

Horsley Drive Business Park

Stage 2 - Buildings 2 & 3

Economic and Social Assessment

PREPARED FOR Charter Hall Group

August 2021



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Table of contents

Executive Summary	5
Section 1: Introduction.....	7
1.1 Regional and Locational Context.....	8
1.2 Background	10
1.3 Scope of Work.....	11
1.4 Data and Information Sources.....	11
1.5 Limitations	11
Section 2: Employment Profile	12
2.1 Historical Trends	12
2.2 Employment Projections.....	14
2.3 Covid Impact	16
2.3.1 Impact on business and supply chain	16
2.3.2 Impact on workforce.....	16
2.3.3 Implications for Fairfield LGA	16
Section 3: Employment Generation.....	18
3.1 Development Phase	18
3.2 Post-development	18
3.2.1 Direct Employment.....	18
3.2.2 Indirect and Induced Employment (Warehouse component)	19
Section 4: Other Economic Impacts	20
4.1 Lack of Industrial Land	20
4.2 Employment Containment	20
4.3 Industry Value Added	21
Section 5: Social Assessment	22
5.1 Community Infrastructure Approaches	22
5.2 Social Infrastructure Demand	24
Section 6: Conclusion.....	28
Section 7: Appendices.....	29

7.1	Current Supply and Opportunity Assessment.....	29
	Youth Centre	30
7.1.1	Local Community Centre.....	30
7.1.2	Child Care Facility Centre	30
7.1.3	Library.....	30
7.1.4	Performing Arts/Cultural Centre	30
7.1.5	University and TAFE	30
7.1.6	Open Space and Recreation Area	31
7.1.7	Swimming Pool	31
7.1.8	NSW Fire Station	31
7.1.9	NSW Ambulance Service.....	31
7.1.10	Primary School.....	31
7.1.11	Secondary School.....	32
7.1.12	GP Medical Centre.....	32
7.1.13	Community Health Centre.....	32
7.1.14	Hospital.....	32
7.1.15	Residential aged care facility	32
7.2	Community Infrastructure Map	32

Executive Summary

Macroplan has been engaged by Charter Hall (i.e. applicant) to undertake an economic impact assessment of a proposed State Significant Development application (SSD) of the future warehouse development, and its subsequent industrial development, at Horsley Drive Business Park Stage 2 in Wetherill Park.

Overall, the application seeks to develop the subject site for two warehouse facilities encompassing associated office floorspace, car parking, delivery vehicle unloading and loading areas, landscaping, and supporting infrastructure within the industrial estate. The proposed development will comprise:

- Warehouses – approximately 24,523 m² of GFA with associated plant and equipment.
- Warehouse amenities (within Warehouse buildings).
- An ancillary office area – around 965 m² of GFA.
- Van/trailer/prime mover parking.
- Truck waiting bays.
- Associated staff carpark including visitors, disability, and bicycle/motorcycle spaces.

The SSD DA approval would assist in providing new employment opportunities and promoting industry diversification. In respect to the sites location at the confluence of the Western and Central Cities and as a Gateway between the future Western Sydney Airport Aerotropolis and economic hub of Parramatta, the proposed rezoning does not only provide jobs directly to the 'Transport, Postal and Warehousing' sector, but also has potential as key economic contributor and the likely key growth driver for the region evolving to facilitate the Aerotropolis.

Need more industrial floorspace

Based on recent take-up rates, the supply of undeveloped land is around 10 years in the Fairfield LGA (i.e., medium-term supply). However, the supply of undeveloped & serviced land is only about 1.5 years supply (i.e., short-term supply¹). Assuming the trend continues, in both pre COVID and post COVID world, Fairfield will require additional supply of employment land to address the emerging shortage immediately.

The application seeks development consent to erect buildings and carry out works for the purpose of warehouse facilities, which is sought for the remainder of the stage two of the Horsley Drive Business Park, which potentially could provide around 24,523 m² of industrial GFA (and 965 m² of GFA for associated office floorspace), and therefore contribute to achieving the anticipated employment growth for the Fairfield LGA, without a discernible impact on overall capacities across the Greater Western Sydney region.

Economic Benefits

The SSD DA approval (and its subsequent development) can support local employment by increasing employment/industrial land stocks and maintaining local employment objectives, while promoting key local industries and generating more employment during the planning, construction, operation, and maintenance stages.

¹ Undeveloped and serviced land can more readily meet demand than un-serviced land, so it is characterised as short-term supply.

It is our opinion that the development will generate 70 to 80 full-time equivalent jobs per annum directly in the construction industry and a further 110 to 120 full-time equivalent jobs per annum indirectly (for example, jobs in transport, manufacturing, fabrication, design etc).

Further to this, the employment outcome from the proposed configuration could surpass the traditional light industrial uses. It is estimated that an additional 140 to 175 direct jobs per annum could be generated on site once the SSD DA is approved, and its subsequent development on the subject site is fully completed and operational.

The approval will allow for expanded employment outcome in terms of direct jobs which means it can generate additional indirect jobs. Based on our multiplier assessment, with approval, 140 to 175 additional direct jobs will generate additional 150 to 190 indirect and induced jobs outside the proposed development at the subject site.

Social Needs Assessment

In addition to the economic benefits, our social infrastructure needs assessment found that, given the scale and nature of the proposal, it will have a minimal impact on existing community and social facilities and that there is no requirement to provide for or contribute to new infrastructure in the local area.

Section 1: Introduction

Macroplan has been commissioned by Charter Hall (i.e., the applicant) to assess the potential economic and social impacts of a proposed State Significant Development application (SSD) of the future warehouse development at Horsley Drive Business Park Stage 2 in Wetherill Park.

The application seeks to develop the subject site for two warehouse facilities encompassing associated office floorspace, car parking, vehicle unloading and loading areas, landscaping, and supporting infrastructure within the future estate. The proposed development will comprise:

- Warehouses – approximately 24,523 m² of GFA with associated plant and equipment.
- Warehouse amenities (within Warehouse buildings).
- An ancillary office area – around 965 m² of GFA.
- Van/trailer/prime mover parking.
- Truck waiting bays.
- Associated staff carpark including visitors, disability, and bicycle/motorcycle spaces.

The capital investment value of the potential development is estimated to be \$37 million². The development will employ 70 to 80 FTE direct jobs during construction. According to our assessment, these two warehouse facilities could employ 140 to 175 FTE direct jobs per annum at its fruition.

The report is structured as follows:

- **Section 2** identifies key business/industry trends which are expected to influence employment generation in Fairfield.
- **Section 3** examines the benefits of introducing a new industrial warehousing estate on the subject site including direct and indirect jobs created.
- **Section 4** considers any other economic and community impacts that are achievable as a result of development.
- **Section 5** provides an inventory of existing, socially oriented infrastructure, and assesses the demand for community infrastructure in the subject locality.
- **Section 6** concludes the assessment.
- **Section 7** comprises of appendices & references.

