
ATTACHMENT 5

EMPLOYMENT FIGURES -

URBIS



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05 April 2018

Mr Eduard Litver
Senior Consultant

Dear Eduard,

ALBERT AVENUE CHATSWOOD – EMPLOYMENT POTENTIAL

As requested, Urbis has undertaken a review of the employment potential associated with the proposed redevelopment of the Mandarin Centre, Albert Avenue Chatswood. As requested we have prepared a comparison of the latest proposed scheme (based on a floorspace schedule provided by Bates Smart dated 4th April 2018) with the earlier scheme prepared by Bates Smart.

The number of direct jobs for the proposed development is estimated by referring to industry benchmarks and Urbis' experience in staffing requirements for different land uses, based on the floorspace of each use.

Our experience is based on assessing land use and employment density across a range of projects in Sydney and elsewhere in Australia. It also draws on the findings of the Perth Land Use and Employment Survey 2015/17, the 2016 City of Melbourne Census of Land Use and Employment (CLUE) and the City of Sydney 2012 Floorspace and Employment Survey (currently being updated).

Accordingly, the following benchmarks have been adopted:

- Commercial Office (A Grade): 11 sq.m per job (NLA)
- Supermarket: 24.5 sq.m per job
- Specialty retail: 16.5 sq.m per job
- Childcare: 67 sq.m per job

The resultant job creation under each proposed design is summarised in the table on the following page.



	Latest Scheme		Previous Scheme	
	Sq.m	Jobs	Sq.m	Jobs
Commercial	10,120	920	0	0
Supermarket	2,595	106	2,945	120
Retail (specialty)	10,415	631	10,500	636
Childcare	430	6	0	0
Total	23,560	1,664	13,445	757

(Source: Bates Smart, Urbis)

The table demonstrates that the current scheme has the potential to create an additional ~900 jobs compared to the previous scheme. The 1,644 jobs created is more than double the previous scheme.

Yours sincerely,

David Wilcox
Director