

Catherine Fields (part) Precinct

Peer Review of Urbis Study & Subregional Employment Analysis

Department of Planning and Infrastructure

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Independent insight.



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1 INTRODUCTION

1.1 Background

An Urbis retail and employment assessment for Catherine Fields (part) Precinct (the Precinct) concluded that land identified in the South West Growth Centre (SWG) Structure Plan for industrial/ employment and mixed use employment corridor along Camden Valley Way should instead be considered for residential purposes. The report found that there was insufficient demand for employment lands, the available land was constrained and the road network was not suitable. This recommendation has now been adopted for the draft Precinct Planning package for exhibition purposes and the peer review should focus on whether this departure from the SWGC Structure Plan is justifiable.

An independent peer review has been requested to examine the Urbis report, its methods, data and conclusions.

1.2 Scope of the study

As detailed in the study brief the scope of work is to:

- Undertake a review of the Retail and Employment Economic Assessment prepared by Urbis
- Determine whether the analysis and recommendations contained in the report are justifiable, in light of the strategic land use planning and economic context of the SWGC
- If necessary, provide alternative recommendations in relation to the land use planning uses along Camden Valley Way, in accordance with the original brief
- Review and consider any relevant submissions received during the exhibition process
- Contribute to the revision and finalisation of the Precinct Plan and provide advice on land area requirements for employment-generating uses, if necessary
- Prepare draft and final reports, including a single iteration that incorporates/ responds to stakeholder comments
- Meet with the project team on 3 separate occasions (including the inception meeting) at the Department's offices in Parramatta

1.3 Study context

The Catherine Fields (part) Precinct is at the southern end of the Catherine Fields Precinct (the broader Catherine Fields Precinct) which is planned to accommodate 8,000 dwellings, a mixed use town centre and employment areas. The precinct is around 60km south west of the Sydney CBD within the South West Growth Centre and adjacent to the Oran Park and Turner Road Precincts. Camden Valley Way runs along the eastern edge of the Precinct and connects the M5/ M7 interchange at Edmonson Park to Narellan to the south.

The SW Growth Centre covers around 17,000 Ha and 18 precincts. The Subregional Strategy expects that in the early stages of development, new suburbs within the Growth Centre will be reliant on existing centres – especially Liverpool and Campbelltown. Connectivity between these centres and the developing areas is therefore very important. Upgrades to road infrastructure are planned in addition to the South West Rail Link that will connect the existing rail network to new station at Leppington and Edmonson Park. The Catherine Fields (part) Precinct will be connected to the proposed Leppington Major Centre via a new north-south link road and public transport corridor.

The Catherine Fields (part) Precinct is identified as a residential precinct with a mixed use employment corridor and a small amount of industrial land in the SWGC Structure Plan. Mixed use employment corridors are intended to provide an opportunity for a variety of commercial and industrial uses to take advantage of high levels of passing trade.

2 PEER REVIEW

The Urbis report was required to assess the following:

- the level and the nature of retail and other employment development in the relevant vicinity of the Precinct
- commercial, retail and other employment development potential within the Precinct as reflected in the South West Growth Centre Structure Plan.
- retail/commercial land use requirements for the town centre and neighbourhood centres, including a breakdown of retail types and recommended floor space caps by centre type
- provide a time line including estimated population thresholds for future retail and employment provision to achieve the level of job self-containment identified in the South West Growth Centre Structure Plan reports;
- estimate the number and types of jobs to be created in the Precinct. Specifically, data on employment density by development type and visitation numbers for retail uses is required to assist the preparation of a Section 94 Contributions Plan and provide data for the Precinct Traffic and Access Assessment
- coordinate with the transport planning team to identify car parking requirements and alternate access provision and arrangements to support such retail/commercial and employment activity
- consider the potential impact of the Camden Valley Way upgrade and the broader arterial road network on the types of uses for employment within the Precinct, and on existing surrounding employment areas
- provide advice on the likely impacts of the proposed levels and locations of retail and employment development on surrounding developments. The potential impact on other future South West Growth Centre Precincts needs to be taken into consideration.

The Urbis report comprises a number of key sections as detailed below. This peer review focuses on the assessment of the potential for retail development and potential for employment lands development sections.

2.1 Location and access

This section provides background material on the Precinct's local and regional context – particularly its relationship with the SW Growth Centre and other identified precincts and precinct centres.

2.2 The draft masterplanning process

This section provides background material outlining the draft masterplanning process and the four masterplan options for the Precinct.

2.3 Potential for retail development

Existing retail hierarchy

The key existing retail centres surrounding the Precinct are listed in Table 1.

TABLE 1 – RETAIL COMPETITION

Existing Retail Competition

CATHERINE FIELDS (PART) PRECINCT

Regional Centres	Total Centre GLA (sq.m)	Distance (km)	Major Tenants	
			Food	Non Food
Macarthur Square	78,000	12.0	Coles, Woolworths	David Jones, Big W Target
Westfield Liverpool	83,300	23.0	Coles, Woolworths	Myer, Big W, Target
Sub-Regional Centres				
Narellan Town Centre	34,000	5.0	Woolworths, Coles	Big W
Cambelltown Mall	39,000	12.0	Coles, Woolworths	Kmart, Target
Carnes Hill Marketplace	17,400	14.0	Woolworths	Big W
Casula Mall	19,000	19.0	Coles	Kmart
Supermarket Centres				
Harrington Plaza	4,800	2.0	Coles	
Camden Town Centre	-	5.0	Coles, Woolworths	

Source: Urbis

- **Regional centres.** The two regional centres listed are Macarthur Square and Westfield Liverpool.
- **Subregional centres.** The subregional centres listed are Narellan Town Centre, Carnes Hill Marketplace, Casula Mall and Campbelltown Mall.
- **Supermarket-based centres.** The two listed supermarket based centres are Camden and Harrington Plaza
- **South west growth centre proposed centres.** The listed proposed SW Growth Centre centres are Leppington Major Centre, Oran park Town Centre, Catherine Fields, Turner Rd and Edmondson Rd.

Catherine Fields trade area definition

Urbis discuss a range of factors as contributing to the definition of a trade area. These include: the strength and attraction of the centre, physical barriers, drive times, and the location and strength of competing centres. In the context of the definition of a trade area, the following are listed:

- The local and regional road network
- The extent of future residential land
- Proximity to existing and proposed competitive retail centres

Urbis suggest that given the proximity of the planned Oran Park centre (containing 2 full line supermarkets and 1 Discount Department Store), the Precinct would actually form part of the Oran Park trade area. This view is supported by Urbis benchmarks for supermarket provision which imply that the proposed retail at Oran Park Centre would require expenditure capture from residents in adjoining precincts:

- DDS one per 41,400 persons
- Supermarket 1 per 23,200 persons

Urbis conclude that the planning process should continue to support Oran Park as the main town centre destination for the 9,000 people expected to be resident in the broader Precinct. This approach limits retail provision in the Precinct. In terms of trade area definition this implies a trade area which does not extend beyond the precinct boundary.

SGS comment:

The factors listed as contributing to trade area definition are reasonable. However the way that these factors are taken into account to determine the trade area for the Precinct is not given.

SGS agrees that the trade area for Oran Park would be likely to take in a large part of the broader Precinct and that given the connectivity to Oran Park the 'higher order' retail needs of the broader Precinct's population would be met by the Oran Park centre.

