



LEYSHON CONSULTING

Suite 1106 Level 11
109 Pitt Street, Sydney
NSW Australia 2000

Telephone 61 2 9224 6111
Facsimile 61 2 9224 6150
ABN 12 003 203 709

Z:\Admin\1_ WIP_2017\REP1702_East Leppington_Maggiotto_GAT_LET Mar 2021.wpd

10 March, 2021

BY EMAIL

Ms Melissa Rodrigues
GAT and Associates
PO Box 96
HABERFIELD NSW 2045

Dear Ms Rodrigues

RE: PLANNING PROPOSAL – 1370 CAMDEN VALLEY WAY , LEPPINGTON

Background

I refer to your recent email and the Gateway Determination issued by the Department of Industry and Environment in December, 2020 with respect to your client's property at 1370 Camden Valley Way, Leppington (the subject site).

Employment Estimates

As requested, we have prepared an estimate of employment on the subject site under the existing planning controls established for the East Leppington Precinct by way of the 2013 Indicative Layout Plan as well as the floorspace which would result if your client's Planning Proposal were to be approved.

The employment estimates are therefore based on the retail floorspace provided for on the subject site under the Indicative Layout Plan for East Leppington (2,500m²) and that put forward as part of the subject Planning Proposal (4,000m²). In preparing these estimates we have utilised standard industry employment rates for retail and non-retail floorspace.

As set out in Table 1 below, under the existing planning controls we estimate total employment (full- and part-time) on the site would be in the order of 92 positions.

TABLE 1
ESTIMATED EMPLOYMENT – EAST LEPPINGTON
NEIGHBOURHOOD CENTRE

Category ...	Existing ¹	Proposed
Floor Area NLA		
■ Supermarket	1,000	3,200
■ Other Retail	1,200	400
■ Non-Retail	300	400
Total	2,500	4,000
Employment Ratios (1:x m ²)		
■ Supermarket	25	25
■ Other Retail	28	28
■ Non-Retail	32	32
Estimated Employment		
■ Supermarket	40	128
■ Other Retail	43	14
■ Non-Retail	9	13
Total Jobs	92	155

Note 1: East Leppington Precinct – Indicative Layout Plan 2013.
Source: Leyshon Consulting Estimates, March 2021.

Under the proposed floorspace (4,000m²) we estimate total employment would be in the order of 155 positions (full- and part-time). Thus, the planning proposal, if approved and implemented, would create approximately 63 additional local jobs in the East Leppington area.

I trust the above is sufficient for your needs at present, however, please do not hesitate to contact me if further information is required.

Yours sincerely

LEYSHON CONSULTING PTY LTD



PETER LEYSHON
DIRECTOR.