² Source: Rider Levett Bucknall (August 2021)

1.1 Regional and Locational Context

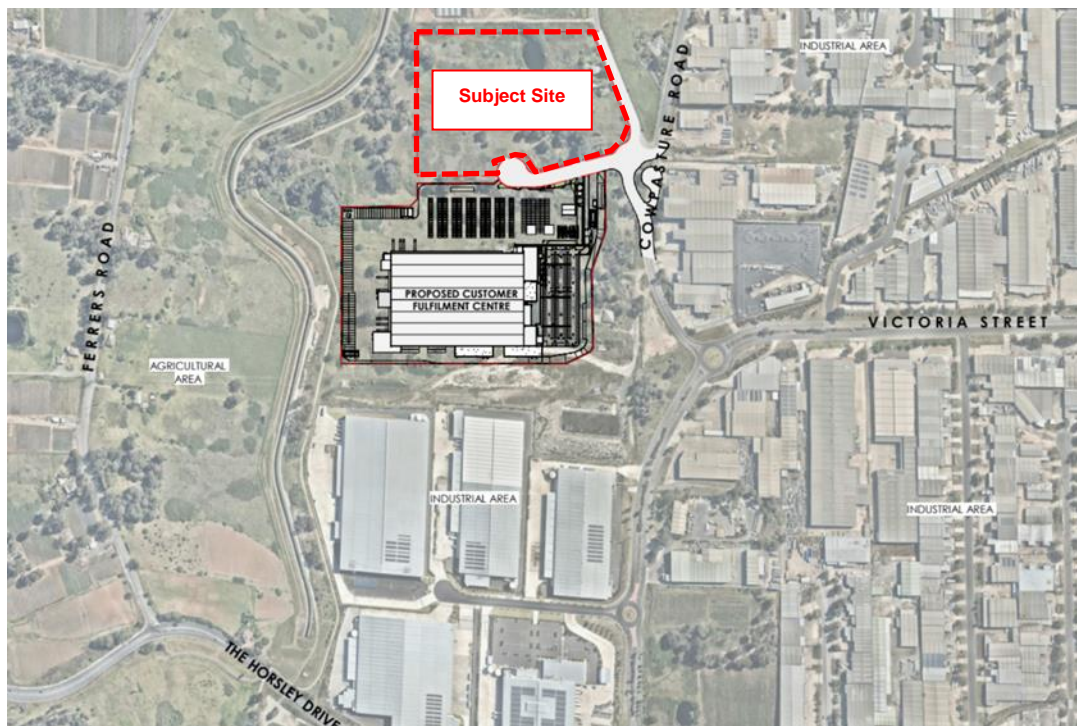
The application is for the development of the remainder of the site (i.e., the Horsley Drive Business Park Stage 2). Figures 1 to 3 illustrate the land's location and general layout (see location below).

Figure 1 Locality



Source: Nearmap

Figure 2 Site Context Plan



Source: Charter Hall

Source: Charter Hall



Stage 2 of the Horsley Drive Business Park³ is 16.5 ha in area and located on the eastern side of Cowpasture Road, approximately 160 metres north along Cowpasture Road from the Cowpasture Road & Victoria Street roundabout. It appears mainly used for extensive agriculture (i.e., grazing) and is also occupied by a few dwelling houses along with various outbuildings.

To the immediate east, the site is bounded by the Wetherill Park Industrial Precinct and to the south proposed customer fulfilment centre (part of Horsley Drive Business Park Stage 2) which received consent to construct in 2020. North of the site is part of Western Sydney Parklands Trust (WSPT)'s Urban Farming Precinct which was currently utilised for agricultural farming purposes. The site's western boundary adjoins Cowpasture Road, but vehicular access will be enabled from Cowpasture Road/Trivet Street intersection to the north and south of the subject site.

The large lot size, visual exposure and excellent position on the regional road network provide an excellent location for general industrial, light industrial and warehouse and distribution centre land uses. The proposed land uses will complement the existing industrial uses contained in the adjacent Smithfield-Wetherill Park Industrial Area.

1.2 Background

WSPT has developed a long-term strategy for development of the Parklands which includes the establishment of business hubs. The business hubs are detailed in the Western Sydney Parklands Plan of Management 2020 which was adopted by the Minister for Western Sydney in 2011.

Collectively, the business hubs will comprise a maximum of 2% of the total Parklands area with the aim of generating income to help fund the management and future development of the other 98% of the Parklands, including improvements to picnic areas and playgrounds, cycling and walking track networks and sporting facilities, and restoration and expansion of the bushland corridor.

The Supplement (2014) to the Plan of Management was developed to outline WSPT achievements to date and further details the key strategic directions that guide the future of the Parklands, including the business hubs. The sites identified for business hubs have the least ecological value, are located adjacent to motorways and major arterial roads and are on the periphery of the Parklands.

Accordingly, Horsley Drive Business Park Stage 2 is proposed to be developed into an industrial estate as an extension of the Wetherill Park industrial precinct and the Stage 1 of Horsley Drive Business Park (2017).

In 2020, the applicant received consent to construct the first warehouse facility on the site as well as a new roundabout intersection on Cowpasture Road and a new road into the development. The facility will be a world-leading industrial warehouse estate and will support 450 jobs during construction and 600 jobs during operation.

Now, the applicant seeks development consent to erect buildings and carry out works for the purpose of warehouse facilities, which is sought for the remainder of the stage two of the Horsley Drive Business Park. For this assessment, we focus on the subject site⁴ (i.e., 5.47 ha in area).

³ Lots 17-22 DP 13961 and Lot 2 DP 1212087 within the Horsley Drive Business Park, Cowpasture Road, Wetherill Park

⁴ Lots 18 - 20 DP 13961 within the Horsley Drive Business Park, Cowpasture Road, Wetherill Park (please refer to figures 1-3)

1.3 Scope of Work

Macroplan has assessed the value of construction and infrastructure associated with a proposed State Significant Development application (SSD) of the future warehouse development at the subject site in Wetherill Park, which will include:

- Assessing the potential economic benefit during development phase (i.e., direct, indirect and induced employment generation and value-added estimation)
- Assessing the projected benefit of the development following completion of construction
 - Projections of total ongoing jobs created as a direct result of the development.
 - Projections of total full-time equivalents generated as an indirect and an induced result of the development.
- Considering any other economic/community benefits (e.g., more local spending from residents and workers, employment self-containment etc.)
- Providing an inventory of existing, socially oriented infrastructure, and assessing the demand for community infrastructure in the area in the subject locality.

1.4 Data and Information Sources

Our research draws on a wide range of information sources including: various planning and strategic documents (Local, State and Federal), NSW Department of Planning, Industry and Environment Projections, Department of Jobs and Small Business data, TPA Population & Employment Projections; Australian Bureau of Statistics – Census data (2011 & 2016) and various latest statistics; and relevant experience throughout NSW and Australia, with particular reference to socio-economic profiles, industry trends, and recent property market trends in Wetherill Park and Greater Western Sydney.

1.5 Limitations

The information in this report have been obtained from, and opinions herein are based on, sources believed to be reliable. Although great care has been taken to ensure accuracy and completeness in this report, Macroplan has not independently verified and does not accept responsibility for its completeness and accuracy of the factual information on which its opinions and assumptions are based. Further, as the report involves future forecasts, it can be affected by a number of unforeseen variables. It represents for the party to whom or which it is addressed the best estimates of Macroplan, but Macroplan can give no assurance that any forecasts will be achieved.

Section 2: Employment Profile

In this section of the report, we review employment trends that have been observed in the Fairfield LGA.

2.1 Historical Trends

According to the latest employment projections data (TZP19), the Fairfield LGA accommodated 65,769 jobs as of 2016. At the time, the largest employing industry, 'Manufacturing', supported 10,198 of these jobs, equivalent to 15.5% of total jobs in the LGA. Of the remaining industries⁵, the next five largest employing industries were 'Retail Trade' (11.2%), 'Construction' (11.1%), 'Health Care and Social Assistance' (10.3%), 'Education and Training' (9.3%), 'Transport, Postal and Warehousing' (7.8%) and 'Accommodation and Food Services' (7.7%).

