



# ECONOMIC BENEFITS ASSESSMENT

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13 Endeavour Road, Caringbah

Prepared for Aliro Group  
September 2020



# COVID-19 AND THE POTENTIAL IMPACT ON DATA INFORMATION

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# BENEFITS AT A GLANCE

## Key Findings

1. **Key Finding:** The construction phase of the proposed development will create 1,050 jobs over 20 years.
2. **Key Finding:** The 20-year construction period will generate \$96.8 million in Gross Value Add.
3. **Key Finding:** The ongoing operation will create 8,811 direct and indirect jobs.
4. **Key Finding:** The additional jobs that will be created by the proposed development will contribute to addressing the low 41% share of Sutherland Shire LGA resident workers able to work within the LGA.
5. **Key Finding:** The ongoing operations will deliver \$146 million in Gross Value Add per annum.
6. **Key Finding:** The proposed development will support job creation across numerous sectors throughout the construction and operation phase, assisting the rebound of the NSW economy in the wake of COVID-19.



**\$146 million**

**Additional Gross Value Add Annually**



**1,050**

**Construction jobs**



**8,811**

**Additional ongoing direct and indirect jobs**



# EXECUTIVE SUMMARY

## Executive Summary

Urbis has been engaged by Aliro Group to conduct an independent Economic Benefits Assessment for the proposed at 13 Endeavour Road, Caringbah.

The purpose of this report is to summarise the potential impact of the development on the State economy and job creation considering:

- The level of employment that can be delivered on the subject site through the construction and ongoing operation of the proposed development
- The broader economic impact associated with the proposed development
- The improvement to job containment within the Sutherland Shire LGA.

### Proposed Development

The subject site is 13 Endeavour Road, Caringbah, around 1.2km north-east of Caringbah Station.

The proposed development on the subject site is expected to add 150,000 sq.m of GFA, including industrial uses, commercial office, retail, hotel and recreation space.

According to information provided by Aliro, it plans to invest a total of **\$218 million** (in constant 2020 dollar excluding GST) in the construction of the proposed development. The construction is anticipated to occur across six stages between 2020 and 2040.



**\$218 million**  
**Total Construction Cost**

## Executive Summary cont.

### The development will provide valuable economic benefits and jobs

The proposed development will generate significant employment and economic benefits for the Sutherland Shire LGA and more broadly across NSW. These benefits include:

- **1,050 direct and indirect construction related jobs** over the 20-year construction period. This activity will provide much needed support for the economic recovery in New South Wales in the short term.
- Some **\$97 million Gross Value Added (GVA)** to the NSW economy from construction, in net present value terms.
- A net uplift of **8,811 direct and indirect jobs supported on site and in the surrounding region** on an ongoing basis during operation of the office, retail, industrial, hotel and recreation components of the proposed development.
- A net uplift of **\$146 million of average annual direct and indirect GVA contribution** to the State economy on an ongoing basis, in net present value terms.

### The development will help support job containment in the Sutherland Shire LGA

Based on ABS 2016 Census data, we have conducted an analysis of the employment profiles of Sutherland Shire LGA workers and resident workers who live in the LGA, finding that:

- 30% of jobs in the LGA are held by residents from outside the LGA
- 59% of resident workers in the LGA travel outside the LGA for work.

There is a significant job deficit across all industries in the Sutherland Shire LGA. This means a large number of the resident worker population are forced to travel outside of the LGA for work, harming job containment with the Sutherland Shire.

The proposed development will accommodate jobs for Sutherland Shire LGA resident workers who currently have to leave the LGA for work, making a significant positive contribution to employment retention in the LGA across numerous industry sectors.

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# INTRODUCTION

## Project Background and Purpose

Urbis has been engaged by Aliro Group to conduct an independent Economic Benefits Assessment for the proposed development at 13 Endeavour Road, Caringbah.

The purpose of this report is to summarise the potential impact of the development on the State economy and job creation considering:

- The level of employment that can be delivered on the subject site through the construction and ongoing operation of the proposed development
- The broader economic impact associated with the proposed development
- The improvement to job containment within the Sutherland Shire LGA.

