

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-397 – City of Parramatta – DA/764/2022 – Melrose Town Centre
APPLICANT / OWNER	Applicant: Deicorp Projects (MPTC) Pty Ltd Owner: Melrose Park Hope Street Pty Ltd
APPLICATION TYPE	Mixed-use 'town centre' development comprising 5 storey commercial podium and 6 x 6-24 storey shop-top housing towers, consisting of approximately 30,000sqm non-residential floor space (retail, office, hospital, medical centre, centre-based child care centre, indoor recreation facility), 494 residential apartments, 1,459 commercial and residential car parking spaces; 2 basement levels; business identification signage zones; to be constructed in 2 stages; 6 lot stratum subdivision; public domain works.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$ 187,888,239.00 (excluding GST)
BRIEFING DATE	10 November 2022

ATTENDEES

APPLICANT	Aaron Sutherland, Greg Colbran, Chris Ryan, Dan Szwaj, Madeline McCarthy, Theo Krallis
PANEL CHAIR	Abigail Goldberg
COUNCIL OFFICER	Myfanwy McNally
CASE MANAGER	George Dojas
PLANNING PANELS SECRETARIAT	Alex Richard

DA lodged: 28 September 2022

RFI submission date: TBA

Tentative Panel briefing date: Quarter 1 of 2023

Exhibition dates: 18/10/2022 to 08/11/2022

Tentative Panel determination date: 2023

Estimated completed assessment report date: 30/09/2023

DISCUSSION

- The applicant introduced the development for the mixed-use 'town centre' development comprising 5 storey commercial podium and 6 x 6-24 storey shop-top housing towers, with a central park and public domain improvements. The site area is 1.8 Ha. Precedents are South Village (Kirrawee) and East Village (Zetland).
- The applicant observed that a flood management plan was required for the application as a result of precinct wide flooding conditions.
- Interfaces with the proposed Parramatta Light Rail extension have been taken into account.
- Council noted that the public exhibition has concluded, with in the order of 18 submissions received. The Chair observed that as more than 10 submissions have been received, a public meeting will be required as part of the determination process.
- Council noted that a Clause 4.6 application has been received, and that the technicalities of this application were presently under consideration.
- Moreover, the application is reliant on LEP controls coming into effect.
- Council is yet to undertake its full application assessment. As such this record is not a final list of the issues to be considered in drafting a recommendation.
- The application is yet to be fully considered by the Sydney Central City Planning Panel and therefore future comment will not be limited to the detail contained herein.

REFERRALS REQUIRED

Internal: Flooding (relates to the precinct as a whole)

External: TfNSW