

11 – Employment Land Impact Letter

Planning Proposal – SP16097 – Apollo Fabrications (June 2023)

18 November 2021



Mr Caleb Jackson
Apollo Fabrication Group
10 – 12 Telegraph Road
Young NSW 2594

TELEGRAPH ROAD, YOUNG – RESPONSE TO COUNCIL QUESTION

Background

Apollo Fabrication operate a steel fabrication business at 10 – 12 Telegraph Road in Young, New South Wales. This will be referred to as the Telegraph Road site for the purposes of this letter. The site currently comprises a covered facility of 3,940 sq.m, including a supporting office component across 7,662 sq.m of land.

Apollo Fabrication propose to redevelop their existing facility to include an additional 15,123 sq.m of floorspace, including 2,043 sq.m of additional supporting office space. The total size of the facility would be in the order of 19,000 sq.m including the existing components.

Location IQ previously prepared an Economic Forecast Analysis report dated March 2021 which outlined the current benefits as well as the construction and ongoing benefits from the expanded Apollo Fabrication operation. This report was submitted to Hilltops Council as part of a development application for the expanded facility. Council have now asked a number of questions in a letter to Silvestro Planning from Claire Scott, the Director of Planning at Hilltops Council.

Location IQ has been asked to provide a response to the first question in the letter which is as follows:

An assessment of the impact of the Planning Proposal, being additional land for general industry, in the proposed location on the viability and integrity of existing employment lands

Location IQ Response

It is the opinion of Location IQ that there will be no impact on the viability and integrity of the existing employment lands from the Planning Proposal for the following reasons:

1. The previous Location IQ report dated March 2021 stated a number of reasons as to why the expanded Apollo Fabrication facility would not locate within the existing provision of industrial zoned land situated to the west of the Young urban area. These reasons are summarised as follows:
 - a. Lack of frontage to major arterial roads in the region, making vehicle access difficult.

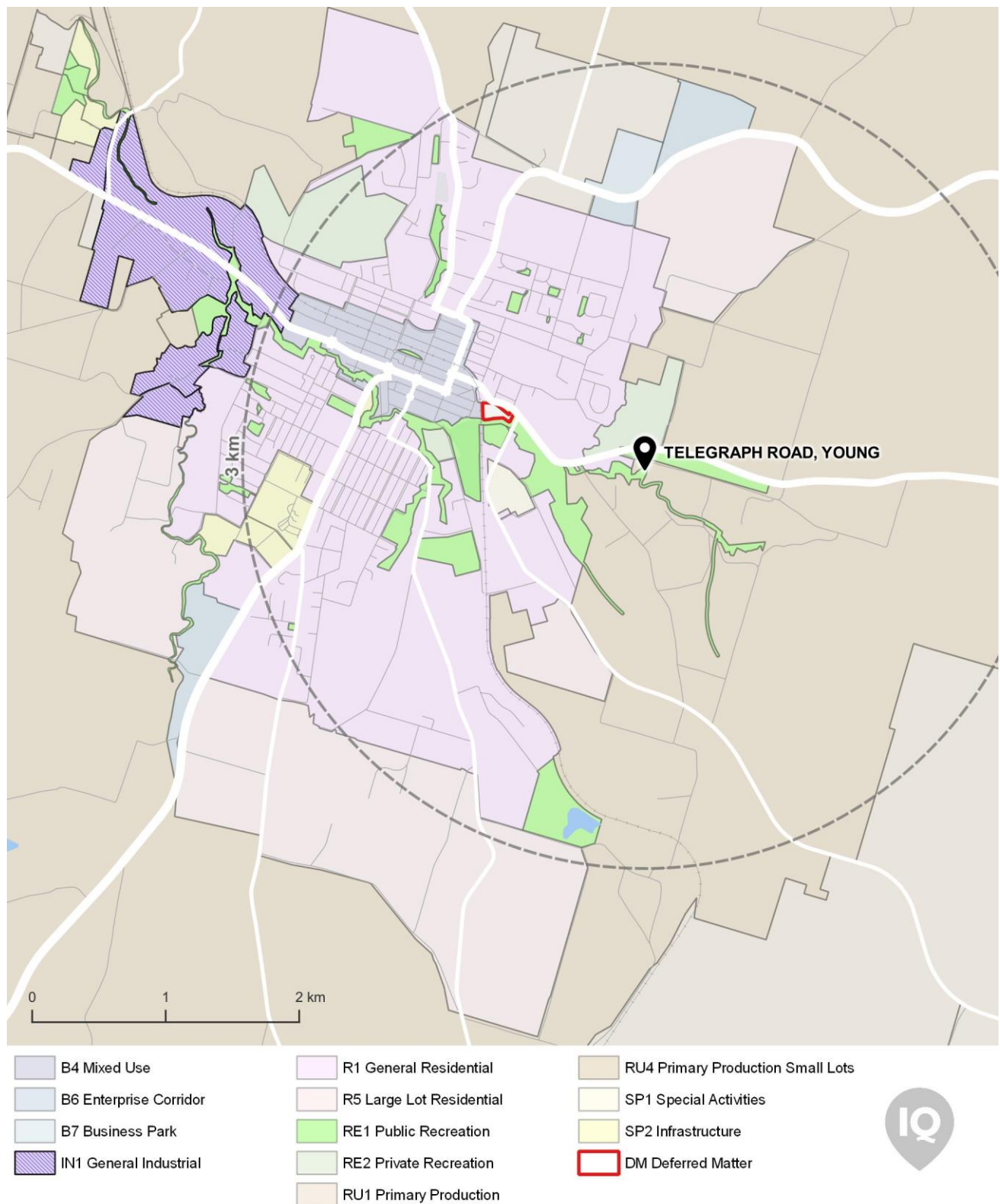
- b. The land may not be available for purchase.
- c. There are a number of residential properties located throughout the zoned area.
- d. Zoned sites that are large enough tends to be the wrong shape and divided by creeks and rail lines.
- e. A lack of critical infrastructure.

