

35-55 Harrington Street – Construction and Operational Numbers

17 February 2023

Reference: SSD-32766230

35-55 Harrington Street

SEARS Requirement 25. Construction, Operation and Staging

Provide details of existing (if relevant) and proposed operations, including staff and student numbers.

Due to the conclusion of the lease at 35-55 Harrington and the new build proposed, it is not anticipated that any jobs will be retained.

The Quincy Hotel at 35-55 Harrington Street, The Rocks when operational will employ an estimated 70-80 Full Time Equivalent employees (FTE) and 2 Part Time Equivalent employees (PTE). 32 of the employees will be staff within the hotel, employed directly, with a further 38 employed onsite through a third party house keeping provider.

These figures are based on the proposed manning guide and structure for Quincy Hotel Sydney developed by Toga Hotel Management Holdings, who will be responsible for the Hotel operations at construction completion.

The ground plane retail operations will employ an estimated 20-30 FTEs and a further 25-30 PTEs. These figures are based on the proposed spatial allowances for retail within the ground plane and account for retail, hospitality and cleaning/operational staff.

In total the site once operational will employ an estimated 110-140 employees.

If staging is proposed, provide details of how construction and operation would be managed and any impacts mitigated.

Construction staging is not proposed at 25-55 Harrington street.

Throughout the anticipated construction duration, an anticipated 552 jobs will be created based on the following calculations:

$\$1,000,000 \times 50\% = \$500,000$ (labour cost)

$\$500,000 / \$75/\text{hr} = 6,667\text{hrs}$

$6,667\text{hrs} / 1,600\text{hrs} (1 \text{ person} = 40\text{hrs} \times 40 \text{ weeks}) = 4.16 \text{ jobs per million dollars}$

$4.16 \text{ jobs} \times \$77.40\text{m} = 322 \text{ jobs}$