Potential for small scale retailing

Urbis list the following factors for consideration to determine the potential for small scale retailing:

- Current and planned retail provision
- Forecast population and spreading growth within the Precinct
- The proportion of food and non-food spend that might be expected to be diverted to higher order centres
- The amount of expenditure that might be retained to service new retail facilities with the Precinct
- Design factors for successful retail development having regard to the masterplan options

Trade area population

Urbis assume an average household size of 3 persons per dwelling to derive a population yield of 9,000 people from the 3,000 dwellings. This figure was used by Macroplan in their social infrastructure assessment. On this basis, and through consultation with AECOM and PWG, Urbis have produced a population forecast for the Precinct.

TABLE 2 – CATHERINE FIELDS (PART) PRECINCT: POPULATION FORECAST 2011-2026

Population Growth, 2011-2026

CATHERINE FIELDS (PART) PRECINCT

	Forecast Population			
	2011	2016	2021	2026
Catherine Fields (Part) Precinct	86	1,436	4,886	8,036
Average Annual Change (No.)				
	2006-11	2011-16	2016-21	2021-26
Catherine Fields (Part) Precinct		270	690	630
Average Annual Change (%)				
	2006-11	2011-16	2016-21	2021-26
Catherine Fields (Part) Precinct		75.8%	27.7%	10.5%

¹ as at June

Source : ABS Cdata 1991, 1996, 2001 and 2006; ABS, *Regional Population Growth, Australia, Electronic Delivery* (3218.0.55.001 ie. Title, Author, Date, ABS publication number etc: Urbis

Trade area spending

Retail spending figures have been based on Marketinfo data. Anticipated income levels are benchmarked to suburbs such as Harrington Park, Carnes Hill, Stanhope Gardens and Kellyville as these areas are expected to provide a reasonable spread for the socio-economic profile of future residents of the broader Precinct. Applying this profile, Urbis derive a profile with average per capita spending higher than the Sydney average. In a suburban context, the most important retail spending categories are said to be Food Liquor and Groceries (FLG) and Department Store Type Merchandise (DSTM). These figures are applied to the population forecast to provide a retail expenditure forecast for future residents

TABLE 4 – FOOD AND NON-FOOD SPENDING 2011-2026

Food and Non-Food Spending, 2011-2026 (\$2011, Ex GST)

CATHERINE FIELD MAIN TRADE AREA

Year	F&G \$M	Total Food \$M	DSTM \$M	Total Non-Food \$M	Total Retail \$M
2011	0.4	0.6	0.4	0.5	1.0
2012	0.4	0.6	0.4	0.5	1.0
2013	0.4	0.6	0.4	0.5	1.1
2014	2.4	3.7	2.8	3.0	6.7
2015	4.4	6.8	5.2	5.7	12.5
2016	6.5	10.0	7.7	8.4	18.4
2017	9.2	14.2	11.2	12.2	26.4
2018	12.7	19.6	15.6	17.0	36.6
2019	16.2	25.1	20.2	22.0	47.1
2020	19.8	30.7	25.0	27.2	57.9
2021	22.7	35.3	29.1	31.6	66.9
2022	25.6	39.9	33.3	36.2	76.2
2023	29.3	45.7	38.7	42.0	87.8
2024	32.3	50.6	43.3	47.0	97.5
2025	35.4	55.4	48.1	52.1	107.6
2026	38.5	60.4	53.0	57.5	117.9
Average Annual Growth¹					
2011-16	76.8%	77.0%	79.1%	79.0%	77.9%
2016-21	28.6%	28.8%	30.4%	30.3%	29.5%
2021-26	11.2%	11.4%	12.8%	12.7%	12.0%

1. Assumes average annual per capita growth of 1.1% in 2010-2015 and 1.3% thereafter, with different growth rates for each product group

2. Current year is financial year; Forecast years are financial years

Source: MDS, MarketInfo 2010; ABS, Australian National Accounts: National Income, Expenditure and Product Accounts (5206.0); Urbis

Spending directed to local shops

Urbis state that across Sydney around 75-80% of all food and groceries expenditure is directed to supermarkets and around 15% of DSTM expenditure is directed to Discount Department Stores (DDS). Urbis then assume that 100% of DSTM and supermarket expenditure will be directed outside of the Precinct and suggest that the residual might be directed to a new neighbourhood shopping centre within the Precinct. Urbis then assume that 95% of the residual will be directed to other forms of retailing in higher order centres within and outside the SW Growth Centre. By then applying typical rates of turnover per sqm for neighbourhood level retailing a required floorspace figure is produced.

TABLE 5 – CATHERINE FIELDS (PART) PRECINCT PROPOSED NEIGHBOURHOOD CENTRE: INDICATIVE TURNOVER AND FLOORSPACE ASSESSMENT

Supportable Retail Floorspace

CATHERINE FIELD MAIN TRADE AREA

	2021	2026
Catherine Field (Part) Residents Total Retail Spend \$m	66.9	117.9
Supermarket & DSTM Spend Directed to Higher Order Centres \$m ¹	21.9	37.7
Retail Spend Balance \$m ²	45.0	80.2
Amount Retained to Support Neighbourhood Centre Retailing (assumes 5% retention) ³	<u>2.3</u>	<u>4.0</u>
Supportable Retail Floorspace (sq.m) assuming \$5,000 sq.m per annum turnover ⁴	428	744

1. Assumes 14.9% of DSTM spend and 77.5% of Food and Grocery Spend directed to major DDS and supermarkets in line with NSW benchmark

2. Includes all residual retail spend not directed to DDS and supermarket stores

3. Assumes that 95% of residual spend will be directed to other forms of retailing in higher order centres within and beyond SWGC

4. Inflated by 0.5% per annum

Source: Urbis

SGS comment:

SGS agrees that a large proportion of the Precinct residents' expenditure will likely be directed outside of the Precinct to other centres. Given the nature of the existing and planned retail hierarchy and in particular the proximity of the planned Oran Park Town centre, a neighbourhood centre role for retail in the Precinct is reasonable. The logic for removing a portion of supermarket and DSTM spend from resident's expenditure total seems reasonable. However, the most significant assumption, that 95% of the *residual* expenditure will be directed outside of the Precinct, is not supported by any evidence in the Urbis report. Shopper survey results for other similar areas would provide useful data here. Typically, neighbourhood level retail attracts around 20% of total available expenditure in the retail hierarchy. If this 20% of retail expenditure were captured by additional neighbourhood level retail floorspace in Catherine Field (part) Precinct, the Urbis report implies that the viability of proposed Oran Park retail would be jeopardised. Further, substantial proportion of expenditure 'leaking' from the Catherine Fields (part) Precinct relies on a high level of connectivity/ accessibility with Oran Park Town Centre and other centres outside of the Precinct.

Design factors for a successful retail development

This section lists a series of design factors that will help the performance of retail centres. These are:

- Location
- Tenant mix
- Exposure
- Car parking
- Accessibility
- Quality of design and management

2.4 Potential for employment lands development

Current supply of employment lands

Urbis list a number of significant employment land areas in the surrounding area. A brief description is given of each. The list includes:

- Turner Rd
- Smeaton Grange
- Narellan
- Blair Athol/ Campbelltown
- Minto
- Ingleburn
- Prestons

NSW Government south west Sydney employment targets

Urbis draw statistics from the Employment Land Development Program (2010) to describe employment land supply in the SW Subregion:

- 2202 Ha of existing employment land
- 581 Ha of undeveloped zoned employment land
- 2,700 Ha of future unzoned employment land
- Average employment density in the south west equates to 25 jobs/ Ha

Using an assumption that 75% of future unzoned and undeveloped zoned land is developable, Urbis suggest there is 2,460Ha of developable employment land in the SW Subregion.