Macroplan also noted that the industrial sector⁶ supported 26,866 of these jobs, equivalent to more than 40% of total jobs in the Fairfield LGA.

Table 1 Number of Jobs by Industry, Fairfield LGA (ANZSIC Digit 1, Place of Work), 2016

Industry	Fairfield LGA
Agriculture, Forestry and Fishing	293
Mining	73
Manufacturing	10,198
Electricity, Gas, Water and Waste Services	434
Construction	7,319
Wholesale Trade	4,202
Retail Trade	7,341
Accommodation and Food Services	5,093
Transport, Postal and Warehousing	5,147
Information Media and Telecommunications	356
Financial and Insurance Services	793
Rental, Hiring and Real Estate Services	955
Professional, Scientific and Technical Services	1,893
Administrative and Support Services	2,540
Public Administration and Safety	2,502
Education and Training	6,087
Health Care and Social Assistance	6,784
Arts and Recreation Services	588
Other Services	3,170
Subtotal (Industrial)	26,866
Total	65,769

Source: TPA (TPZ19), macroplan

⁵ Excluding 'unclassified'

⁶ 'Manufacturing', 'Construction', 'Wholesale trade' and 'Transport, Postal and Warehousing' have been summed as industrial sector.

Table 2 Jobs Composition (%), Fairfield LGA & Greater Sydney (ANZSIC Digit 1, Place of Work), 2016

Industry	Fairfield LGA	Greater Sydney	% difference (compared to GS)
Agriculture, Forestry and Fishing	0.4%	0.4%	0.1%
Mining	0.1%	0.2%	-0.1%
Manufacturing	15.5%	6.3%	9.2%
Electricity, Gas, Water and Waste Services	0.7%	0.8%	-0.2%
Construction	11.1%	8.7%	2.4%
Wholesale Trade	6.4%	4.1%	2.3%
Retail Trade	11.2%	9.6%	1.6%
Accommodation and Food Services	7.7%	6.7%	1.0%
Transport, Postal and Warehousing	7.8%	5.6%	2.2%
Information Media and Telecommunications	0.5%	3.2%	-2.6%
Financial and Insurance Services	1.2%	7.0%	-5.8%
Rental, Hiring and Real Estate Services	1.5%	2.1%	-0.6%
Professional, Scientific and Technical Services	2.9%	10.7%	-7.8%
Administrative and Support Services	3.9%	3.8%	0.0%
Public Administration and Safety	3.8%	5.6%	-1.8%
Education and Training	9.3%	8.2%	1.1%
Health Care and Social Assistance	10.3%	11.5%	-1.2%
Arts and Recreation Services	0.9%	1.8%	-0.9%
Other Services	4.8%	3.7%	1.1%
Total	100%	100%	100%

Source: TPA (TPZ19), macroplan

Relative to Greater Sydney, the industry profile for the Fairfield LGA differs in that it encompassed greater representation amongst 'Manufacturing', 'Wholesale Trade', 'Construction', 'Retail Trade' and 'Transport Postal and Warehousing', reflecting the increasing significance of the region as one of the major industrial/employment hubs in Greater Sydney.

Furthermore, as shown in the Table 3, jobs growth in the LGA has been predominantly led by 'Construction', 'Health Care and Social Assistance', 'Education and Training' and 'Transport, Postal and Warehousing'. Between 2011 and 2016, the LGA incurred a considerable job growth, by 4,458 jobs since 2011. Of remaining industries, the next five largest growth industries were 'Administrative and Support Services' (+646), 'Accommodation and Food Services' (+410), 'Retail Trade' (+312), 'Public Administration and Safety' (+276), and 'Other Services'⁷ (+241).

⁷ (ABS 1292.0 Definitions) The Other Services Division includes a broad range of personal services; religious, civic, professional, and other interest group services; selected repair and maintenance activities; and private households employing staff. Units in this division are mainly engaged in providing a range of personal care services, such as hair, beauty and diet and weight management services; providing death care services; promoting or administering religious events or activities; or promoting and defending the interests of their members.

Also included are units mainly engaged in repairing and/or maintaining equipment and machinery (except ships, boats, aircraft, or railway rolling stock) or other items (except buildings); as well as units of private households that engage in employing workers on or about the premises in activities primarily concerned with the operation of households.

The Other Services Division excludes units mainly engaged in providing buildings or dwellings repair and maintenance services (included in the Construction or Administrative and Support Services Divisions as appropriate), and units mainly engaged in providing repair and maintenance services of books, ships, boats, aircraft, or railway rolling stock (included in the Manufacturing Division).

Table 3 Number of Jobs by Industry, Fairfield LGA (ANZSIC Digit 1, Place of Work), 2011 & 2016

Industry	2016	2011	Changes since 2011
Agriculture, Forestry and Fishing	293	346	-53
Mining	73	50	23
Manufacturing	10,198	12,616	-2,418
Electricity, Gas, Water and Waste Services	434	438	-4
Construction	7,319	5,573	1,746
Wholesale Trade	4,202	4,390	-188
Retail Trade	7,341	7,029	312
Accommodation and Food Services	5,093	4,683	410
Transport, Postal and Warehousing	5,147	4,360	786
Information Media and Telecommunications	356	336	21
Financial and Insurance Services	793	827	-33
Rental, Hiring and Real Estate Services	955	791	165
Professional, Scientific and Technical Services	1,893	1,792	102
Administrative and Support Services	2,540	1,894	646
Public Administration and Safety	2,502	2,226	276
Education and Training	6,087	4,827	1,260
Health Care and Social Assistance	6,784	5,645	1,138
Arts and Recreation Services	588	559	29
Other Services	3,170	2,929	241
Subtotal (Industrial)	26,866	26,939	-73
Total	65,769	61,311	4,458

Source: TPA (TPZ16 & TPZ19), macroplan

2.2 Employment Projections

In terms of employment projections, it is indicated that within the Fairfield LGA employment is projected to increase to 76,946 in 2031 and 80,302 in 2036 or by an average of 1.0% per annum (2016-2036).

The current employment base in the industrial sector will increase in the future. There were 26,866 workers in 2016, and this is projected to increase to 30,534 workers by 2031 and 31,388 workers by 2036.

In total, at an average employment density of 5 FTE jobs per 1,000 m² GFA (i.e., 200m² per employee), the LGA will need to provide additional industrial floorspace of 734,000 m² GFA between 2016 and 2031, and potentially 905,000 m² GFA by 2036. At a plot ratio of 0.5, there will be a demand for 147 hectares of industrial-zoned land in 2026 and 181 hectares in 2036 in the Fairfield LGA.

Notably, according to the latest Employment Lands Development Monitor (ELDM), there were 1,068.5 hectares of industrial zoned land in the Fairfield LGA. Of this, there were 143.1 hectares of undeveloped land as of January 2020. Further to this, of this zoned and undeveloped employment land, only about 22 hectares is serviced and ready to be developed. On this base, there is an immediate short-term supply shortfall in the Fairfield LGA.