The above reasons reinforce the opinion that Apollo Fabrication would not consider existing zoned land as part of the potential pool of appropriate sites. Given that Apollo Fabrication are not currently located within the existing zoned land and are unlikely to consider locating there in the future, the existing land is no more or less viable than it otherwise is now. Apollo Fabrication may would relocate outside Young if the current proposal did not proceed.

2. Apollo Fabrication is a steel fabricator and would be unlikely to directly compete with any other business in the Hilltops Council area. A review of their website indicates it services major construction projects all over Australia. In comparison, Map 1 illustrates the major employment lands in the town of Young. Map 2 shows the vacant sites larger than three hectares within the employment lands. In total, this area provides some 157 hectares of land, of which 26 hectares or 16.2% is vacant. A review of the types of businesses within this location indicates a range of joiners, mechanical/tyre repairs, building supplies, wool brokers, trade centres, tractor showroom, grain sheds, shed manufacturer, self-storage, metal recyclers and the like. These facilities serve a localised role as compared with Apollo Fabrication serving Australia wide.
3. The expansion of Apollo Fabrication would not impact on the future viability of any business in the area, including those located within the existing industrial zoned land.
4. The previous report prepared by Location IQ outlined a number of ancillary benefits from an expanded Apollo Fabrication operation, including downstream jobs. These jobs may accrue in other industrial type business that would support Apollo Fabrication, therefore increasing the demand for appropriately zoned employment lands.
5. Overall, the existing employment lands far outsize the subject proposal in terms of land at 157 hectares compared with proposed site at around four hectares. Consequently, there is no impact on the operation of employment lands.

Overall, the subject Planning Proposal should be seen as complementary to existing zoned land and would not have a material impact on its viability or integrity.

MAP 1. YOUNG LAND ZONING MAP



MAP 2. YOUNG VACANT INDUSTRIAL LAND (3+ HECTARES)



 Vacant Industrial Zoned Land

PhotoMap by nearmap.com



Yours sincerely,

A handwritten signature in black ink, appearing to be 'Gavin Duane', with a stylized, flowing script.

Gavin Duane
Director

A handwritten signature in black ink, appearing to be 'Hayden Armstrong', with a clear, legible script.

Hayden Armstrong
Principal Consultant