SGS comment:

SGS supports the employment land supply figures used by Urbis (sourced from the ELDP 2010). The assumption that 75% of the land area is developable is reasonable though this is not supported by any other evidence in the report. This figure underpins Urbis assertion that supply exceeds the SW Subregional target and so should be supported by further data/ analysis if possible

Urbis use an employment density of 40 jobs/ Ha, assuming that future employment will shift away from the current profile toward higher density uses. This gives a job capacity figure of 98,430 jobs. This is equivalent to 70% of the 141,000 additional jobs targeted in the SW Subregion between 2006 and 2036. Given the Metropolitan Plan's anticipated shift of employment to centres from 39% at present to 49% in 2036 an employment land target of 72,000 is derived. Urbis conclude that that current provision is in excess of the target.

SGS comment:

We support Urbis view that future employment patterns will result in a shift away from the existing employment densities to a new figure of 40 jobs/ Ha as higher value, higher density employment activities move in. This process will be largely spurred by population growth in the area.

The changing split in centre-out of centre jobs while valid, is applied incorrectly. The 49% in-centre target is a target for 2036. However, Urbis have applied this percentage to jobs created over the 2006-2036 period. In practice the changing in-centre proportion will move gradually from 39% to 49% over this period (if it is achieved)

It would also be useful to benchmark this expected employment density with an existing industrial area as a sense-check.

Current demand for employment lands

Urbis document current demand for employment land as described by local property agents. The key messages emerging from this are:

- There is currently sufficient supply of development land in the SW subregion to satisfy demand in the medium to long term
- Supply of medium and large lots significantly outweighs demand but there is a limited availability of small lots (<2,000 sqm)
- Strongest demand is for lots sized between 1,000sqm and 1,500 sqm with typical site efficiency of 80%
- There has been much recent interest from manufacturing businesses – these are likely to be displaced businesses from more expensive land
- The majority of enquiries for land are from local businesses with prices typically around \$250 to \$300 per sqm for 1,000 sqm top 1,500 sqm lots.

Future demand

In this section Urbis cite the Macroplan employment lands study prepared for Oran Park and Turner Road. The key points quoted from the Macroplan report are:

- Provision of 100Ha of employment land is appropriate across Turner Rd and Oran Park
 - Industrial premises likely to establish across the two precincts will lead to an adequate mix of employment opportunities for blue collar workers residing in Turner Rd and Oran Park and provide some white collar employment as part of ancillary office functions
 - Many of the blue collar workers at Oran Park and Turner Rd will seek employment opportunities at Lowes Creek and Bringelly in the medium to longer term as those industrial nodes begin development. The land supply in these developments needs to be reviewed further
 - Higher yields for employment could be reached if some of the land is used for bulky good or industry service retailing however the Growth Centres Commission will need to consider how consistent this may be with any existing out of centre retailing policies. As explained below bulky goods at the Turner Rd Precinct would likely compete with the Oran Park Town Centre
- 85 Ha at Turner Rd and 15Ha at Oran Park would be adequate to meet the needs of the local labour force
 - Higher employment yield industries are attracted in industrial service sectors including panel beaters machinists, small manufacturers, building suppliers, etc.
 - Lower employment yields industries such as warehousing and distribution is kept to a minimum (this can be achieved by restricting the supply of larger land parcels)
 - Provision of industries that include office and administrative components are included such as regional head office functions.

Urbis point out that close to 100 Ha of employment land has been provided at Turner Rd in addition to planned employment land at Oran Park. The Macroplan study forecast that 85 Ha would yield around 3,000 jobs over a 10 year period. Urbis argue that 100 Ha has the potential to deliver 4,000 jobs if the same employment density is used.

Resident employment generation

To derive the number and type of jobs required by future residents of the Precinct, Urbis have applied the profile of Harrington Park and Carnes Hill residents to the Precinct's future residents. Assuming a 75% workforce participation rate Urbis then describe the anticipated employment profile for the Precinct's residents.

TABLE 7 – FUTURE EMPLOYMENT GENERATION – CATHERINE FIELDS (PART) PRECINCT

Employment Generation

CATHERINE FIELDS (PART) PRECINCT

	Harrington Park		Carnes Hill		Catherine Fields (Part) Precinct (Projected)	
Number of residents	7,549		16,790		9,000	
Residents aged between 15-65	4,982		11,081		5,940	
Workforce Participation	77%		74%		75%	
Residents in workforce (no.)	3,836		8,200		4,455	
Industries of employment	Quantity	%	Quantity	%	Quantity	%
Agriculture, forestry & fishing	6	0.2%	25	0.3%	11	0.2%
Mining	8	0.2%	9	0.1%	7	0.2%
Manufacturing	521	14%	1,470	18%	702	16%
Electricity, as, water & waste services	53	1%	83	1%	53	1%
Construction	338	9%	837	10%	423	10%
Wholesale trade	216	6%	516	6%	265	6%
Retail trade	528	14%	990	12%	576	13%
Accommodation & food services	169	4%	382	5%	202	5%
Transport, postal & warehousing	279	7%	653	8%	339	8%
Information media & telecommunications	54	1%	152	2%	72	2%
Financial & insurance services	192	5%	427	5%	228	5%
Rental, hiring & real estate services	106	3%	118	1%	94	2%
Professional, scientific & technical services	194	5%	336	4%	204	5%
Administrative & support services	106	3%	266	3%	134	3%
Public Administration & safety	231	6%	396	5%	242	5%
Education & training	311	8%	416	5%	294	7%
Health care & social assistance	322	8%	749	9%	390	9%
Arts & recreation services	44	1%	66	1%	43	1%
Other services	159	4%	308	4%	176	4%
Blue collar jobs		40%		24%		32%
White collar jobs		60%		76%		68%

Source : ABS Census of Population and Housing 2006, Urbis

SGS comment:

Urbis starting point for the calculation of population driven employment is that it can be determined by first deriving an employment profile for the incoming residents. In our view Precinct resident driven employment generation will be much more strongly linked to the *local services required* by the incoming population than the job profile of the incoming resident population. In this respect we would suggest that there are better methods for the assessment population driven employment. We would suggest running a regression analysis to determine the relationship between population growth and nearby employment growth. Ratios for jobs per capita by sector could then be applied to the population forecast. Employment driven by the Precinct's strategic assets would be separately assessed at a subregional level. However, the method used by Urbis can still give a reasonable estimate of local job requirements if applied properly.

By applying 'standard' employment ratios to the derived profile, total land area requirements are calculated.

TABLE 8 – TOTAL EMPLOYMENT LAND USE REQUIREMENTS

Total Employment Land Use Requirements

CATHERINE FIELDS (PART) PRECINCT RESIDENT WORKFORCE

	<u>Jobs by Land use</u>	<u>Total Land Requirement (ha)</u>	<u>Employment Density (jobs per hectare)</u>
Industrial	1,351	34	40
Office	1,033	5	200
Retail	671	4	167
Education	285	4	80
Health	359	2	150
Other	245	3	70
Off-site / home	511	0	0
TOTAL	4,455	52	

Source : Macroplan 2007, SGS Hornsby & Ku-ring-gai Subregional Employment Study 2008, Urbis

To turn the total land requirements in to a precinct land requirement an 'employment provision rate' (jobs as a percentage of resident population) of 36% is applied. This is based on the current rate in Camden LGA. This calculation results in a requirement of 19Ha of employment land within the LGA. Urbis suggest that given the nature of existing and planned employment land supply, this demand could be absorbed by other localities.