Table 4 Employment Projections by Industry, Fairfield LGA (ANZSIC Digit 1, Place of Work), 2021-2036

Industry	2016	2021	2026	2031	2036
Agriculture, Forestry and Fishing	293	208	208	216	227
Mining	73	77	75	77	78
Manufacturing	10,198	10,850	10,898	11,170	11,476
Electricity, Gas, Water and Waste Services	434	432	439	416	410
Construction	7,319	8,515	8,597	9,160	9,589
Wholesale Trade	4,202	4,318	4,456	4,514	4,582
Retail Trade	7,341	7,485	7,702	7,876	8,235
Accommodation and Food Services	5,093	5,455	5,623	5,779	5,859
Transport, Postal and Warehousing	5,147	5,737	5,761	5,690	5,741
Information Media and Telecommunications	356	361	449	419	446
Financial and Insurance Services	793	798	721	838	882
Rental, Hiring and Real Estate Services	955	1,063	1,104	1,076	1,047
Professional, Scientific and Technical Services	1,893	2,402	2,515	2,495	2,493
Administrative and Support Services	2,540	2,593	2,566	2,633	2,632
Public Administration and Safety	2,502	2,605	2,622	2,607	2,672
Education and Training	6,087	7,025	7,111	7,321	7,916
Health Care and Social Assistance	6,784	8,255	9,299	10,509	11,759
Arts and Recreation Services	588	655	658	638	664
Other Services	3,170	3,350	3,473	3,509	3,592
Subtotal (Industrial)	26,866	29,420	29,712	30,534	31,388
Total	65,769	72,185	74,276	76,946	80,302

Source: TPA (TPZ19), macroplan

The Fairfield LGA will continue to grow in both population and employment and deliver new demand for employment space at this section of Sydney. Horsley Park (and the subject site) is well-placed to respond to the emerging trends identified above. Hence, the rezoning of the subject site (and its subsequent industrial development) would assist in providing new employment opportunities and promoting industry diversification.

The application seeks to develop the subject site for a further two warehouse facilities, which potentially could provide around 24,523 m² of industrial GFA (and 965 m² GFA for associated office floorspace), and therefore contributes to achieving the anticipated employment growth for the Fairfield LGA, without a discernible impact on overall capacities across the Greater Western Sydney region.

2.3 Covid Impact

The latest employment projections (TZP19) from Transport for NSW (TfNSW) are based on assumptions at a point in time (e.g., major developments, migration patterns, birth rates, etc.) and stated policy objectives. In line with that, macroplan assumes that these projections were made based on known major infrastructure developments at the time, and on the basis of a desired policy mix of different land uses. Assumptions about these two factors are embedded in the distribution of the projected employment growth for the 2016 to 2036 period.

Macroplan also note that TZP19 employment projections are for employed persons by place of work based on best available data as at late 2019 and does not include impacts from the COVID-19 pandemic.

2.3.1 Impact on business and supply chain

Since the COVID-19 shock in early 2020, the industrial sector has been facing continued downward pressure on demand, production and revenues as the COVID-19 pandemic intensifies. The sector is vulnerable given that the bulk of its workforce is employed in on-site jobs that cannot be done remotely. Additionally, given the nature of the industry, manufacturers should be implementing social distancing measures in workplaces that are typically worker-dense (e.g., manufacturing plants, warehouses, material movements and logistics, etc.).

2.3.2 Impact on workforce

In Australia, the wage subsidy (i.e., JobKeeper) rolled out as the economic shock from the COVID-19 pandemic hit which played an important role in cushioning the decline in employment over the first half of the year. According to the latest research from Reserve Bank of Australia, the JobKeeper payment for employers saved 700,000 jobs in the first half of 2020. It also indicated that the overall job losses would have been twice as large had the subsidy not been implemented. Recently, the JobKeeper scheme has been extended from 28 September 2020 until 28 March 2021.

Hence, macroplan envisages that the full impact of the COVID-19 pandemic is yet to be felt. Macroplan expects that there will be some bankruptcies, and unemployment may stay high in the short term after temporary relief measures expire. Over the next 2 to 3 years, the industrial sector will also likely expect some reduction in capacity and cost structure, which may translate into possible staff reductions and related measures, as economic activity, and commercial aviation decline.

2.3.3 Implications for Fairfield LGA

Over the short term (i.e., 0-5 years), the sector should expect continued weakening links in their supply chain, nationally and internationally, as some vendors and suppliers will likely face operational or financial struggles of their own.

The deeper into the supply chain, the greater the impact of the outbreak is likely to be. Manufacturers with global supply chains are likely to find that Tier 2 and especially Tier 3 suppliers are most affected by disruptions related to the pandemic. While many large manufacturers have instant online visibility into top-tier suppliers, the challenge grows at lower levels.

For 2020/21, demand for industrial floorspace is expected to be down about 20% but with this impact moderated depending on how robust and effective any government intervention and support may be, and how long the COVID-

19 crisis lasts. The period 2021/22 and 2022/23, however, is the primary concern as the lagged impact of the slower population growth⁸ will have the direct impact on business/industrial activities and market confidence.

Thereafter, from 2024, while demand will still be running below pre-COVID levels, Macroplan expects demand to be recovering.

Table 5 Employment Projections by Industry, Fairfield LGA (ANZSIC Digit 1, Place of Work), 2021-2036

	2016-21	2021-26	2026-31	2031-36	Total
(Pre Covid)					
Additional industrial workers	2,555	291	823	854	4,523
Total additional demand for office space (m ²)	510,976	58,146	164,652	170,769	904,543
(Post Covid)					
Covid Impact	(20%)	(5-10%)	(5%)	(5%)	-
Share of Growth (m²)					
Total additional demand for office space (m ²)	408,781	53,785	156,419	162,231	781,216

Source: TPA (TPZ19), macroplan

The lower population trajectory which COVID has brought also translates to lower growth in employment across Sydney which implies less demand for development of industrial property. Compared with the latest TPA projections, in Macroplan's view the employed industrial workforce in 2016-21 is expected to be 20% lower, about 5-10% lower in 2021-26, 5% lower in 2026-31, and 5% lower in 2031-36.

In a post-COVID world, the local government area will need additional industrial floorspace of 781,000 m² GFA between 2016 and 2036. At a plot ratio of 0.5, there will be demand for 156 hectares of employment land over the 20 years to 2036. Macroplan's projections also indicate that there will still be an immediate short-term supply shortfall in the Fairfield LGA.

⁸ Please refer to Section 7.4 (i.e., appendix).

Section 3: Employment Generation

In this section of our report, we examined the spatial context of the subject land, and considered its employment dividend and its potential role in contributing to the employment future of the Fairfield LGA and Western Sydney generally. The assessment considered the employment returns that are achievable as a result of State Significant Development approval compared to the current employment dividend potential (i.e. 'Do nothing' vs 'proposed future development').

The SSD DA approval can support local employment by maintaining employment/industrial land stocks and local employment objectives, while promoting key local industries and generating more employment during the planning, construction, operation and maintenance stages.

There are three elements to the impact of expansion of a particular industry:

- First, there is the direct employment, value-added (income), and output in that industry.
- Secondly, there is the indirect employment, value-added (income), and output of other industries supplying inputs into the industry.
- The third element is the induced spending impact. This comes from the economic ripples that result from added consumption generated by the added income spent by those employed directly and indirectly. For example, employees spending their incomes at local supermarkets, car dealerships and hotels and these local firms having workers of their own.

3.1 Development Phase

Based upon details provided, the estimated project cost of the two proposed industrial warehouse facilities is expected to be approximately \$37 million⁹, which comprises site works, construction, and equipment installation. Assuming 1.5 years of construction, this development will generate 70 to 80 full-time equivalent jobs per annum directly in the construction industry and a further 110 to 120 full-time equivalent jobs per annum indirectly (for example, jobs in transport, manufacturing, fabrication, design etc).

3.2 Post-development

3.2.1 Direct Employment

The potential development of the subject site as an industrial warehouse estate will result in additional on-going employment on site, as well as further jobs throughout the supply chain, including those in industries servicing the future tenants at the site, such as transport workers, wholesalers, and the likes.