The analysis adopts industry standard benchmarks for employment density and uses the REMPLAN modelling tool to quantify the potential employment and economic benefits likely to be generated from the construction and ongoing operation of the proposed development. An explanation of the REMPLAN methodology is provided in the Appendix.

A summary of the proposed development and its key economic benefits are presented adjacent.

## Site and Proposed Development

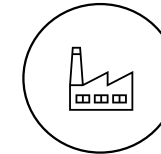
The subject site at 13 Endeavour Road, Caringbah is the former Toyota site at Caringbah. The site is located along Captain Cook Drive, a major road in and around the Sutherland Shire. The site is located 1.2km north east of Caringbah Station.

The proposed development is six stages in total, comprising several land uses. An outline of staging is as follows:

- Stage 1 – 40,500 sq.m (Retail and Industrial)
- Stage 2 – 26,150 sq.m (Commercial Office and Industrial)
- Stage 3 – 15,600 sq.m (Commercial Office, Industrial and Hotel)
- Stage 4 – 23,700 sq.m (Commercial Office)
- Stage 5 – 28,500 sq.m (Commercial Office and Recreation)
- Stage 6 – 15,400 sq.m (Commercial Office)
- **Total\* – 150,000 sq.m**

According to information provided by Aliro, it plans to invest a total of **\$218 million** (in constant 2020 dollar excluding GST) in the construction of the proposed development.

## Proposed Development



**38,000+ sq.m**

**Industrial GFA**



**100,000 sq.m**

**Commercial Office GFA**



**12,000+ sq.m**

**Retail, Hotel & Recreation GFA**



**\$218 million**

**Total Construction Cost\***



**Estimated Project Timeframe:  
2020-2040**

*\* Totals may not add up due to rounding*

*\* Constant 2020 dollar excluding GST  
Source: Aliro; Urbis*

# 01

## EMPLOYMENT AND ECONOMIC BENEFITS





# THE CONSTRUCTION WILL DELIVER 1,050 TOTAL JOBS OVER 20 YEARS

## Key Findings

The construction of the proposed development would require substantial capital investment, which would sustain significant employment in the local economy.

The proposed development is estimated to require project expenditure of **\$218 million** over a twenty-year period starting in 2020.

Based on economic modelling using REMPLAN, the construction of the proposed development would generate **a total of 1,050 jobs over the total construction period**, including:

- Direct jobs = 420 jobs
- Indirect jobs = 630 jobs.

Most new direct jobs will be in the construction sector, an important focus in the Covid-19 economic recovery.

Indirect jobs associated with the construction are expected to be mostly in manufacturing, accounting for one third of total indirect jobs.

## Construction Phase

Project  
Expenditure  
(\$M)

↔  
\$218M



\$218M



Employment  
(Jobs)

↔  
420

direct jobs over  
20 years



630

indirect jobs over  
20 years



1,050  
total jobs  
over 20  
years

Source: Aliro Group; REMPLAN Economy; Urbis

# THE CONSTRUCTION WILL SUPPORT THE ECONOMIC RECOVERY IN NSW

## Key Findings

The significant capital investment required for the construction of the proposed development will create economic value that will help to support the economic recovery in NSW.

We have used the REMPLAN model to assess the potential economic contributions of the construction of the proposed development in terms of Gross Value Added (GVA).

The construction phase will generate a **total Gross Value Added (GVA) of \$96.8 million to the NSW economy during the 20-year construction period** (in net present value terms).

- Direct GVA = \$38.1 million
- Indirect GVA = \$58.7 million.

## Construction Phase

Project  
Expenditure  
(\$M)

\$218M



Value Added  
(\$M, NPV)

\$38.1M

direct GVA over  
20 years



\$58.7M

indirect GVA over  
20 years



\$218M



\$96.8M

total GVA over  
20 years

*Note: NPV calculated using a 7% discount rate  
Source: Aliro Group; REMPLAN Economy; Urbis*



# THE DEVELOPMENT WILL PROVIDE A SIGNIFICANT UPLIFT IN ONGOING EMPLOYMENT

## Key Findings

Upon completion of the development, the ongoing operations will support new jobs and generate value added to the economy.

