

Ref: Tomola Economic Impact Assessment Revision MP March 24

28 March 2024

Mr Michael Rogers
City of Parramatta Council
PO Box 32
Parramatta, NS 2124

RE: Tomola Site Melrose Park Planning Proposal - Economic Impact Assessment (REVISION)

Dear Michael,

PAYCE prepared the Planning Proposal to amend the planning controls 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 meters (R2) and 12 meters (IN1) to 48 meters; and
- FSR from 0.5:1 (R2) and 1:2 (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 previously 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 in 2023 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 floor space, 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).

Should you have any queries, please do not hesitate in contacting the undersigned on the number above.

Yours sincerely,

A handwritten signature in blue ink, consisting of a large, stylized 'M' followed by a horizontal line extending to the right.

Miled Akle
Director