

11 April 2024

Christina Brooks
Senior Planning Officer – Metro Central and North District
Department of Planning, Housing and Infrastructure

Via email: christina.brooks@planning.nsw.gov.au

Dear Christina,

RE: PLANNING PROPOSAL (GATEWAY) – 641-655A PACIFIC HIGHWAY CHATSWOOD – EMPLOYMENT NUMBERS

As requested, Urbis, on behalf of Goldfields Central No 4 Pty Ltd (Goldfields), has undertaken a review of the jobs associated with the indicative reference scheme as part of the planning proposal at 641-655A Pacific Highway, Chatswood. We have prepared an estimate of the jobs created during the construction phase and permanent jobs created during the operational phase of the project.

The number of direct and indirect construction phase jobs is estimated using input-output software (REMPPLAN) and estimated project costs provided by Altus Group. The number of direct operational 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. The indirect operational jobs are estimated by using input-output software.

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 and the City of Sydney 2017 Floorspace and Employment Survey (the 2022 survey results are not available yet).

Accordingly, the following benchmarks have been adopted to calculate the direct operational jobs.

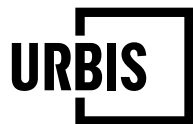
- Retail space: 35.0 sq.m per job
- Commercial (office): 15.0 sq.m per job

The car parking and residential component of the project are not expected to provide operational jobs.

The construction phase and ongoing phase jobs are outlined in the tables below:

Construction Phase Jobs

	Direct	Indirect	Total
Project Expenditure (\$M Incl GST)	\$238.8	-	\$238.8
Avg Employment Per Annum (Total Jobs)	125 jobs over 3 years	175 jobs over 3 years	300 jobs over 3 years



Operational Phase Jobs

	Direct	Indirect	Total
Retail	66	15	81
Commercial	232	280	512
Total Employment Per Annum (Total Jobs)	298	295	592

The tables above demonstrates that a total of 892 jobs will be created in total with 300 jobs created during the construction phase and 592 jobs created during the operational phase.

Kind regards,

A handwritten signature in blue ink that reads "Princess T. Ventura".

Princess Ventura
Director
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