Table 6 (below) illustrates the estimated net increase in direct employment (on-site) that could potentially be created if the SSD DA is approved. In estimating the various employment benefits, relevant data and information from various sources is relied upon (e.g., Homes and Communities Agency Employment density guide 2015, the ABS, state, and local government agencies), as well as 30 years of experience in preparing assessments of this nature.

⁹ Source: RLB Estimate Report (August 2021)

As shown, it is estimated that an additional 140 to 175 direct jobs per annum could be generated on site once the SSD DA is approved, and its subsequent development on the subject site is fully completed and operational.

Table 6 Estimated Employment Generation

Land uses	GFA (m ²)	Employment Density	Potential Employment Dividend ¹⁰
Warehouse	24,523	180 - 220 m ² per employee	110 to 135
Ancillary office	965	25 - 30 m ² per employee	30 to 40

Source: Macropplan

As previously observed, the subject site is undeveloped and vacant. There is presently no employment generation at the subject site.

If the development does not proceed, the subject site would not provide employment opportunities for an employment sector which is currently in demand. Further to this, it would not provide more employment opportunities for the people of Fairfield and Western Sydney.

3.2.2 Indirect and Induced Employment

The following analyses of the 'Transport Support services and storage sector'¹¹ indicate the linkages with other sectors within the Fairfield LGA.

Presently, the sector employs 1,317 direct jobs, on this measure the total impact is 2,736 jobs, implying a ratio of 2.08 jobs for each direct job. Therefore, the total employment multiplier is 2.08 (i.e., 100 direct jobs at the proposed warehouse facilities will generate about 108 indirect and induced jobs outside the warehouse facilities).

Table 7 Total Impact of Transport Support Services and Storage Sector, Fairfield LGA

	Direct	Indirect	Induced	Total Impact	Ratio Total to Direct
Output (\$'m)	722.2	193.7	284.3	1,200.3	1.66
Value Add (\$'m)	370.2	96.9	198.1	665.2	1.80
Employment (jobs)	1,317.0	510.9	907.8	2,735.7	2.08

Source: ABS, macropplan

As discussed before, the SSD DA approval will allow for expanded employment outcomes in terms of direct jobs which means it can generate additional indirect jobs. Based on our multiplier assessment, with consent, 140 to 175 additional direct warehouse jobs¹² will generate additional 150 to 190 indirect and induced jobs outside the proposed development at the subject site.

¹⁰ Rounded to the nearest 5

¹¹ ABS Input-output tables are published using a different classification to ANZSIC: input-output product categories (IOPC) and input-output product groups (IOPG). These two classification structures do not perfectly align, but the BCAR has attempted to do the best matching possible.

¹² Adopted a midpoint figure of 1,700 to 2,060 jobs.

Section 4: Other Economic Impacts

In this section of the report, Macroplan considered other economic and community impacts that are achievable as a result of the future development of the site.

4.1 Lack of Industrial Land

The total stock of zoned employment land in the Fairfield LGA was estimated by the Employment Lands Development Monitor (ELDM) to be 1,068.5 hectares in 2020. Of this, about 925.4 hectares or more than 86% was developed and in use or vacant and seeking a use, and only 143.1 hectares were undeveloped. There was little or no change over the last 3 years.

Of the 143.1 hectares of zoned and undeveloped employment land in the Fairfield LGA, only about 22 hectares is serviced (i.e., water, utility). Undeveloped but serviced land can more readily meet demand than un-serviced land, so it is characterised as short-term supply¹³. On this base, there is an immediate short-term supply shortfall in the Fairfield LGA.

Between January 2010 and January 2019, take-up of employment land in the Fairfield LGA averaged 7.1 hectares per annum. Recently, the take up rate has significantly increased – 55.9 hectares of employment lands were taken up by industrial development between 2016 and 2019 (i.e., about 14 hectares per annum).

Based on the recent take-up rates, the supply of undeveloped land is around 10 years in the Fairfield LGA (i.e., medium-term supply). However, the supply of undeveloped & serviced land is only about 1.5 years supply (i.e., short-term supply¹⁴). Assuming the trend continues, Fairfield LGA will require additional supply of employment land to address the emerging shortage immediately.

4.2 Employment Containment

Job containment refers to the proportion of working residents who are employed within their LGA to the total number of working residents. A high self-containment implies there are many jobs in an area which employs local people – evidence of a strong regional employment base. Fairfield LGA currently achieves a self-containment level of 30.4%¹⁵, noting that a high proportion of local workers travel to work outside of Fairfield LGA.

If the SSD DA is not approved, there will be no job creation arising from the potential industrial development and its operation. Without job creation, this means that Fairfield LGA will have a lower self-containment rate and will become less self-contained.

¹³ If land is un-serviced, the time taken for it to become useable by industry is necessarily longer, so it is characterised as medium-term supply.

¹⁴ Undeveloped and serviced land can more readily meet demand than un-serviced land, so it is characterised as short-term supply.

¹⁵ ABS Census 2016

4.3 Industry Value Added

Industry Value Added (IVA) is the sum of income from labour (wages), land (rent) and capital (profit) generated by the production of economic goods and services. The development of the new industrial warehousing estate requires investment (profit), resulting in the creation of jobs (wages) in different industries (e.g., transport & logistic operation jobs located at the subject site will contribute to the overarching Fairfield transport and logistic industry's total income through wages and profit). The IVA in this case demonstrates the monetary value the project that will contribute to the local economy.

In its developed form, the proposed industrial estate will employ about 140 to 175 FTE direct workers. This could generate an Industry Value Added (IVA) of close to \$18 to \$23 million per annum.

Section 5: Social Assessment

This section provides an inventory of existing, socially oriented infrastructure in the subject locality.

The following facilities have been considered and addressed:

Primary Schools	Secondary Schools	Tertiary: University and TAFE
Community Health Centre	GP medical Centre	Children's Health Services
Hospital	Aged Care	Youth Centres
Childcare facility	After school care facility	Library
Performing Arts / Cultural Centre	Ambulance services	Police services
Local community Centre	Open space and recreation	Swimming pool

The inventory was developed through desktop analysis of the locality. Appendices of this assessment (i.e. Section 7) outlines the inventory in both table and map format.

In preparing the inventory, a 'catchment area' with a radius of 2km from the subject site was used. This was thought to be more appropriate given the characteristics of the area. This has been used to determine the current social infrastructure provision and the potential future needs.

Catchment Characteristics

- 2km radius
- Immediate area is primarily Smithfield-Wetherill Park Industrial Area
- Remainder of catchment area is residential i.e. part of Bossley Park

5.1 Community Infrastructure Approaches

This section provides a theoretical and practical framework to help guide the development of community infrastructure.

In particular, the section discusses:

- Current emerging trends in community infrastructure
- Best-practice examples
- Principles
- Standards of provision

Community infrastructure refers to the civil infrastructure, public domain and physical facilities that support the built environment and benefit the immediate and incoming population as well as the wider population that could be expected to visit an area.

There are various approaches to community infrastructure planning and provision, these include:

- A hierarchical approach (using a regional, local and state framework) – which allow provision to key market/community catchments; and
- An integrated approach which seeks to combine different facilities, leveraging the benefits and synergies of all uses.

The current study adopts a hierarchical approach recognising the benefits of community infrastructure hierarchy.

Community Infrastructure Principles

Our assessment has regard for benchmark provisions across other Sydney-based urban renewal precincts. A set of principles have been developed to help guide the development of community infrastructure.

