

## Kim Holt

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**From:** Dan Keary <dan@keylan.com.au>  
**Sent:** Wednesday, 27 May 2020 12:51 PM  
**To:** Kim Holt  
**Cc:** Paula Mottek; George Revay; Simon Militano; Jacinta Reid  
**Subject:** HPE CM: PPSSNH-66 (MOD2019/0654) - Clarification for Sydney North Planning Panel  
  
**Importance:** High

Dear Kim,

Further to this morning's Panel meeting on the above modification application, we are responding to the question taken on notice relating to the clarification of the estimated number of post-construction jobs that are expected to be generated by the proposed development.

We have reviewed the job estimates that were provided in the supporting documentation for the Section 8.2 Review (the approved development) and the subject modification application.

On further consideration it is apparent that the 115 jobs estimated in the Section 8.2 Review (as approved in Jun 2019) was based on an incorrect methodology. HillPDA have confirmed in their letter dated 4 December 2019 that the correct estimate of post construction jobs relating to the approved commercial GFA and seniors living units is 83 post-construction jobs.

We confirm that the estimate for the post-construction jobs to be created by the current proposal is 69.

Whilst we acknowledge this error following further review, we wish to point out that the estimated reduction in post-construction jobs through the proposed modification is, therefore, in fact only 14 jobs, not 46 jobs.

Furthermore, as stated in our verbal response to the Panel during the meeting, our position is that, regardless of the estimated reduction in post-construction jobs, the modified scheme still provides significant economic and employment benefits. This includes substantial job creation during construction as well as 69 post-construction jobs – a net increase of 54 jobs (or 360% increase) compared to existing employment on the site.

We would also point out that the proposed arrangement of commercial space will be considerably more attractive and more likely to be tenanted. The approved commercial space on Level 2 of the building was unlikely to have been attractive to commercial or allied health businesses and therefore potentially would not be able to maximise employment opportunities.

We therefore maintain that, on balance, the modified scheme provides substantial net job creation benefits.

We apologise for any confusion on this issue but trust that the above clarifies the issue for the Panel.

Please contact me if you require any additional information.

Regards

Dan Keary  
**Director**

P 8459 7511  
M 0429 565 291  
E [dan@keylan.com.au](mailto:dan@keylan.com.au)

[www.keylan.com.au](http://www.keylan.com.au)



**KEYLAN**  
consulting pty ltd

Suite 2, Level 1  
1 Rialto Lane  
Manly NSW 2095

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