SGS comment:

Urbis have used an 'employment provision rate' of 36% based on Camden LGA to turn the total employment level of the incoming residents into the Precinct employment requirement. The use of this rate assumes that the relationship between population and employment requirements for the Precinct's residents will be the same as Camden LGA. This measure bundles population driven and all other employment together and it assumes that the competitive position of the Precinct's employment land is the same as Camden LGA on average. While this may be justifiable, the assessment of employment lands suitability comes *after* the application of the employment provision rate.

Employment lands suitability assessment

Urbis assess the employment lands in the draft masterplan against a number of 'success criteria'. These are:

- Industrial
 - Access to blue collar workforce
 - Access to freight/ major transport nodes
 - Potential co-location with tenants office headquarters
 - Good road access
 - Potential to achieve main road frontage
 - Buffer zones between community facilities
 - Ability to provide a mix of large and small floorplates
- Campus office
 - Access to white collar workforce
 - Proximity to public transport
 - Potential co-location with other office space
 - Co-location with tenants' operational activities
 - Good road access
 - Potential to achieve main road frontage
 - Access to community support services as part of masterplan
 - Ability to provide sufficient on-site parking
 - Ability to offer significant cost savings to tenants

SGS comment:

We support the use of a subregional employment land assessment in the study. However, in the Urbis report the relationship between this assessment and the derived employment requirement for the Precinct is not clear. In our opinion, the fact that the assessment does not score the Precinct against other areas is a flaw that renders the scores meaningless. A true subregional assessment of employment land attributes would be useful to include in the study. This could also drill down further into types of industrial categories (local service industrial, light manufacturing, freight and logistics, etc.) rather than using a single industrial category.

Supply and demand: key findings

This section summarise the findings of the assessment of employment land supply and demand. The key points are:

- The provision of 100Ha of employment land at Turner Rd should provide sufficient space for around 4,000 jobs which would be adequate to meet the needs of the Precinct's labour force
- Land at Turner Rd is available now and benefits from Camden Valley Way frontage, a comprehensive internal road network, with potential to further sub-divide to create smaller lots
- Turner Rd would compete directly with employment lands at the Precinct. In comparison to Turner Rd the Precinct has the following weaknesses:
 - It is limited in size (max 20 Ha)
 - Access to Camden Valley Way is limited to left in left out
 - An internal layout configuration would need to make provision for adequate buffering to future residential to the north
- At a broader sub-regional level the provision of employment land exceeds the amount required to meet the Subregional employment target
- To achieve a right turn access to the site it would be necessary to achieve a connection to the land from the north beyond Springfield Rd – land which is also earmarked for employment use in the SWGC structure plan. There is likely to be a significant time lag to wait for this connection by which time development would likely have happened to the north of the site and at Turner Rd. Urbis suggest that instead of quarantining this land until infrastructure can be provided, it would be better to consider alternative uses.

In conclusion Urbis suggest that in the context of abundant supply and limited demand, there is no imperative to provide employment uses within the subject site. The provision of residential uses would eliminate any interface issues and would boost the population which in turn would boost potential trading performance of the neighbourhood centre.

SGS comment:

We agree with the conclusion drawn by Urbis based on the research presented in their study. However, we would suggest that there are elements of the research that are relatively weak. To improve the study we suggest the following:

- The assertion that 75% of the available for employment ELDP 2010 should be supported by analysis of development opportunities and constraints at a subregional level
- The anticipated employment density of 40 jobs/ Ha should be benchmarked against an existing industrial area to provide a simple sense-check
- A regression analysis to illustrate the relationship between local level population growth and local level employment could be used as the basis for the calculation of the Precinct's employment.
- Alternatively, if the Urbis method remains, the application of the 36% employment provision rate should be supported up by a subregional assessment of employment lands. This should score all areas against a list of success criteria.

Potential employment generation: indicative masterplan options

In this section Urbis produce indicative employment numbers for each of the masterplan options using standard employment densities for the main employment generating uses under each option.

TABLE 11 – EMPLOYMENT GENERATION: CATHERINE FIELDS (PART) PRECINCT DEVELOPMENT OPTIONS

Employment Generation

CATHERINE FIELDS (PART) PRECINCT DEVELOPMENT OPTIONS

	Option 1	Option 2	Option 3	Option 4
Retail generated employment ¹	0	30 - 61	30 - 61	30 - 61
Employment land generated employment ²	0	800	0	0
School generated employment ³	100	100	100	100
TOTAL JOBS CREATED	100	930 - 961	130 - 161	130 - 161

Source : Macroplan 2007, DEC Planning and Innovation 2011, Urbis

1 - Retail generation based on an employment density of 1 job per 16.5 sq.m

2 - Employment generation based on density of 40 jobs per hectare

3 - Education employment generation formulated by applying an average class size of 25 students, obtained by Class size audit information

2.5 Inspire submission

The Inspire report is a submission on behalf of the Camden Valley Way landowners. The main points of the report are as follows:

- Introduction
- Subject site and context analysis
 - The lots combined area and depth from Camden Valley Way frontage establish a suitable configuration for non-residential use
 - The properties are generally unconstrained
 - Although fragmented, the owners have demonstrated a willingness to work together to achieve development of their properties
 - The site is highlighted as a mixed use employment corridor in the SWGC structure plan. This is supported by a range of state and regional strategy documentation such as the State Plan and the Sydney Metropolitan Strategy
 - A number of studies for neighbouring sites have suggested strong demand for employment land in the South West and the suitability of the Catherine Fields (part) Precinct for employment use.
 - From the evidence presented, the Inspire report concludes that Camden LGA is forecast to have a significant shortfall in employment lands supply given the LGAs forecast population growth. The report also concludes that locations in the Precinct adjoining an upgraded Camden Valley Way are attractively located to attract footloose employment activities and are more attractive than comparable locations at Edmondson Park and Turner Road.
- Catherine Fields (part) Precinct exhibition
 - The report notes that the Urbis study is the basis for the Indicative Layout Plan's departure from the SWGC Structure Plan. It also suggests that the Urbis report does not question the ability of identified future zoned employment land to deliver employment and this is at odds with other consultancy reports.
 - The report notes that the ILP proposed R2 low density and R3 medium density residential along the Camden Valley Road frontage.
 - The report suggests that the amenity of the site is significantly compromised by road noise and the residential design solutions to address this are unconventional and would not be acceptable to the housing industry or the market.
- Conclusions and requested amendments
 - The report does not support Urbis findings
 - The Employment Lands Taskforce and other consultant reports have concluded that the SWGC has the potential to suffer shortfalls in the timely delivery of employment lands
 - The rationale that Catherine Fields (part) Precinct is not suitable for employment use is inconsistent with SGS study
 - The designation for medium density residential lacks logic given the noise and air pollution impacts from Camden Valley Way. Barrier homes as a solution is unconventional and will not likely be acceptable to the market. Non residential uses are suggested as being the most appropriate to capitalise on exposure and accessibility

SGS comment:

- From previous analysis we have found that Catherine Fields (part) Precinct is suitable for employment using high level ranking tools. However, there are a number of other locations across the subregion with similar attributes. We will assess the relative merits of the precinct in the next section.
- We will check extent of available supply in the South West Subregion to test the Urbis assertion that unconstrained supply outstrips the SW Subregional target.
- Notwithstanding, the recommended B4 zone for the Camden Valley Way corridor is not in keeping with the intent of the Structure Plan and the arguments put forward in the Inspire submission

3 SUBREGIONAL ASSESSMENT

This section was prepared by SGS in March 2013 as an addition to the peer review.