These include:

- Hierarchy of facilities/settings: Regional, district and local facilities each perform a different role. As such, sizing and features will differ by the population of the community.
- Hubbing/co-location: Combining facilities helps to leverage the benefits of each, improving activation, product offering and financial viability of provision.
- Multi use: These facilities are dynamic, making them more responsive to the needs and aspirations of the community.
- Flexibility (change function over time): Changing community expectations requires facilities to be flexible and adaptable. Facilities that are responsive will be used more intensively over their lifetime.
- Targeted to local needs/demands: Every community is different and changes over time. Understanding and responding to the unique and individual circumstances of the community increases the appeal of community infrastructure.
- Activity generators (day/night)/active programming: Social and community infrastructure are places of action and activity. These include both passive and active forms of recreation and leisure. People are increasingly attracted to places where they can be active and experience new things and infrastructure that meets these needs will be used more intensively.
- Access (disability access and transport): Providing easy access to facilities (through both better disabled access and transport) helps to ensure that a wider range of people are attracted to and able to visit the facilities.
- Visibility (highly visible location): Visible facilities are more likely to be used and are better able to compete with other forms of leisure, recreation and social infrastructure.
- Safety/security (passive surveillance): The community expects that they and their children will be safe in their own facilities. Ensuring that this is the case (and perceived to be) will maximise the possibility that these facilities are used effectively and efficiently.
- Avoid duplication: Minimising duplication will ensure that resources are utilised effectively, and that each facility is unique thereby offering a better and attractive product and service to the community.
- Contributions to health, wellbeing, and capacity: Social/community infrastructure fulfils a critically important role in serving the needs and aspirations of the community. Health and well-being are two basic needs. Maximising 'capacity' (or the potential of each person and the community as a whole) will ensure that everyone can be the best they can be.
- Promotion of social equity: A rapidly changing economy and society has meant that the gulf between people and communities has widened in recent years. Social/community infrastructure plays an important role in bridging this gap through a variety of means including through the establishment of networks and

collaborative activity, decreasing isolation, and promoting skills and education (through for example the use of the Internet and other technologies which helps to reduce the digital divide).

- Seek sustainable approaches to management, funding, and maintenance (capital and operating) e.g. whole of life costs: Facilities that are sustainable in the long term are more likely to remain as key community assets and provide a better community service.
- Create local competitive advantage, uniqueness, and identity: Reflecting and serving the local community is important in an age where competitive advantage, uniqueness and identity are increasingly found in local things and where regions and areas compete globally for knowledge, resources and workers. Dynamic and responsive community/social infrastructure can help set a local community apart and provide new opportunities at a state, national and international level.

5.2 Social Infrastructure Demand

In order to assess the demand for community infrastructure in the area we have considered a range of community infrastructure standards that take into consideration:

- Community infrastructure standards from a range of inner urban projects and the councils in which they are situated, as well as standards developed by the Growth Centres Council (October 2006). The standards relate a range of community infrastructure facilities.
- Estimates of current supply of community/social infrastructure within a 2km catchment area.
- Previous lessons and experience in community infrastructure.

It is noted that the demand/supply balance uses different catchments (with the supply catchment covering a larger area). Hence, care must be taken in interpreting the results as the number of facilities provided by the economic model (the balance between supply and demand) must consider possible usage and travel patterns (which will be determined in part by distance and the nature of the facility). For example, some employees may consider facilities 5km too far. Hence, this may require a smaller facility closer to a local population. This is most evident in the provision of public open space where a small neighbourhood park can meet local needs within a 500m radius, while a regional park will attract users from larger distances.

The table below outlines the specific number of community facilities that would be required to cater to the future employment generated by the two proposed industrial warehouse facilities. It also highlights the community infrastructure requirements as determined by simple provision ratios.

Our assessment has revealed that there is no need for additional facilities within the catchment to cater for the future employment needs arising from the proposal. Our findings are discussed further in section 7 (Appendices).

Item/Space/Facility	Urban Renewal Benchmarks*	Comments
Local Government – Open Space & Recreation		
Local open space	2ha: 10,000 persons	<ul style="list-style-type: none"> Long-term local open space accepted standard Includes passive & active areas
Local parks	1: 3,000 households (Parks and Leisure Australia & SOPA 2008 Facilities Strategy)	<ul style="list-style-type: none"> For residential areas, all households within 400 metres/5-min' walk to open space Varied embellishment – court style, seating, active & passive
Playing fields	1: 4,500 households (City of Sydney urban areas) <u>or</u> 1: 10,000 persons (GCC greenfield standard)	<ul style="list-style-type: none"> Contribution to existing Council facilities if justified District wide provision to be considered
Indoor sports court	1: 20,000 population (City of Sydney urban areas) <u>or</u> 1: 10,000 persons (GCC greenfield local standard)	<ul style="list-style-type: none"> Contribution to existing/proposed Council facilities if justified
Indoor swimming pool	1: 50,000-100,000 population (City of Sydney urban areas) <u>or</u> 1: 100,000 population (GCC district standard)	<ul style="list-style-type: none"> To be considered within a District wide context
Integrated multipurpose facilities	1: 20,000-30,000 population (City of Sydney urban areas)	<ul style="list-style-type: none"> 2,000-2,500m² per facility, increasing with catchment's population growth Possible contribution to existing/proposed Council facilities if justified
Local Government – Community Centres and Libraries		
Library (Substantial library) branch	1: 20,000-30,000 population (NSW State Library standards) <u>or</u> , sliding scale m²/population: - 58m ² /1,000 – up to 20,000p - 39m ² /1,000 – 20,000-35,000 - 35m ² /1,000 – 35,000-65,000 - 31m ² /1,000 – 65,000-100,000 - - - 28m ² /1,000 – 100,000+ person	<ul style="list-style-type: none"> To be considered within district wide context.
Local community centre / multi-purpose facility	1: 20,000-50,000 persons (for large centre, GHD benchmark study) <u>or</u> 3-4: 20,000-30,000 persons (for meeting spaces /activity provisions – based on City of Sydney urban areas standard)	<ul style="list-style-type: none"> Possible contribution to existing/proposed Council facilities if justified
Youth facility/centre	1: 20,000 young people	<ul style="list-style-type: none"> Possible contribution to existing/proposed Council facilities if justified
Cultural space / centre	1: 20,000-50,000 persons (district provision)	<ul style="list-style-type: none"> Possible contribution to existing/proposed Council facilities if justified
Local Government – Care		
Childcare	1 place: 2 children aged 0-4 years (City of Sydney & Sydney Olympic park standard)	<ul style="list-style-type: none"> Realistic assumption that service will be required/provided although benchmark standards vary substantially across LGAs 29-44 places (on average) per centre

