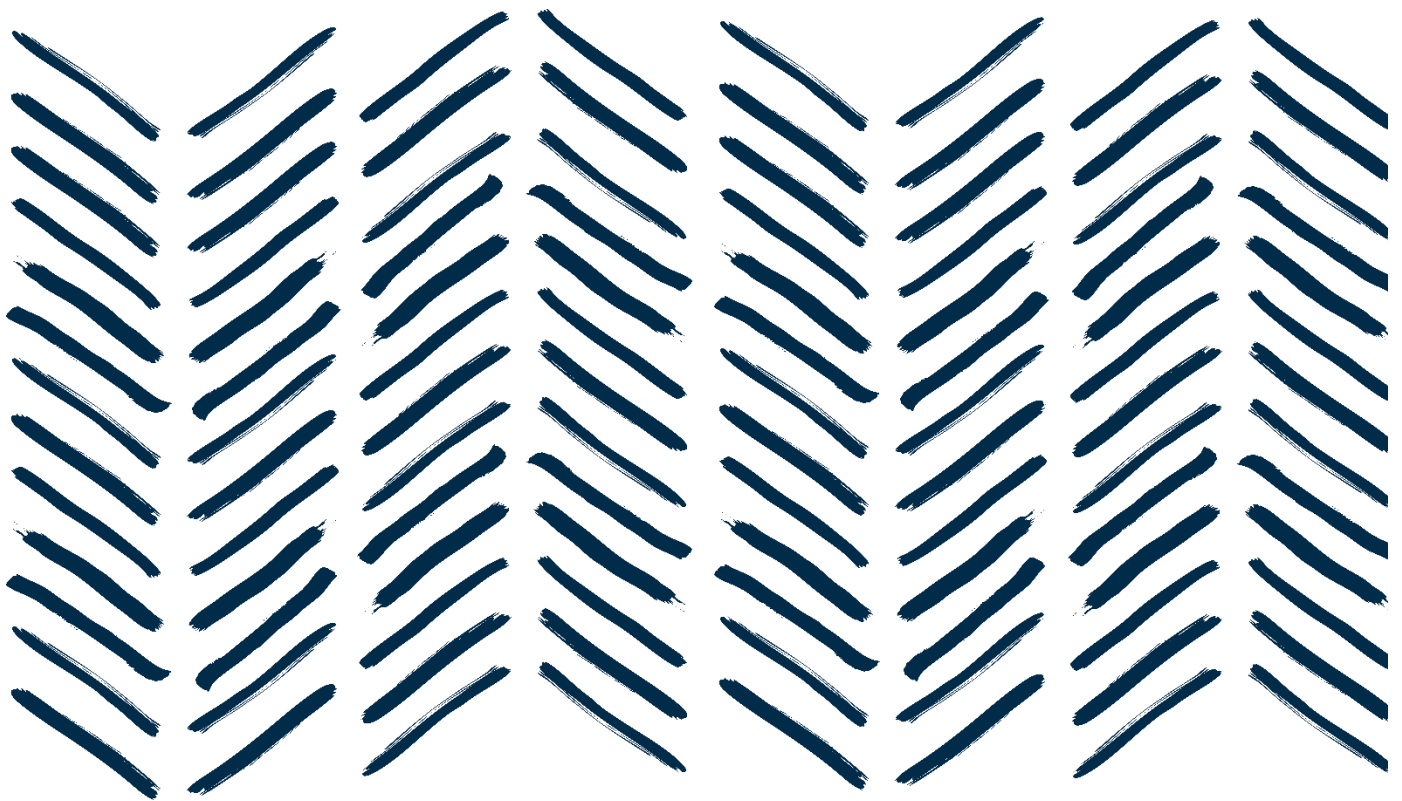


City of Parramatta Council

# Melrose Park Southern Structure Plan

Adopted by Council on 16 December 2019



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## Southern Precinct Land Ownership



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## Southern Precinct Development Scheme



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## Southern Precinct Density Table

	Site Area	GFA	FSR	Max Height (m)
<b>LOT S1 (TBC)</b>	<b>12608</b>	<b>12608</b>	<b>1.0</b>	<b>12</b>
LOT S2	4178	11643	2.8	20
LOT S4	4186	8812	2.1	20
LOT S3	8074	18533	2.3	20
LOT S5	7948	30465	3.8	58
LOT S16	11093	43355	3.9	58
LOT S6	5128	14991	2.9	26
LOT S8	10458	26515	2.5	26
LOT S7	4754	15600	3.3	58
LOT S9	6380	16656	2.6	58
LOT S10	9539	45436	4.8	63
LOT S12	9508	32241	3.4	64
LOT S13	7328	16429	2.2	26
LOT S14	6217	22135	3.6	26
LOT S15	6763	12230	1.8	26
<b>Overall Net FSR</b>	<b>114160</b>	<b>327649</b>	<b>2.9 :1</b>	

<b>Mixed Precinct</b>	<b>24390</b>	<b>33064</b>	<b>1.36 :1</b>
<b>Site Area (Holdmark West)</b>	<b>51607</b>	<b>92353</b>	<b>1.79 :1</b>
<b>Site Area (George Weston)</b>	<b>22823</b>	<b>41506</b>	<b>1.82 :1</b>
<b>Site Area (Powerlines)</b>	<b>16472</b>	<b>32256</b>	<b>1.96 :1</b>
<b>Site Area (Goodman)</b>	<b>25593</b>	<b>45436</b>	<b>1.78 :1</b>
<b>Site Area (Holdmark East)</b>	<b>42694</b>	<b>70805</b>	<b>1.66 :1</b>
<b>Site Area (Hope St sites)</b>	<b>6740</b>	<b>12230</b>	<b>1.81 :1</b>
<b>Total</b>	<b>190319</b>	<b>327649</b>	<b>1.72 :1</b>

The above densities are the maximum achievable on each development site. Planning Proposals are required to be consistent with the allocated GFAs, FSRs and heights for each site. Note that some minor variation to the building heights may be considered if it is demonstrated that it will enable a better built form outcome to be achieved on the site.