3.1 Employment land supply

NSW Government south west Sydney employment targets

Urbis draw statistics from the Employment Land Development Program (2010) to describe employment land supply in the SW Subregion:

- 2202 Ha of existing employment land
- 581 Ha of undeveloped zoned employment land
- 2,700 Ha of future unzoned employment land
- Average employment density in the south west equates to 25 jobs/ Ha

Using an assumption that 75% of future unzoned and undeveloped zoned land is developable, Urbis suggest there is 2,460Ha of developable employment land in the SW Subregion.

Supply assessment

The Urbis report does not provide a rationale for the 25% discount rate, but SGS has assumed that this discounting applies to land that is not be suitable for development due to environmental and other physical constraints, such as flooding, biodiversity, slope, bushfire prone land etc. It is usually the case for all type of development in greenfield areas that some raw land remains undeveloped due to constraints and that the extent of constraints changes from area to area. Once environmental and physical constraints are removed, the remaining land is typically considered as a 'gross developable hectare' figure. Further discounts, between 15% and 30% (depending on the type of development), are usually then made by subtracting land for infrastructure such as roads and drainage, to achieve a 'net developable hectare' figure.

Urbis apply the 25% discount rate to the 3281 hectares of land supply identified in the ELDP, which includes 581 hectares of undeveloped zoned employment land and 2700 hectares of future unzoned employment land. This results in an available supply of 2460 hectares of land. We have tested the extent of constraints applying to both the undeveloped zoned and future unzoned employment land.

The 581 hectares (although actually reported as 577) of undeveloped zoned employment land from 2010 is readily identifiable in the following table from the ELDP. It can be seen that around 55 hectares of this land has been rezoned for other purposes in the year up to January 2011, with around 520 hectares remaining undeveloped.

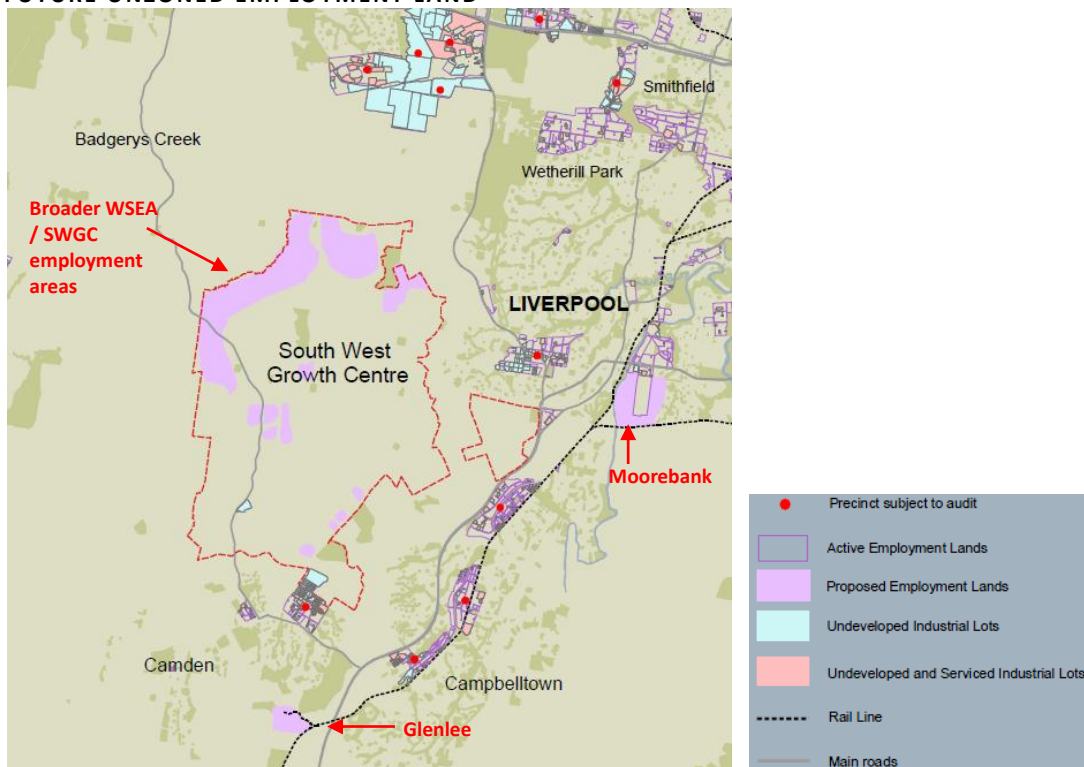
ELDP EMPLOYMENT LANDS

Subregion	LGA	Precinct	Jan-10			Jan-11			Net Change	
			Undeveloped	Developed	Total	Undeveloped	Developed	Total	Jan-10 to Jan-11	
South West	Camden	Little St, Camden	0.0	1.4	1.4	0.0	1.4	1.4		
		Narellan	5.7	28.7	34.4	6.2	28.2	34.4	0.0	
		Smeaton Grange	96.6	112.1	208.8	86.9	121.1	208.0	-0.7	
		Turner Rd	43.3		43.3	43.3		43.3		
		Oran Park	18.6		18.6	18.5		18.5	0.0	
	Camden Total			164.2	142.2	306.4	155.0	150.7	305.7	-0.8
	Campbelltown	Campbelltown, Blaxland Rd	53.6	84.8	138.5	53.3	85.1	138.4	0.0	
		Ingleburn	38.5	279.0	317.5	39.2	278.3	317.5	0.0	
		Leumeah	2.2	16.5	18.7	2.2	16.5	18.7		
		Macquarie Fields		1.4	1.4		1.4	1.4		
		Minto	40.8	214.5	255.2	34.7	220.5	255.2	0.0	
	Campbelltown Total			135.1	596.2	731.3	129.4	601.8	731.2	-0.1
	Liverpool	Cecil Park		1.6	1.6		1.6	1.6		
		Chipping Norton	4.9	96.2	101.1	5.0	96.1	101.1		
		Casula, Cross Rds	6.1	37.2	43.3	6.1	37.2	43.3		
		Hoxton Park Airport	40.6	0.7	41.3	1.5	39.9	41.3		
		Moorebank	22.8	312.7	335.5	22.2	313.3	335.5		
		Orange Grove	4.4	36.3	40.6	4.4	36.3	40.6		
		Priddle St/ Scrivener St	0.0	23.2	23.2	0.0	23.2	23.2		
		Sappho Rd	1.2	16.3	17.5	1.2	16.3	17.5		
	Yarrunga/ Prestons	104.8	252.8	357.6	103.2	253.8	357.0	-0.6		
	Liverpool Total			184.8	776.9	961.7	143.6	817.6	961.1	-0.6
	Wollondilly	Appin	2.7	7.6	10.3	2.7	7.6	10.2	0.0	
		Bargo	0.3	1.5	1.8	0.2	1.6	1.8		
		Maldon	56.0	46.2	102.2	56.0	46.2	102.2		
		Picton	3.2	24.1	27.3	2.6	24.7	27.3		
		Picton,Coull St	2.1		2.1	2.1		2.1		
Warragamba/Silverdale	28.7	32.6	61.3	29.7	31.6	61.3				
Wollondilly Total			93.1	112.0	205.1	93.3	111.7	205.0	0.0	
South West Total			577.2	1,627.3	2,204.5	521.3	1,681.8	2,203.1	-1.4	

Source: ELDP, 2010.

The location of the 2,700 hectares of future unzoned employment land is less clear than the undeveloped zoned land. The areas identified on the below map and include parts of the South West Growth Centre (some of which are also identified in the Broader Western Sydney Employment Area structure plan), land adjacent to and including the proposed Moorebank Intermodal Terminal and a disused coal washery at Glenlee.