The ongoing phase will generate a **total net increase of 8,811 jobs**.

- Direct jobs = 5,459 jobs
- Indirect jobs = 3,352 jobs

Direct jobs are associated with the future intended uses on the subject site. The proposed office space is expected to accommodate 1 job per 20 sq.m office GFA, a conservative estimate given the downward trend of workspace ratios in the office market.

Total job projections by sector from the proposed development are as follows:

- Commercial Office (4,964 jobs)
- Retail (322 jobs)
- Industrial (128 jobs)
- Hotel (36 jobs)
- Recreation (8 jobs)

Indirect jobs will be generated in most industry sectors, though mostly relevant to:

- Professional, scientific and technical services
- Administrative and support services
- Financial and insurance services
- Transport, Postal and Warehousing
- Construction.

## Operational Phase



Source: REMPLAN Economy; Urbis

# THE DEVELOPMENT WILL PROVIDE A MAJOR ONGOING ECONOMIC CONTRIBUTION

## Key Findings

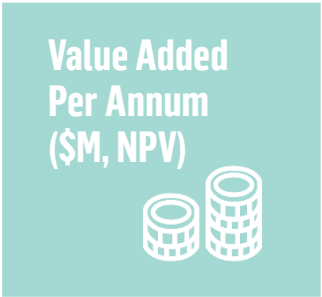
Upon completion of the development, the ongoing operations will support new jobs and generate value added to the economy.

The operation of the proposed development also has the potential to deliver **\$145.7 million in direct and indirect annual gross value add** to the economy comprising:

- Direct annual GVA = \$83.9 million
- Indirect annual GVA = \$61.9 million.

This value is expressed as net present value of the average annual future GVA over a 20-year operational period based on the first full year of operation being 2040.

## Operational Phase



*Note: NPV calculated using a 7% discount rate over a 20-year operational period (from completion of the overall development)  
Source: REMPLAN Economy; Urbis*



02

# JOB CONTAINMENT



# SUTHERLAND SHIRE LGA JOB TARGETS

## Key Findings

This chapter of the report assesses the current alignment of Sutherland Shire LGA jobs with resident workers in the LGA, identifying the potential requirements for more jobs in certain industries to meet the needs of resident workers.

Table 2.1 shows the jobs targets for the combined Sutherland and Miranda employment centres as per the Greater Sydney Commissions South District Plan (2018). The high case, 2036 target is for 20,500 jobs in these centres, or growth of 7,800 jobs.

Table 2.2 has job projections for the Sutherland Shire LGA from Transport for NSW. Total growth between 2016 and 2036 is forecast at 18,650 jobs, meaning our proposed development would deliver 29% of this target.

Table 2.3 outlines the forecast employment yield for the proposed development at the subject site. The development is expected to create over 5,460 jobs by 2040, 70% of the total job target for the high case in Table 2.1 and 29% of the growth in Table 2.2.

Furthermore, the development will help council achieve the actions set out by the district plan by facilitating the development of commercial floorspace and boosting the night time economy.

## Employment Targets (Sutherland and Miranda)

Table 2.1

Year	Estimate Type	Jobs (No.)	Growth (No.)
2016	Actual	12,700	
2036	Base Case	16,000	3,300
2036	High Case	20,500	7,800

Source: Greater Sydney Commission South District Plan 2018

## Projected Employment (Sutherland LGA)

Table 2.2

	2016	2021	2026	2031	2036	2016-36 Growth (No.)
Sutherland Shire Jobs	79,028	83,751	86,802	91,753	97,677	18,650

Source: Transport for NSW

## Employment Yield From Proposed Development

Table 2.3

Stage	Year	Land Use	Jobs
1	2020-2022	Retail	322
		Industrial	109
2	2025-2026	Commercial Office	1,187
		Industrial	8
3	2026-2028	Commercial Office	437
		Industrial	11
		Hotel	36
4	2030-2032	Commercial Office	1,186
5	2035-2037	Commercial Office	1,385
		Recreation	8
6	2038-2040	Commercial Office	770
<b>Total</b>			<b>5,459</b>

