

Sydney Office

Level 9, 17 York Street, GPO Box 4401, Sydney NSW Australia 2001

T +61 2 9248 9800 F +61 2 9248 9810 E sydney@rpsgroup.com.au W rpsgroup.com.au

Our Ref: PR125433
Date: 26 November 2015

Attn: Roger Rankin - Team Leader Strategic Planning
Leichhardt Municipal Council
7 - 15 Wetherill Street
Leichhardt NSW 2031

Via: email

Dear Roger

RE: 100-102 ELLIOTT STREET, BALMAIN PLANNING PROPOSAL

We write on behalf of our client Toga Developments Pty Ltd in response to your request for further information in regard to the above proposal via email on 25 November 2015.

The SGS Economic Report which accompanied the original DA for the development of the site at 100-102 Elliott Street, Balmain applied the maximum employment yield shown in the table below. The report listed no employment figures for the serviced apartments use. Serviced apartments at this level are likely to require very little direct employment as they generally run as a short term residential operation.

TABLE 24. ON-SITE JOB YIELD ACCORDING TO THE SITE PROPOSAL

	Floorspace (sqm)	Job density (sqm per job)	Job yield
Retail	180	30	6
Commercial	875	20	43
Total			49

Source: SGS September 2012 based on proposed floorplans

Based on a Planning Proposal approval and maintaining the same uses, retail and employment space total yield could remain similar to the levels modelled in the SGS Report. However, it is considered that the maximum commercial office space yield of 43 jobs is unlikely to be achieved even if there was to be no rezoning. This is because:

- Based on market demand it is unlikely that the achievable job yield would be maximised. This is because the level of retail and commercial vacancy in Balmain Centre as well as broader commercial market dynamics not being supportive of out of centre fragmented sites (this is discussed in the RPS SEIA Report); and
- The SGS report bases the employment on a rate of 1 worker/ 20sqm. An out of centre, strata commercial space would be more likely to yield a rate of 1/25sqm or 1/30sqm based on market trends.

Hypothetically speaking, and in direct response to your query to provide estimates of both the direct and indirect impact on local jobs from the rezoning the site from B2 to R1, if the final outcome of the site in the future was a conversion of all commercial space to residential, there would be a lower or negligible number of commercial jobs. However there would still likely be some supportable retail on the site. Overall, this would see a reduction of employment to approximately 5-10 FTE jobs.

The benefit of this outcome would be to reduce employment generating competition with Balmain Centre and Rozelle Centre which are experiencing high levels of vacancy and a drop in trade. Removing potential employment competition from 100-102 Elliott Street would further help consolidate demand into the existing centres. This is discussed further in the RPS SEIA report.

We trust this information is sufficient for your purposes, however should you require any further details or clarification, please do not hesitate to contact the writer by telephone.

Yours sincerely

RPS

A handwritten signature in black ink, appearing to read 'pmangels', written in a cursive, flowing style.

Peter Mangels
Planning Manager - Sydney