FUTURE UNZONED EMPLOYMENT LAND



Source: ELDP, 2010.

At the time of writing, a complete and up to date database showing development constraints, vacancy and capacity of employment lands in the South West Growth Centre is not available. Typically, to provide this information we would complete an on-site audit of land, coupled with an examination of current planning controls and a sieve mapping exercise using GIS layers. Time and budget constraints do not allow for this level of research. As an alternative, we have completed consultation with planning officers for each LGA containing the highlighted employment precincts. As information was received it was cross referenced against existing published material from the ELDP and other sources along with in-house knowledge. In this way, we were able to build a knowledge base for employment lands in the south west subregion. As a result of this research, the following employment precincts were discounted from the analysis as they were either fully developed or had negligible amounts of undeveloped land remaining:

- | | |
|---------------------|-------------------------|
| Leumeah | Priddle St/Scrivener St |
| Macquarie Fields | Sappho Rd |
| Cecil Park | Appin |
| Chipping Norton | Bargo |
| Casula, Cross Rds | Picton |
| Hoxton Park Airport | Picton, Coull St |
| Orange Grove | |

The discussion around the extent of environmental constraints for the undeveloped zoned land revealed that most of the land identified in the ELDP is unaffected by constraints. The Maldon and Warragamba/ Silverdale precincts in the Wollondilly LGA appear to be the most affected by environmental constraints:

- Narellan, Camden: Relatively unconstrained
- Turner Rd, Camden: Not likely to be constrained given recent structure planning
- Oran Park, Camden: Not likely to be constrained given recent structure planning
- Blaxland Rd, Campbelltown: Relatively unconstrained
- Ingleburn, Campbelltown: Relatively unconstrained

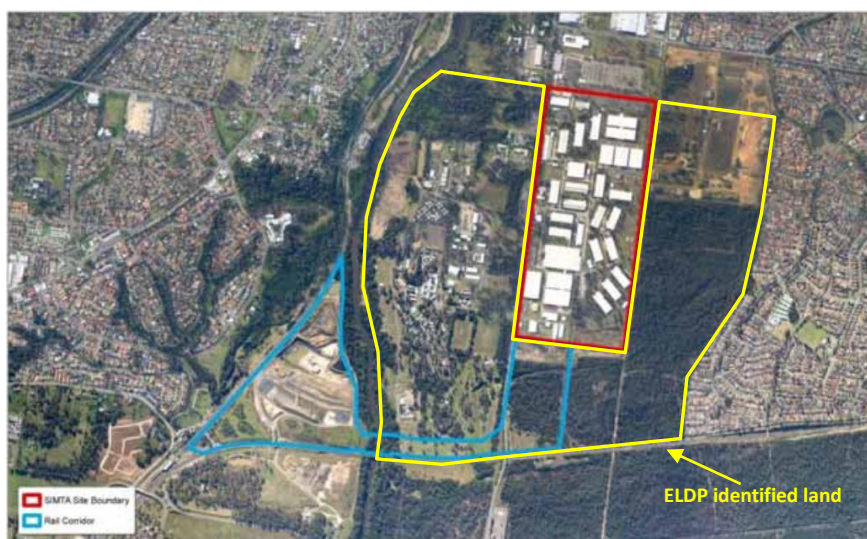
- Minto, Campbelltown: Relatively unconstrained
- Moorebank, Liverpool: Relatively unconstrained
- Yarrunga/Prestons, Liverpool: Relatively unconstrained
- Maldon, Wollondilly: About 20 Ha is environmentally constrained, but an additional 50 Ha has been mooted for industrial zoning.
- Warragamba/Silverdale, Wollondilly: Environmentally constrained and remaining 30 hectares of existing zoned industrial is unlikely to be further developed.

The amount of undeveloped land in existing industrially zoned precincts that is constrained for development is around 50 Ha or approximately 10% with around and additional 50 Ha of land being considered for an industrial rezoning. On balance, the 25% discount rate as applied to existing zoned land is reasonable, if a little conservative.

The future unzoned employment lands in Moorebank, Glenlee and those areas in the Broader Western Sydney Employment Area/South West Growth Centre are located in the Camden, Liverpool and Campbelltown LGAs. Research on the constraints affecting each precinct has revealed the following:

- Glenlee: The site was formerly used as a coal washery. It has a rail link connecting to the site and has been identified by the owners as a potential site for bulk materials transshipment and intermodal industries. It is currently the subject of an industrial rezoning. Despite its use as a coal washery, the site is largely unaffected by environmental constraints and it is therefore unlikely that 25% of the Glenlee future employment area is constrained.
- South West Growth Centre/Broader Western Sydney Employment Area: The industrial areas identified have been indicated as largely unaffected by environmental constraints. Although detailed precinct planning for these precincts has yet to be undertaken – and hence the extent of environmental constraints is not definitive – at this stage it is unlikely that 25% of the SWGC/BWSEA future employment area is constrained.
- Moorebank: The land identified in the ELDP (shown in yellow below) includes part of the proposed Moorebank Intermodal Terminal (shown in blue outline), and Commonwealth Land to the east and west of the current industrial site (in red). The land to the west of Moorebank Avenue is currently used by defence as a School of Military Engineering. Given its existing urban use it is unlikely to be affected by environmental constraints. The Commonwealth land to the east of the existing industrial site is likely to be affected by environmental constraints given the extent of the existing dense vegetation. The extent of environmental constraints is difficult to determine given the lack of environmental studies applying to this portion. It is likely to be a reasonable assumption that at least 25% (and probably more) of the Moorebank future employment area is constrained.

MOOREBANK SITE IDENTIFIED IN THE ELDP



Source: Urbis, 2010.

Given the lack of detailed investigations applying to the identified future employment areas, it is difficult to quantify the exact amount of constrained land. However, the evidence gathered suggests that the 25% discount rate is probably conservative and there is likely to be more available supply on the market than suggested by the Urbis report.

3.2 Suitability assessment

We have conducted a subregional employment lands assessment to test how Catherine Fields (Part) compares to other areas as a location for industrial or campus office use. Information for the assessment has been sourced from a combination of published reports and consultation with local planning officers. A summary of the attributes of each industrial precinct is given below.

Turner Road

- 45 Ha
- Area designated as a business park fronts Camden Valley Way and adjoins the existing Smeaton Grange
- consolidates and builds on the existing industrial cluster in Smeaton Grange
- offers co-location of office and industrial uses
- large enough precinct to accommodate a mix of large and small floor plates
- frontage to Camden Valley Way
- buffered from non-industrial uses

Smeaton Grange

- 230 Ha
- industrial area with light industrial, freight and logistics and warehouse uses
- accommodates a mix of large and small floor plates
- buffered from non-industrial uses
- access to Narellan Road

Narellan

- 42 hectares
- urban service and light industrial area
- local service centre for Camden
- well established, older industrial area
- mostly small lot uses
- limited vacant land remaining

Blair Athol / Campbelltown

- 140 hectares
- west of Campbelltown centre
- close to M5 Motorway, Campbelltown and Narellan Road
- close to Campbelltown station
- some bulky goods, showrooms are replacing older industrial buildings
- accommodates a mix of large and small floor plates
- area between Blaxland road and M5 include includes logistics facilities and small scale land recent land release

Minto

- 257 hectares
- diversity of uses including freight and logistics, manufacturing, urban services and retail uses
- close to M5 Motorway and Campbelltown Road
- near Leumeah and Minto station
- accommodates a mix of large and small floor plates

Ingleburn

- 320 hectares
- diversity of uses including freight and logistics, light industry, urban services, light and heavy manufacturing
- near Ingleburn station
- close to M5 Motorway
- established residential is being converted into light industrial
- a range of lot sizes and uses
- limited vacant land remaining

Prestons

- 235 hectares
- adjoining Yarrunga will add further 202 hectares making it largest industrial area in SW Subregion
- close to M5 and M7 Motorways
- range of large and small floor plates

- uses include manufacturing, heavy industrial, transport terminals, logistics and warehousing

The Urbis criteria for suitability were used, i.e.