Source: Aliro Group, Urbis



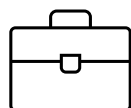
# SUTHERLAND SHIRE LGA HAS HISTORICALLY EXPERIENCED A JOB DEFICIT

## Key Findings

Table 2.4 shows the employment profile of Sutherland Shire LGA resident workers and the jobs available in the LGA by industry sector. It shows there is a total of 63,280 jobs in the LGA and 108,137 Sutherland Shire LGA resident workers, and thus **a deficit of 44,857 jobs for LGA residents** as recorded in the 2016 Census.

This represents a slight decrease in the jobs deficit which recorded 51,565 in the 2011 Census. While the deficit has declined, there still exists a significant deficit in jobs available for Sutherland Shire residents.

The remainder of this chapter analyses the relative number of jobs and resident workers in the LGA in different industries.



# 44,857

**Jobs Deficit across the LGA**

## Jobs and Resident Workers Gap by Industry Sector

Table 2.4

Industry	2011			2016		
	Jobs	Resident Workers	Gap	Jobs	Resident Workers	Gap
Agriculture, Forestry and Fishing	54	128	-74	118	207	-89
Mining	42	200	-158	60	211	-151
Manufacturing	5,258	8,805	-3,547	3,748	6,078	-2,330
Electricity, Gas, Water and Waste Services	383	1,286	-903	451	1,103	-652
Construction	4,352	9,690	-5,338	6,199	11,535	-5,336
Wholesale Trade	2,452	5,295	-2,843	1,857	3,666	-1,809
Retail Trade	9,353	11,105	-1,752	9,829	10,400	-571
Accommodation and Food Services	4,664	5,789	-1,125	5,748	6,117	-369
Transport, Postal and Warehousing	1,481	7,802	-6,321	1,712	7,318	-5,606
Information Media and Telecommunications	391	2,092	-1,701	475	2,048	-1,573
Financial and Insurance Services	1,420	6,356	-4,936	1,586	6,305	-4,719
Rental, Hiring and Real Estate Services	1,068	2,176	-1,108	1,271	2,362	-1,091
Professional, Scientific and Technical Services	5,120	9,428	-4,308	5,311	9,786	-4,475
Administrative and Support Services	1,341	3,330	-1,989	1,948	3,608	-1,660
Public Administration and Safety	2,398	7,559	-5,161	2,463	7,637	-5,174
Education and Training	5,276	9,737	-4,461	6,155	10,554	-4,399
Health Care and Social Assistance	7,811	11,416	-3,605	9,931	12,701	-2,770
Arts and Recreation Services	883	1,747	-864	1,133	2,030	-897
Other Services	2,859	4,230	-1,371	3,285	4,471	-1,186
<b>Total</b>	<b>56,606</b>	<b>108,171</b>	<b>-51,565</b>	<b>63,280</b>	<b>108,137</b>	<b>-44,857</b>

Source: ABS 2016 Census, Urbis

# 30% OF SUTHERLAND SHIRE LGA WORKERS LIVE OUTSIDE THE LGA

## Employment Containment

Chart 2.1 shows the proportion of Sutherland Shire LGA workers who live within the Sutherland Shire LGA, as at the 2016 Census. Key findings include:

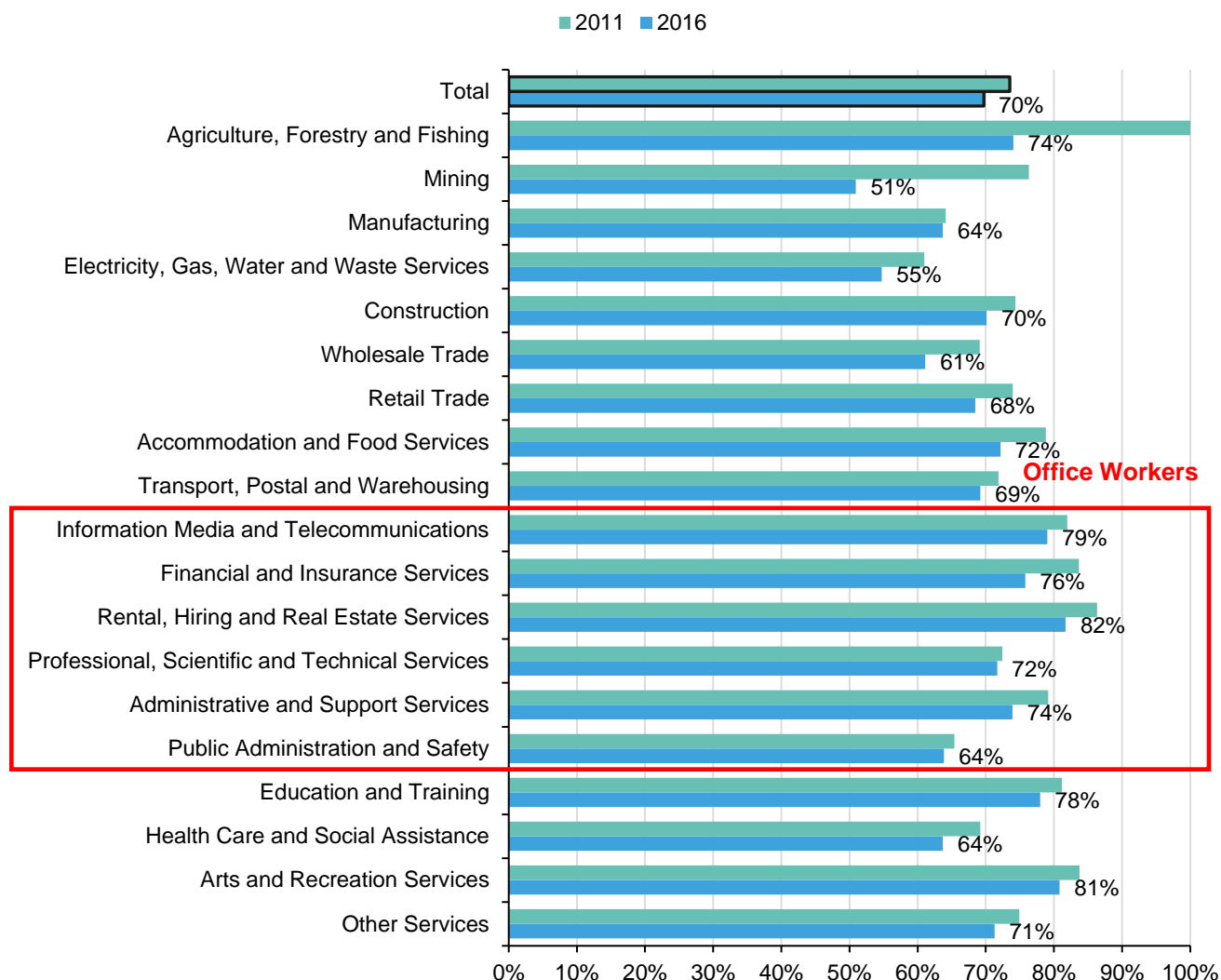
- Sutherland Shire LGA residents held 70% of jobs within the LGA, with the remaining 30% held by residents from elsewhere
- The three industries with the lowest proportion of jobs held by LGA residents are Mining (51%), Electricity, Gas and Water Services (55%), and Wholesale Trade (61%).

The chart also shows the change in employment containment in the LGA between 2011 and 2016. Employment containment has declined by -4% across the LGA in this period, as a higher proportion of jobs are held by residents elsewhere in Sydney and beyond. Office based industries with significant declines in self-containment include:

- Financial and Insurance Services (-8%)
- Rental Hiring and Real Estate Services (-5%)
- Administrative and Support Services (-5%)

## Sutherland Shire LGA Workers that Live in the LGA

Chart 2.1



Source: ABS 2016 Census, Urbis

# 59% OF SUTHERLAND SHIRE LGA RESIDENT WORKERS WORK OUTSIDE THE LGA

## Resident Worker Containment

Chart 2.2 shows the proportion of Sutherland Shire LGA resident workers who work within the Sutherland Shire LGA, as at the 2016 Census.