	1 place: every 75 workers (City of Sydney & Sydney Olympic park standard) OOSH - 1:5 children / 5-11 years	<ul style="list-style-type: none"> Typically provided by market per demand Need to consider current local supply/demand situation
State Government - Education		
Primary schools	1: 500 students (City of Sydney urban areas) 1: 2,000-2,500 dwellings (Sydney Olympic Park standard) 1: 1,500 dwellings (GCC greenfield standard)	<ul style="list-style-type: none"> Provision in accordance with DET's <i>Planning New Schools, School Safety & Urban Planning Advisory Guidelines</i> 3ha minimum requirement (greenfield standard) 2.3ha if joint use Lesser area required in built-up areas – dependent on land availability and density of site development
Secondary schools	1: 1,200 students (City of Sydney urban areas) 1: 6,000-7,500 dwellings (Sydney Olympic Park standard) 1: 4,500 dwellings (GCC greenfield standard)	<ul style="list-style-type: none"> Provision in accordance with DET's <i>Planning New Schools, School Safety & Urban Planning Advisory Guidelines</i> 6-10ha minimum requirement (greenfield standard) Lesser area required in built-up areas Need to consider existing school capacity and/or potential to amalgamate boys/girls or as K-12 provision
TAFE	1: 300,000-500,000 population (City of Sydney urban areas)	<ul style="list-style-type: none"> Note existence of current TAFE facilities in Wetherill Park – additional provision not required
University	1: 150,000 population (City of Sydney urban areas)	<ul style="list-style-type: none"> Note existence of Western Sydney University & University of Wollongong - additional provision not required
State Government – Health and Care		
Before and after school care	1: 25 children (5-12 years) (City of Sydney urban areas) <u>or</u> 1: 5 children aged 5-11 years (GHD benchmark study)	<ul style="list-style-type: none"> Typically provided by market according to demand
Hospitals	2 beds: 1,000 population (GCC greenfield standard)	<ul style="list-style-type: none"> Note existence of existing public and private facilities within wider catchment area
Community health centre (primary healthcare, including mental health)	1: 50,000 population (City of Sydney urban areas) 1: 60,000 population (GCC greenfield standard)	<ul style="list-style-type: none"> Existing facilities within wider catchment area - additional provision not required
GP medical centres	1 (GP): 4,000 population (City of Sydney urban areas)	<ul style="list-style-type: none"> Typically provided by market per demand
Children's health services	1 nurse: 2,000 children (City of Sydney urban areas)	<ul style="list-style-type: none"> No specific provision identified
Aged care	88 places: 1,000 (70+ years) (City of Sydney urban areas) <u>or</u> 40 beds: 1,000 (70+ years) (GCC greenfield standard)	<ul style="list-style-type: none"> Typically provided by market per demand Need to consider existing supply / demand provision
State Government – Emergency Services		
Ambulance services	1 (Station): 105,000 population (City of Sydney urban areas)	<ul style="list-style-type: none"> Note existence of existing facilities Cnr Cowpasture Rd & Gloucester Rd.

Fire services	1 (Station): 60,000 population (City of Sydney urban areas)	<ul style="list-style-type: none"> ▪ Note existence of existing facilities within the wider catchment area
Police	1 (Station): 108,000 population (City of Sydney urban areas)	<ul style="list-style-type: none"> ▪ Note existence of existing facilities within the wider catchment area
<p><i>* All benchmarks subject to discussion/clarification with relevant responsible authorities/agencies. Benchmarks sourced from current literature/studies, including:</i></p> <ul style="list-style-type: none"> - GHD, Parramatta Road Urban Transformation Strategy Social Infrastructure Analysis Report, Vol 1, November, 2016 - Growth Centres Commission, North West & South West Growth Centres Development Control Plans - Various Studies and Section 94 Plans for City of Sydney (Green Square); Sydney Olympic Park; Rhodes Precinct: Wolli Creek; Ashmore Precinct and Parramatta CBD 		

Section 6: Conclusion

This report provides a social and economic assessment of a proposed State Significant Development application (SSD) of the future warehouse development at Horsley Drive Business Park Stage 2 in Wetherill Park.

The proposed development can support the Horsley Drive Business Park and the existing Smithfield-Wetherill Park Industrial Estate by developing existing industrial land stocks and promoting industry diversification. It will also generate more employment during the planning, construction, and maintenance stages.

In addition, it is our opinion that the SSD DA approval can deliver about 140 to 175 FTE direct jobs (operational). However, the operational employment outcome is subject to several variables including economic growth trajectory or systematic risk (e.g., recession, policy changes, international conditions). Therefore, the potential FTE direct jobs could be higher or lower than our estimate. However, the employment outcome from the proposed development configuration will surpass the traditional industrial uses.

Further to this, the additional direct job creation will generate additional 150 to 190 indirect and induced jobs outside the proposed development at the subject site (i.e., indirect, and induced jobs).

We also understand that the capital investment value of this project is expected to be approximately \$37 million¹⁶. Based on this investment value, assuming 1.5 years of construction, this development will generate 70 to 80 full-time equivalent jobs per annum directly in the construction industry and a further 110 to 120 full-time equivalent jobs per annum indirectly (for example, jobs in transport, manufacturing, fabrication, design etc).

Moreover, our social infrastructure need assessment found that, given the scale and nature of the proposal, it will have a minimal impact on existing community and social facilities and that there is no requirement to provide for or contribute to new community or social infrastructure in the local area.

¹⁶ Source: Rider Levett Bucknall (August 2021)

Section 7: Appendices

This section discusses the required social infrastructure in the precinct.

7.1 Current Supply and Opportunity Assessment

Methodology

The requirement for additional social infrastructure has been based on an economic model which seeks to understand the balance between:

- Demand/population projections (using specific groups where required, for example 70+ or children aged 0-4) in the catchment area and;
- Audits of current supply of community/social infrastructure within a 2km catchment.

In addition, a range of other qualitative and quantitative factors are utilised to understand the nature, type and product requirement for social/community infrastructure.

Our assessment has revealed that there is no need for additional facilities within the catchment to cater for the future employment needs arising from the proposal:

Scope of Community/Supply Facility

The following facilities (consistent with the Urban Renewal Benchmarks¹⁷) have been considered and assessed:

- | | |
|---------------------------------|-----------------------------------|
| • Primary Schools | • Childcare facility |
| • Secondary Schools | • After school care facility |
| • Tertiary: University and TAFE | • Performing Arts/Cultural Centre |
| • Community Health Centre | • Ambulance services |
| • GP medical centre | • Fire services |
| • Children's Health Services | • Police services |
| • Hospital | • Local Community Centre |
| • Aged Care | • Open Space and Recreation |
| • Youth Centres | • Swimming Pool |

¹⁷ All benchmarks subject to discussion/clarification with relevant responsible authorities/agencies. Benchmarks sourced from current literature/studies, including:

- GHD, Parramatta Road Urban Transformation Strategy Social Infrastructure Analysis Report, Vol 1, November, 2016
- Growth Centres Commission, North West & South West Growth Centres Development Control Plans
- Various Studies and Section 94 Plans for City of Sydney (Green Square); Sydney Olympic Park; Rhodes Precinct: Wolli Creek; Ashmore Precinct and Parramatta CBD

Youth Centre

There is currently no youth centre in the 2km catchment radius. The Prairiewood Youth and Community Centre is located three kilometres from the site.

Recommendations: The proposal does not generate the need for a new youth centre.

7.1.1 Local Community Centre

There is currently no local community centre in the 2km catchment radius. There are 3 nearby community halls within a 3km radius, namely Horsley Park Hall, Wetherill Park Community Centre and Hall, and the Prairiewood Youth and Community Centre.

Recommendations: The proposal does not generate the need for a new local community centre

7.1.2 Child Care Facility Centre

There are currently 2 childcare facilities located in the 2km catchment, one of which is co-located with Bossley Park Public School and the other in Greenway Plaza. There are also 2 childcare/after-school care services within 2.5km from the subject site. In our view, there is sufficient capacity within these to cater for any likely increased demand arising from the proposal.

Recommendations: According to macroplan's community infrastructure standards, there is not considered to be a need for additional childcare/after school care services to cater for the increased employment numbers arising from the proposal.

7.1.3 Library

There is currently no library located in the catchment. Notably, Wetherill Park Library is 3km away from the subject site.

Recommendations: The proposal does not generate the need for a new library.

7.1.4 Performing Arts/Cultural Centre

There is currently no performing arts/cultural centre located in the catchment.

