

Leumeah, Sydney

Economic Land Use Assessment ADDENDUM REPORT

PREPARED FOR **Michael Brown Planning Strategies**

March 2021

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Economic Land Use Assessment – Addendum Report (March 2021)

Macroplan was engaged to undertake an Economic Land Use Assessment in June 2018 to determine the potential amount and type of retail and non-retail floorspace that the market could support at a site located on Hollylea Road, Leumeah. The site is situated within the Leumeah Precinct immediately west of the Campbelltown-Macarthur Rail Line. An addendum report was prepared in July 2020 which provided further advice based on the latest plans for the site.

The development plans have since been amended and this addendum report provides advice on the scale of non-residential floorspace supportable at the site. This report also investigates the number of jobs that could potentially be provided on the site if developed for industrial uses.

The 2018 assessment allowed for a residential yield at the site of around 700 dwellings. The research found that approximately 7,000 sq.m of non-residential floorspace (retail and non-retail uses) could be supportable at the site based on a retail floorspace supply and demand analysis and a review of the competitive context of the area. The analysis also took into account the planned development throughout the Glenfield to Macarthur Urban Renewal Corridor and was particularly influenced by the various sites planned to be developed for residential housing in surrounding area.

The subject development site has now been expanded to include 2A Hollylea Road and 5-7 Plough Inn Road, Leumeah, which are situated immediately to the north-east of the previous site. The latest plans for the total site now include the provision for 1,185 dwellings and 7,157 sq.m of non-residential floorspace.

In broad terms, the updated plans are considered consistent with the Glenfield to Macarthur Urban Renewal Corridor Strategy and particularly Leumeah Precinct Plan, which outlines that a variety of housing types should be provided within walking distance of the Leumeah station, with increased heights closest to the station. The planned provision of 7,157 sq.m of non-residential floorspace is considered supportable and reasonable given the plans for the site, and is considered consistent with the vision and aims of the various strategies and plans for the area. The scale of planned non-residential floorspace would be able to serve the needs of residents on site as well as serve other residents and workers in the local area.

Based on the updated amount of non-residential floorspace planned for the site, the below table presents an update to the recommended non-residential uses as previously detailed in the 2018 study.

Table 1 Leumeah - Potential retail and non-retail composition (GLA)			
Category	GLA (sq.m)	% of retail	% of total
<u>Retail component</u>			
Supermarket	2,500	62.5%	34.9%
Retail specialties	<u>1,500</u>	<u>37.5%</u>	<u>21.0%</u>
Total centre - retail	4,000	100.0%	55.9%
<u>Commercial/non-retail</u>			
Non-retail shopfronts*	700		9.8%
Medical centre / allied health	1,000		14.0%
Gymnasium	700		9.8%
Office space	<u>757</u>		<u>10.6%</u>
Total non-retail	3,157		44.1%
Total retail and non-retail GLA	7,157		100.0%
*Non-retail shopfronts includes uses such as retail estate agents, travel agents and banks Source: Michael Brown Planning Strategies; Macroplan			

The subject site covers several parcels of land and the total area is approximately 3.74 hectares in size. The 2018 report found that a development with around 7,000 sq.m of non-residential floorspace would create 306 direct ongoing jobs (full-time and part-time). This estimate was based on the planned scale and type of floorspace to be delivered and reflected an average of 44 jobs per 1,000 sq.m of lettable non-residential floorspace.

The density of jobs created by industrial uses is far less compared with retail and commercial uses. In our research, the number of jobs created by industrial and manufacturing uses is around 25 jobs per hectare. Therefore, if the total site was developed for industrial type uses, the site is expected to create 94 ongoing jobs.

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