- Industrial
- Access to blue collar workforce
- Access to freight/ major transport routes
- Potential co-location with tenants office headquarters
- Good road access
- Potential to achieve main road frontage
- Buffer zones between community facilities
- Ability to provide a mix of large and small floor plates

- Campus office
- Access to white collar workforce
- Proximity to public transport
- Potential co-location with other office space
- Co-location with tenants operational activities
- Good road access
- Potential to achieve main road frontage
- Access to community and support services
- Ability to provide sufficient on-site parking
- Ability to offer significant cost savings to tenants

Using information gathered for each precinct, a simple 3 point score was used for each criterion (1 being low, 3 being high). The purpose of the scoring was to separate the precincts and develop a rank order based on their attributes. The table overleaf indicates that, for industrial purposes, the Catherine Fields (Part) is ranked last along with Narellan on 11 points¹. For campus office, Catherine Fields (Part) is placed second last ahead of Narellan 14 points.

Notwithstanding the fact that when viewed in isolation the Catherine Fields (part) Precinct may be considered suitable for industrial use, the results confirm the Urbis contention that the competing employment lands are 'a more marketable proposition' in the short-medium term. This is driven by the relatively high level of industrial lands supply in the SW Subregion and the better 'competitive offer' of other precincts.

¹ In this assessment process, SGS also considered various industrial sub-categories – e.g. light industrial, heavy industrial, local service industrial, transport and storage, etc. However, there scores did not significantly improve when considering these sub-categories. For the sake of simplicity therefore, we have reported 'industrial' use as a single category.

'LEAGUE LADDER' OF EMPLOYMENT LANDS

	Catherine Fields (part)	Turner Road	Smeaton Grange	Narellan	Blair Athol / Campbelltown	Minto	Ingleburn	Prestons
INDUSTRIAL								
Access to blue collar workforce	2	2	2	2	2	2	2	2
Access to freight / major transport routes	1	1	2	1	3	3	3	3
Potential co-location with tenants office headquarters	-	-	-	-	-	-	-	-
Good road access	2	2	3	2	3	3	3	3
Potential to achieve main road frontage	3	3	3	3	3	3	3	3
Buffer zones between community facilities	1	3	3	2	2	2	2	2
Ability to provide a mix of large and small floor plates	2	3	3	1	3	3	3	3
Total	11	14	16	11	16	16	16	16
CAMPUS OFFICE								
Access to white collar workforce	2	2	2	2	2	2	2	2
Proximity to public transport	2	2	2	2	3	3	3	2
Potential co-location with other office space	-	3	-	-	-	-	-	-
Co-location with tenants operational activities	1	2	2	1	1	2	2	2
Good road access	2	2	3	2	3	3	3	3
Potential to achieve main road frontage	3	3	3	3	3	3	3	3
Access to community and support services as part of masterplan	-	-	-	-	-	-	-	-
Ability to provide sufficient on-site parking	3	3	3	2	3	3	3	3
Ability to offer significant cost savings to tenants	1	1	1	1	1	1	1	1
Total	14	18	16	13	16	17	17	16

4 SUMMARY

4.1 Retail component

In broad terms we support the Urbis conclusions regarding retail requirements for Catherine Fields (part) Precinct. In summary, the gaps/ issues identified by SGS are:

- The factors listed as contributing to the trade area definition are reasonable. However the way that these factors are taken into account to determine a trade area for the Precinct is not given.
- Given the nature of the existing and planned retail hierarchy and in particular the proximity of the planned Oran Park Town centre, a neighbourhood centre role for retail in the Precinct is reasonable. The logic for removing a portion of supermarket and DSTM spend from resident's expenditure total seems reasonable. However, the most significant assumption, that 95% of the residual expenditure will be directed outside of the Precinct, is not supported by any evidence in the Urbis report. Shopper survey results for other similar areas would provide useful data here. Typically, neighbourhood level retail attracts around 20% of total expenditure in the retail hierarchy.

Although, we consider these to be gaps in the Urbis report, we don't consider them to be significant enough to warrant additional research on retail requirements.

4.2 Employment land component

In broad terms we support the Urbis conclusions regarding employment requirements for Catherine Fields (part) Precinct based on the evidence Urbis have presented in their report. However, we feel that that in some areas the research that generated this evidence should be improved. In summary, the gaps/ issues identified by SGS are:

- The assumption that 75% of the land area is developable is reasonable though this is not supported by any other evidence in the report. This figure underpins Urbis assertion that supply exceeds the SW Subregional target and so should be supported by further data/ analysis if possible
- The changing split in centre-out of centre jobs, while valid, is applied incorrectly. The 49% in-centre target is a target for 2036. However, Urbis have applied this percentage to jobs created over the 2006-2036 period. In practice the changing in-centre proportion will move gradually from 39% to 49% over this period
- The expected employment density of 40 jobs/ Ha should be benchmarked with an existing industrial area as a sense-check.
- We suggest running a regression analysis to determine the relationship between population growth and nearby employment growth. Ratios for jobs per capita by sector could then be applied to the population forecast. Employment driven by the Precinct's strategic assets would be separately assessed at a subregional level. However, the method used by Urbis can still give a reasonable estimate of local job requirements if applied properly.
- Urbis have used an 'employment provision rate' of 36% based on Camden LGA to turn the total employment level of the incoming residents into the Precinct employment requirement. The use of this rate assumes that the relationship between population and employment requirements for the Precinct's residents will be the same as Camden LGA. This measure bundles population driven and all other employment together and it assumes that the competitive position of the Precinct's employment land is the same as Camden LGA on average. While this may be justifiable, the assessment of employment lands suitability comes after the application of the employment provision rate.
- We support the use of a subregional employment land assessment in the study. However, in the Urbis report the relationship between this assessment and the derived employment requirement is not clear. In our opinion, the fact that the assessment does not score the Precinct against other areas is a flaw that renders the scores meaningless. A true subregional assessment of employment land attributes would be useful to include in the study. We would also suggest that this drill down further into types of industrial categories (local service industrial, light manufacturing, freight and logistics, etc.) rather than using a single industrial category.

In our opinion, additional work is required before conclusions can be drawn regarding employment land requirements at Catherine Fields (part) Precinct:

- The assertion that 75% of the available for employment ELDP 2010 should be supported by analysis of development opportunities and constraints at a subregional level
- The anticipated employment density of 40 jobs/ Ha should be benchmarked against an existing industrial area to provide a simple sense-check
- A regression analysis to illustrate the relationship between local level population growth and local level employment could be used as the basis for the calculation of the Precinct's employment.
- The use of the 36% 'employment provision rate' should be supported up by a subregional assessment of employment lands. This should score all areas against a list of success criteria.
- The assertion that supply outstrips demand should be tested at a subregional level drawing on subregional assessment of employment land attributes

4.3 SGS Subregional employment land assessment

Using an assumption that 75% of future unzoned and undeveloped zoned land is developable, Urbis suggest there is 2,460 Ha of developable employment land in the SW Subregion. The Urbis report does not provide a rationale for the 25% discount rate but it is reasonable to assume this discounting applies to land that is not be suitable for development due to environmental and other physical constraints such as flooding, biodiversity, slope, bushfire prone land, etc.