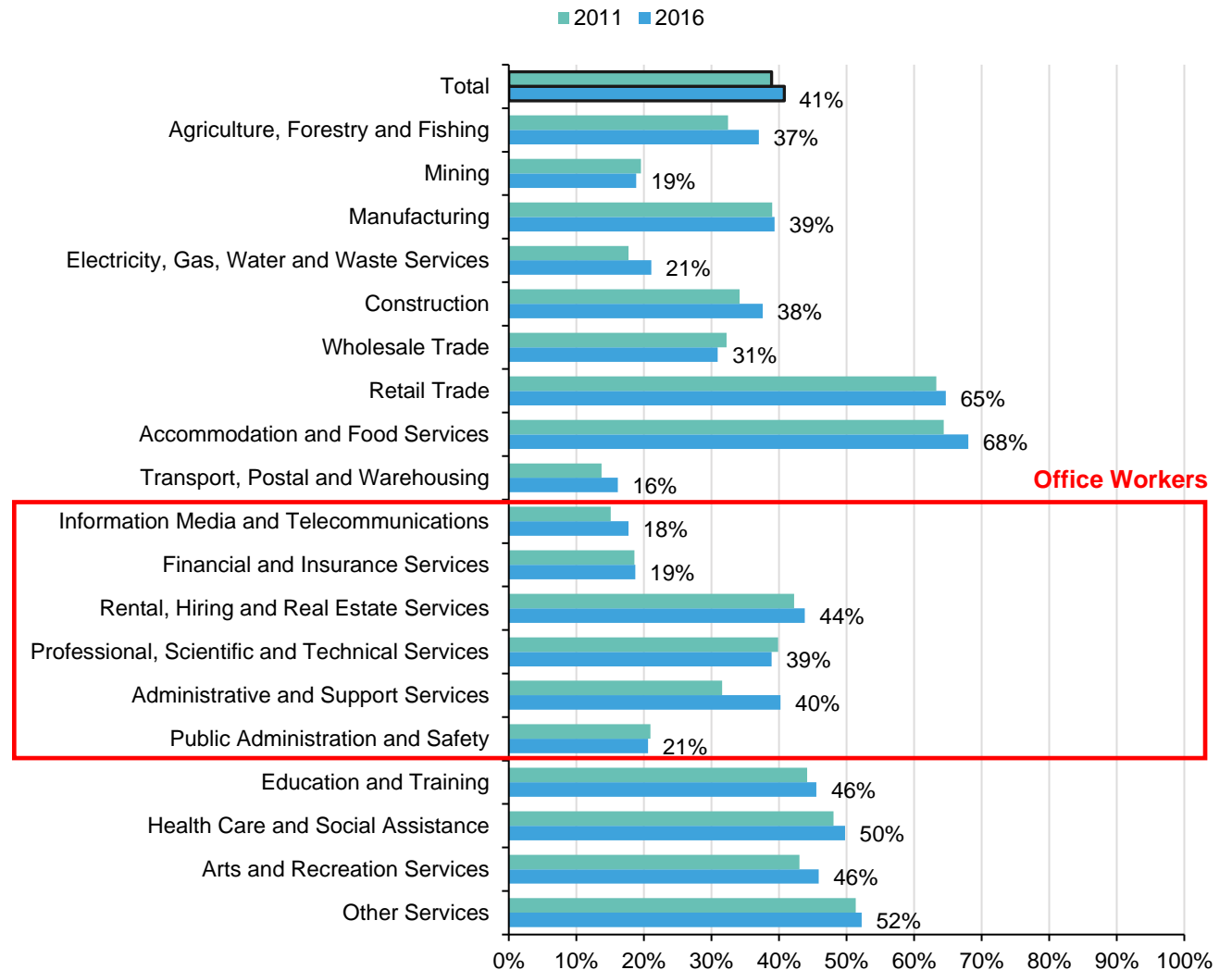
Key findings include:

- 41% of Sutherland Shire LGA resident workers had jobs within the LGA, with the remaining 59% travelling outside the LGA for work
- Across key office-based industries, between 18% and 44% of LGA resident workers had jobs within the LGA
- Transport, Postal and Warehousing and Information, Media and Telecommunications are industries with some of the lowest resident worker containment, at 16% and 18% of resident workers, respectively.

