

Jobs Summary – Planning Proposal Stage 2

Precinct	Employment potential	Description
Cabramatta	789 jobs	Jobs would likely be in the commercial, professional, medical, and food and drink premises (restaurant and function centres) sectors. Approximately 1 person per 20m ² of additional commercial floor space
Canley Vale	93 jobs	Jobs would likely be in the retail and food and drink premises (restaurant) sectors. Approximately 1 person per 30m ² of additional commercial floor space
Carramar	192 jobs	Jobs would likely be in the retail, food and drink premises (restaurant) and medical sectors. Approximately 1 person per 30m ² of additional commercial floor space
Stage 2 Planning Proposal Total Jobs	1,074 jobs	A broad range of jobs likely in the following sectors as a result of the planning proposal: <ul style="list-style-type: none"> - Commercial - Professional services - Medical - Food and drink premises (restaurants and function centres) - Retail

Cabramatta Town Centre

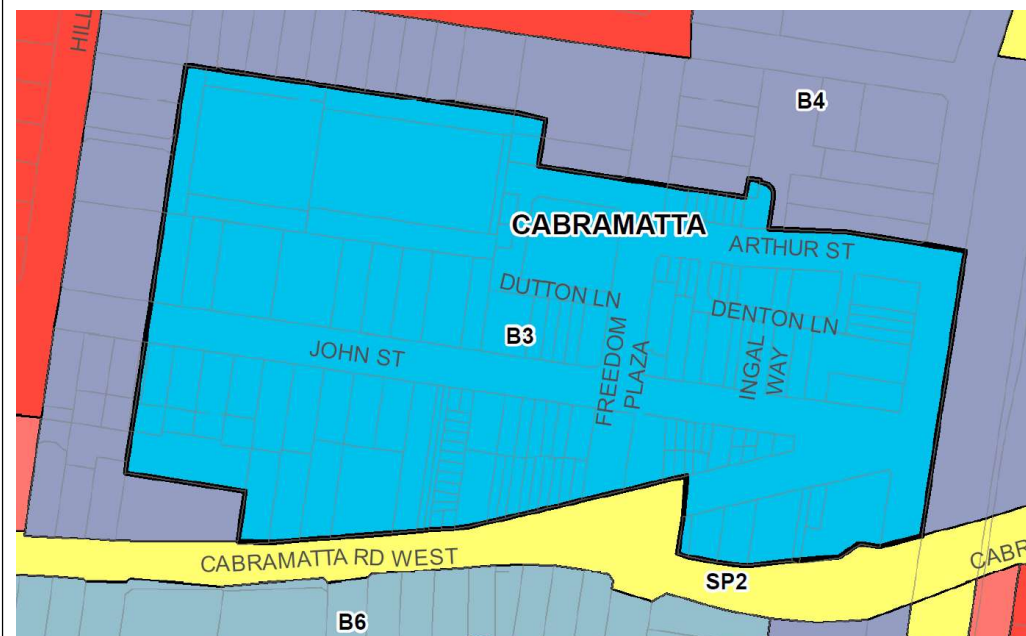
Planning proposal:

- Rezone a portion of the Cabramatta Town Centre from B4 Mixed Use to B3 Commercial Core.
- Increase the maximum height of building from K – 10 metres (3 storeys) to N2 – 14 metres (4 storeys).
- Rationalise the floor space ratio from part 1.5:1, part 2:1 and part 2.5:1 to 2.5:1.
- Total area proposed to be rezoned to B3 Commercial Core is 47,275m².

Additional employment potential:

- The total area that is likely to deliver additional floor space in the short to medium term is 15,794m².
 - Note: The above figure was derived from sites that are in single ownership, not a strata site, and/or adjoining other properties in single ownership where amalgamation may result in a large development parcel.
- As the proposed additional commercial floor area would be on the 4th floor it is unlikely that this floor space would attract retail. It is more likely that this floor space would be made up of medical, commercial, restaurants and function centres.
- Based on the above the total possible job creation for Cabramatta would be:
 - 1 person per 20m² of floor space based on the types of uses that would likely be attracted to a 4th level within the town centre.

This results in approximately 789 jobs over the next 20 years in the professional / medical / food and drink premises sectors in Cabramatta Town Centre.