Recommendations: The proposal does not generate the need for a new performing arts/cultural centre

7.1.5 University and TAFE

There is currently no tertiary facility located in the catchment. There is a TAFE Campus 3.5km away from the subject site.

Recommendations: According to macroplan's community infrastructure standards, there is not considered to be a need for additional tertiary educational facilities to cater for the increased employment numbers arising from the proposal.

7.1.6 Open Space and Recreation Area

There are a number of open spaces and recreation areas within two kilometres of the subject site. These include the surrounding Western Sydney Regional Park, which includes locations such as the Lizard Log Park (< 1km away) and the Sydney International Equestrian Centre (1.4km away).

The Prospect Nature Reserve is also in close proximity (1.7km), immediately adjacent to the West Regional Park and surrounding the Prospect Reservoir. Walder Park, associated with the Prospect Nature Reserve, is 1km from the subject site.

Recommendations: According to macroplan's community infrastructure standards, there is not considered to be a need for additional open space or recreational facilities to cater for the increased employment numbers arising from the proposal.

7.1.7 Swimming Pool

There is currently no indoor swimming pool facility located in the 2km catchment radius. Notably, the nearest swimming pool is in the Prairiewood Leisure Centre, which is about 3km away from the subject site.

Recommendations: There is no requirement for swimming pool facilities in the catchment area.

7.1.8 NSW Fire Station

There is currently no fire station located in the 2km catchment radius, but there are 5 fire stations within a 10km radius.

- Smithfield Fire Station (875 The Horsley Drive, Smithfield)
- Yennora Fire Station (198 Fairfield Road, Yennora)
- Cabramatta Fire Station (100 St Johns Rd, Cabramatta)
- Busby Fire Station (101 Cartwright Avenue, Busby)
- Bonnyrigg Heights Fire Station (70 Gloucester Street, Bonnyrigg Heights)

Recommendations: In our view, there is already a sufficient service coverage from the existing stations to accommodate growth demand from increasing population.

7.1.9 NSW Ambulance Service

There is currently no ambulance station located in the 2km catchment radius. However, according to the up-to-date NSW Ambulance Stations register (i.e. List of all Stations, August 2019) – Cecil Hills Ambulance Station (Cnr Cowpasture Rd & Gloucester Rt) is located within a 5km radius.

Recommendations: In our view, there is already a sufficient service coverage from the existing stations to accommodate growth demand from increasing population.

7.1.10 Primary School

There is currently one primary school located within the 2km catchment radius.

Recommendations: The proposal does not generate the need for a new primary school.

7.1.11 Secondary School

There is currently one secondary school located within in the 2km catchment radius.

Recommendations: The proposal does not generate the need for a new secondary school.

7.1.12 GP Medical Centre

There is currently a medical centre located in the 2km catchment radius.

Recommendations: According to macroplan's community infrastructure standards, there is no need for additional medical centres to cater for the increasing population in the area.

7.1.13 Community Health Centre

There are currently no Community Health Facilities located in the 2km catchment radius.

Recommendations: According to macroplan's community infrastructure standards, there will not be a need for additional community health centres to cater for the increased employment numbers arising from the proposal.

7.1.14 Hospital

There are currently no hospital(s) located in the 2km catchment radius. However, there is Fairfield Hospital within a 5km radius, a district hospital located in Prairiewood.

Recommendations: In our view, there is already a sufficient supply of Hospitals and beds to accommodate growth demand from increasing population.

7.1.15 Residential aged care facility

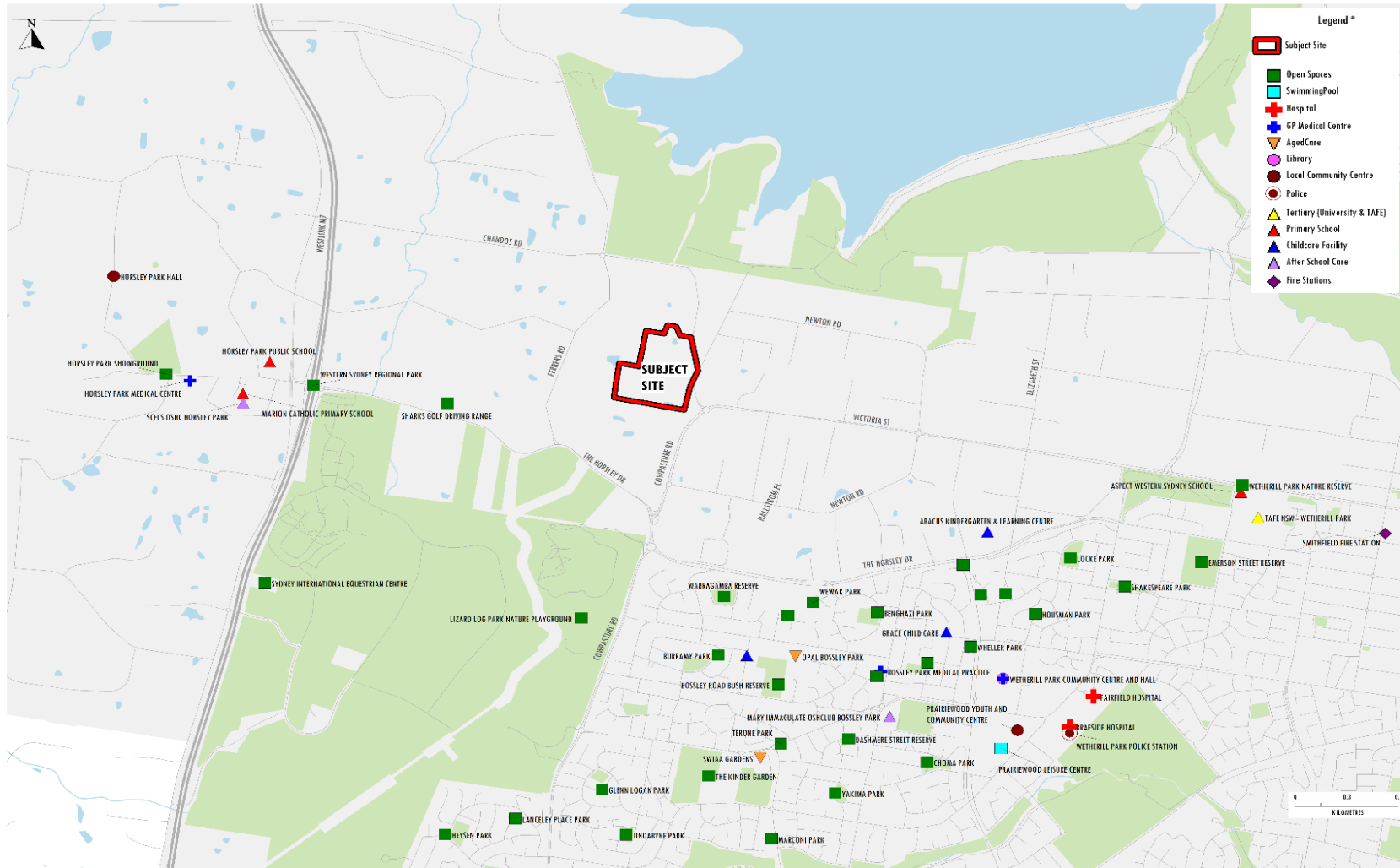
There are currently no existing aged care facilities located in the 2km catchment radius.

Recommendations: The proposal does not generate the need for a new aged care facility.

7.2 Community Infrastructure Map

The following series of maps indicate the location of various existing community infrastructure provisions in proximity to the subject site.

Figure 4 Community Infrastructure Map



Source: macroplan

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