The chart also shows the change in employment self-containment in the LGA between 2011 and 2016. While resident worker containment generally increase over the five year period, the Professional, Scientific and Technical Services industry experienced a -1% decline in resident worker containment. This sector is a major generator of office jobs in the LGA and across Greater Sydney.

## Sutherland Shire LGA Resident Workers that Work in the LGA

Chart 2.2



Source: ABS 2016 Census, Urbis



# THERE IS A DEFICIT IN THE AVAILABLE JOBS FOR RESIDENTS ACROSS ALL SECTORS

## Key Findings

There is a significant jobs deficit across all industry sectors in the Sutherland Shire LGA, as shown in Chart 2.3.

Key findings include:

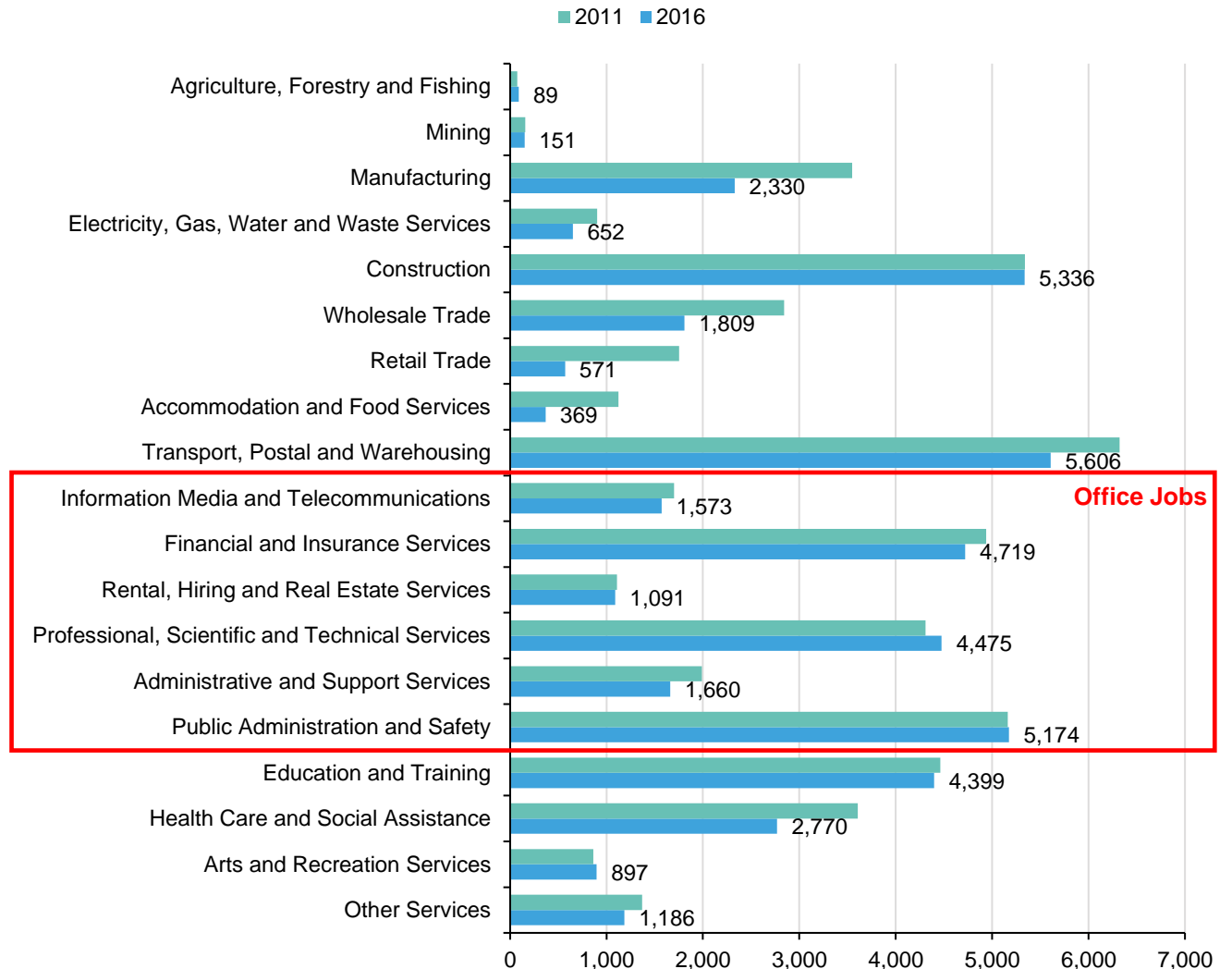
- The large job deficit in 2016 is most evident in the following industries:
  - Transport, Postal and Warehousing (5,606 jobs)
  - Construction (5,336 jobs)
  - Public Administration and Safety (5,174 jobs).
- Office industries with a significant jobs deficit includes Financial and Insurance Services, Professional, Scientific and Technical Services and Public Administration and Safety. The deficit in these industries reflects the lack of office based employment in the Sutherland Shire LGA, forcing these resident workers to travel to places like the Sydney CBD.
- The total jobs deficit across the Sutherland Shire LGA recorded 44,867 at the 2016 Census which represents 41% of the total resident worker number. The job deficit has declined from 51,565 jobs in 2011 but is still high.