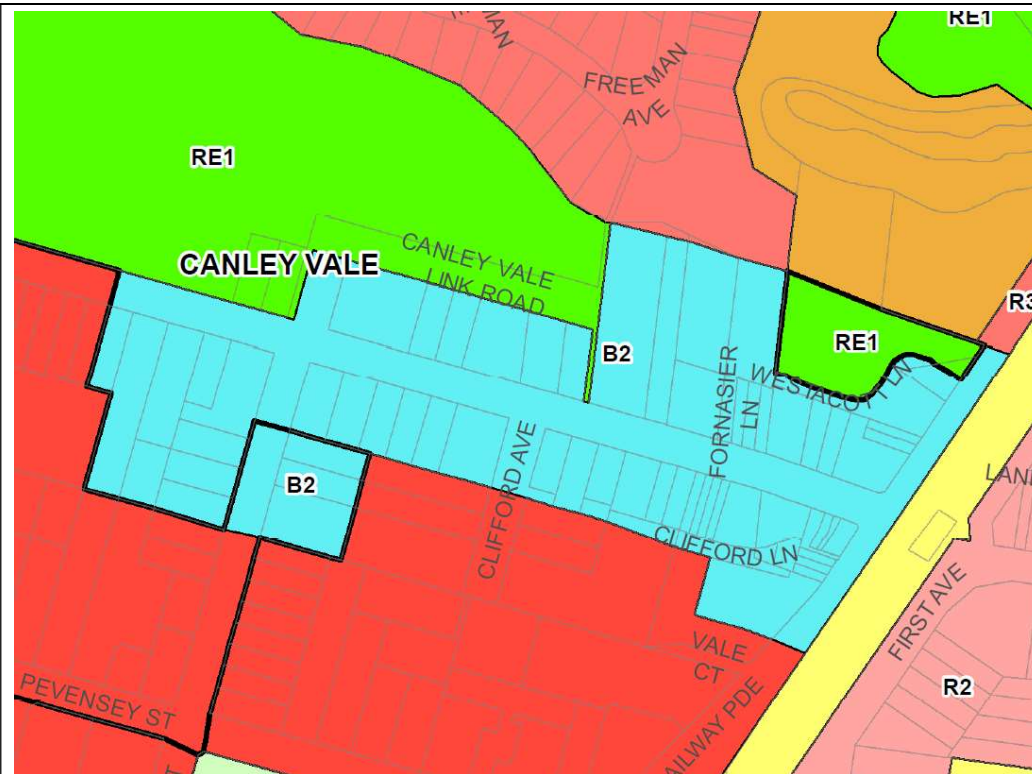
Canley Vale Town Centre

Planning proposal:

- Rezone a portion of the Canley Vale Town Centre from R4 High Density Residential to B2 Local Centre.
- Increase the maximum height of building from O2 – 16 metres (4-5 storeys) to part V2 – 39 metres (12 storeys) and part T2 – 26 metres (8 storeys).
- Total area proposed to be rezoned to B2 Local Centre is 2,801m².

Additional employment potential:

- The total area that is likely to deliver additional floor space in the short to medium term is 2,801m².
- As the proposed additional retail/commercial floor area would be on the ground floor it is likely that this floor space would attract retail / restaurants / cafes.
- Based on the above the total possible job creation for Cabramatta would be:
 - 1 person per 30m² of floor space based on the types of uses that would likely be attracted to ground floor within the town centre.



This results in approximately 93 jobs over the next 20 years in the retail / food and drink premises sectors in Canley Vale Town Centre.

