

28 March 2024

Miled Akle
MProjects

Sent via email: miled@mprojects.com.au

Dear Miled,

RE: MELROSE PARK ECONOMIC IMPACT ASSESSMENT (UPDATED)

Planning Proposal

PAYCE prepared a planning proposal to amend the planning controls pertaining to 19 Hope Street and 69 – 77 Hughes Avenue Melrose Park NSW which are located within the Melrose Park Industrial Precinct (“the Site”). It was proposed the Site be rezoned from R2 Residential and IN1 General Industrial to accommodate the following land use zones:

- MU1 Mixed Use; and
- RE1 Public Recreation.

The Planning Proposal was underpinned by a plan, seeking amendments to the following planning controls:

- Building height from 9 metres (R2) and 12 metres (IN1) to 48 metres; and
- FSR from 0.5:1 (R2) and 1:1 (IN1) to 2.67:1.

The Site sits within the broader Melrose Park North Masterplan which is rezoned for 5,000 residential units and 30,000sqm of non-residential GFA (comprised of retail, commercial and community uses). The non-residential floorspace is located within the Town Centre however with a small amount distributed across the site.

AEC Group (AEC) was engaged by PAYCE to prepare an Economic Impact Assessment (EIA) to analyse the economic impacts likely to result from the proposed planning controls amendments and subsequent redevelopment of the Site.

Since issuance of the Gateway Determination in 2023 PAYCE has worked to comply with its conditions and requirements. The overall plan for the Site remains unchanged as part of a revised planning proposal. The revised masterplan will accommodate approximately 161 dwellings and 1,400sqm of non-residential floorspace, to be used as either retail or commercial.

Assuming Low and High occupancy ratios, the revised non-residential floorspace could accommodate between 71 and 90 direct jobs on the redeveloped site in a ‘steady state’ of operations. During construction the development will support up to 300 FTE jobs (direct and flow-on).

We trust the foregoing assists with finalising the planning proposal submission.

Yours sincerely

Jacob Vince

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