## Implication for the subject site

The proposed office development will accommodate jobs for Sutherland Shire LGA resident workers who are currently leaving the LGA for work, making a significant positive contribution to employment retention in the LGA.

2011-2016 Jobs Deficit in Sutherland Shire LGA

Chart 2.3



Source: ABS 2016 Census, Urbis

# 03

## APPENDIX



# REMPPLAN METHODOLOGY

This Economic Analysis uses **REMPPLAN** to model the potential economic benefits associated with the proposed development. REMPLAN is an Input Output model that captures inter-industry relationships within an economy. It can assess the area specific direct and flow on implications across industry sectors in terms of employment, wages and salaries, output and value added (Gross State Product).

The potential economic benefits of the proposed development have been quantified in terms of value added expenditure generation and employment generation:

- Expenditure Generation – Estimation of the direct and indirect expenditure impacts resulting from the proposed development. This estimates value added expenditure impacts to the regional and state economies during both the development and operating phases
- Employment Creation – Estimation of the direct and indirect employment impacts resulting from the proposed developments. This estimates employment impacts using standard industry jobs per sq.m benchmarks and regional employment multipliers for New South Wales.

Key points regarding the workings and terminology of the model are as follows:

- REMPLAN uses either the value of investment or employment generation as the primary input. For this analysis, the value of total upfront investment has been used as the key input to assess the benefits of the construction phase, whereas future employment at the centre is the input to assessing the ongoing economic benefits of the operational phase
- Outputs from the model include direct and indirect employment and value added (i.e. economic growth) generated through the project
- Employment generated includes all full-time and part-time jobs created over the life of the construction phase; or in terms of the on-going operations, total on-going jobs generated
- Both the direct and indirect benefits are modelled for employment and value added
- Direct refers to the effect felt within the industry where the investment is being made. For example, during the construction phase, new direct jobs are created within the construction industry
- Indirect effects are:
  - Those felt within industries that supply goods to the industries directly affected (industry effects)
  - Those felt by industries that benefit from the wages that are earned and spent by those employed within the industries directly affected (consumption-induced effects).

For the purposes of this analysis, consumption-induced effects have been excluded. Consumption-induced effects are prone to overstate the benefits of a particular investment as they overestimate the impact of wage and salary increases in the local economy. This is accepted industry practice.