Carramar Neighbourhood Precinct

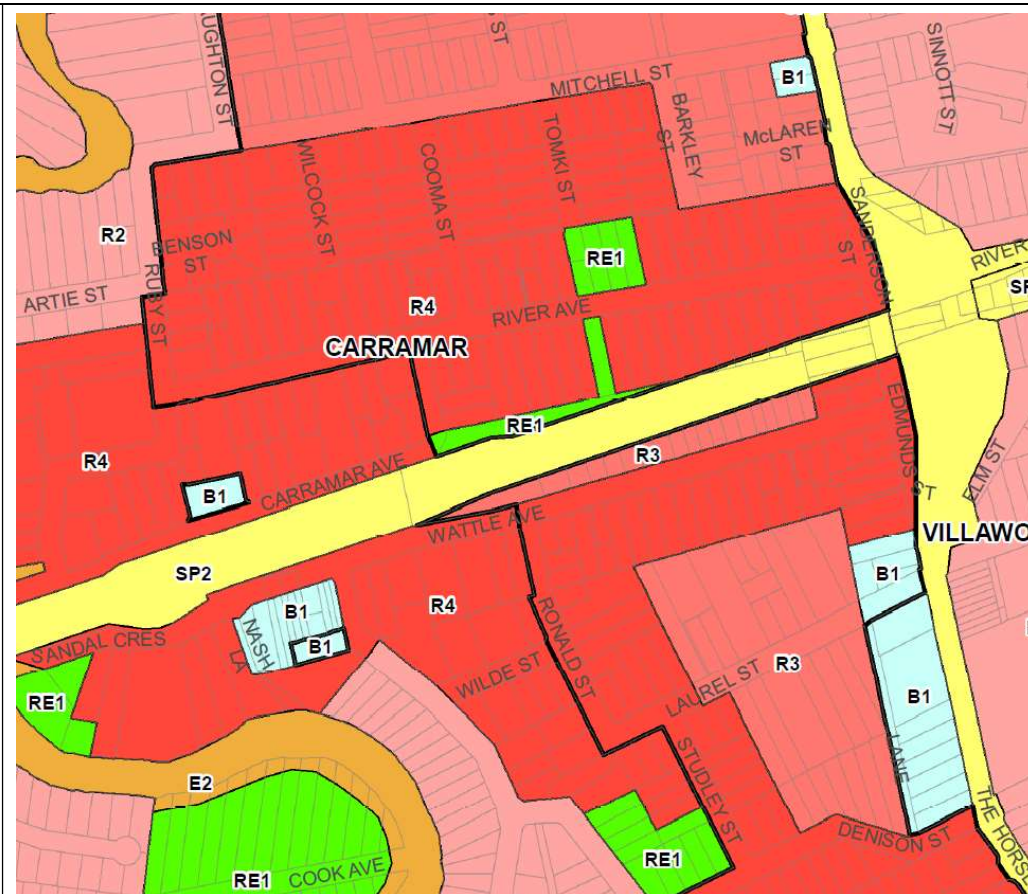
Planning proposal:

- Rezone a portion of the Carramar from R2 Low Density Residential and R4 High Density Residential to B1 Neighbourhood Centre.
- Increase the maximum height of building from part J – 9 metres (2 storeys) and part Q – 20 metres (6 storeys) to part L – 11 metres (3 storeys), part Q – 20 metres (6 storeys), part T2 – 26 metres (8 storeys) and part V2 39 metres (12 storeys).
- Total area proposed to be rezoned to B1 Neighbourhood Centre is 5,788m².

Additional employment potential:

- The total area that is likely to deliver additional floor space in the short to medium term is 5,788m².
- As the proposed additional retail/commercial floor area would be on the ground floor and its proximity to existing medical services, it is likely that this floor space would attract retail / restaurants / cafes / medical uses.
- Based on the above the total possible job creation for Cabramatta would be:
 - 1 person per 30m² of floor space based on the types of uses that would likely be attracted to ground floor within the town centre.

This results in approximately 192 jobs over the next 20 years in the retail / food and drink premises / medical sectors in Carramar neighbourhood precinct.



Fairfield City Centre

Planning proposal:

- Increase the maximum height of building for certain sites within the Fairfield Town Centre to 29m, 39m, 45m, and 52m respectively.
- No additional retail / commercial zoned area is proposed as part of this planning proposal.

Additional employment potential:

- The Fairfield City Centres Strategy identifies that The Fairfield CBD needs a critical mass of people to help revitalise and stimulate investment and activity.
- Therefore, increased height of buildings will create potential for more population that will support economic activity within the town centre.
- This proposal seeks to increase building height and FSR in key locations to ensure consistency with the Fairfield City Centre Urban Design Study, while providing greater opportunities for residential development.



This results in increased economic activity and stimulate investment to revitalise Fairfield City Centre.