Urbis apply the 25% discount rate to the 3,281 Ha of land supply identified in the ELDP, which includes 581 hectares of undeveloped zoned employment land and 2,700 Ha of future unzoned employment land. This results in an available supply of 2,460 Ha of land. We have tested the extent of constraints applying to both the undeveloped zoned and future unzoned employment land.

SGS has discussed the extent of any constraints affecting employment lands with the relevant local planning officers. Fully developed areas were removed and the nature of constraints on the remaining land was explored as part of the discussion. The amount of undeveloped land in existing industrial zoned precincts that is constrained for development is around 50 Ha or approximately 10% with around an additional 50 Ha of land being considered for an industrial rezoning. On balance, the 25% discount rate as applied to existing zoned land is reasonable, if a little conservative.

The results confirm the Urbis contention that the competing employment lands are 'a more marketable proposition' in the short-medium term. This is driven by the relatively high level of industrial lands supply in the SW Subregion and the better 'competitive offer' of other precincts.

4.4 Conclusion

In broad terms we support the Urbis assessment of retail requirements for Catherine Fields (part) Precinct. Given the nature of the existing and planned retail hierarchy and in particular the proximity of the planned Oran Park Town centre, a neighbourhood centre role for retail in the Precinct is reasonable. Retail floorspace requirements at the Precinct are likely to be modest and will exist at the neighbourhood level in the retail hierarchy. However, the fact that such a high level of escape expenditure is assumed (given the amount of floorspace proposed for Oran Park Town Centre) means that a high level of connectivity/ accessibility to Oran Park Town Centre and other centres outside of the Precinct will be important.

In broad terms we also support the Urbis conclusions regarding employment requirements for Catherine Fields (part) Precinct based on the evidence Urbis have presented in their report plus the supplementary work completed by SGS on the subregional employment lands assessment. While the Catherine Fields (part) Precinct is suitable for employment use in its own right, there are other existing and planned areas in the subregion that are more suitable. All other things being equal, this would mean that the Catherine Fields (part) Precinct would unlikely be taken up for employment use in the short to medium term. While it may be acceptable to hold on to 'strategic' employment land in this way, for 'local service' employment land, finding an alternative use that will lead to the land being more quickly taken up is likely to be a better planning outcome.

While we agree with the Inspire submission that the amenity of the site is compromised by road noise, the contention that the proposed residential solution is 'unconventional and would not be acceptable to the housing industry or the market' is not supported by any evidence.

APPENDIX 1

1.1 State & regional strategies

NSW 2021

NSW 2021 is a 10-year plan aiming to rebuild the NSW economy, provide quality services, renovate infrastructure, restore government accountability and strengthen NSW local environment and communities. It is the NSW Government's strategic business plan, setting priorities for action and guiding resource allocation. The Plan sets up the top priority – “Rebuild the Economy: restore economic growth and establish NSW as the ‘first place in Australia to do business’”. The strategy has six goals, namely to: improve the performance of the NSW economy; rebuild state finances; drive economic growth in regional NSW; increase the competitiveness of doing business in NSW; place downward pressure on the cost of living; and strengthen the NSW skill base. Each of the NSW 2011 goals identifies targets. The target of the most relevance to this study is “growing employment by an average of 1.25% per year to 2020”.

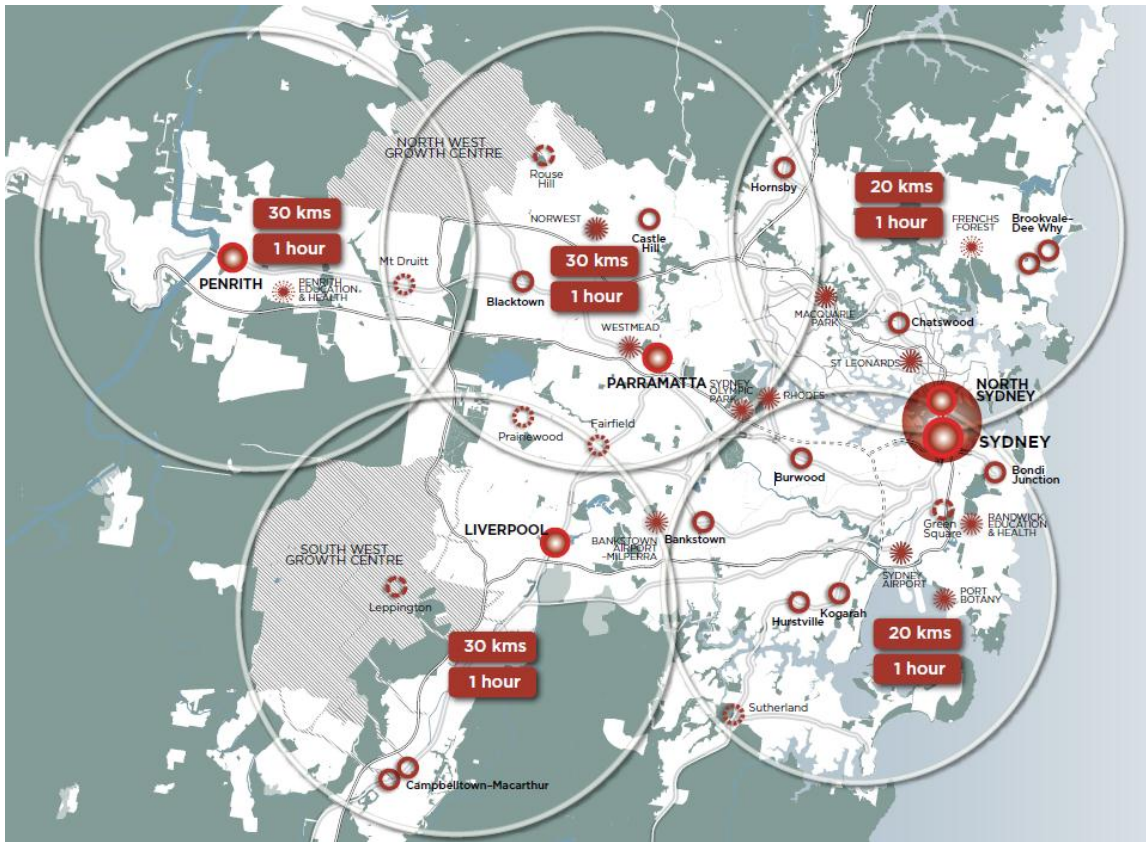
Metropolitan Plan for Sydney 2036 (2010)

The *Metropolitan Plan for Sydney 2036* (Department of Planning 2010) builds on the strategies and actions of the *Metropolitan Strategy City of Cities 2005*.

The Metropolitan Plan identifies Liverpool as one of three Regional Cities, with a core role in creating a series of connected cities, whereby everyone in the Sydney Metropolitan Area will be within 30 minutes travel by public transport to a Regional City (or Global Sydney) in the long term. Liverpool Regional City will serve the SWGC and surrounds (see Figure 1). The future directions for Liverpool Regional City are:

- Continue to plan for a liveable centre with major employment opportunities, retail and services supported by higher density housing within the walking catchment of the proposed train station.
- Ensure commercial uses are supported through planning controls.
- State Government support, such as the South West Rail Link and Department of Planning leading planning of the centre.

Figure 1. A city of cities concept



Source: Department of Planning, 2010

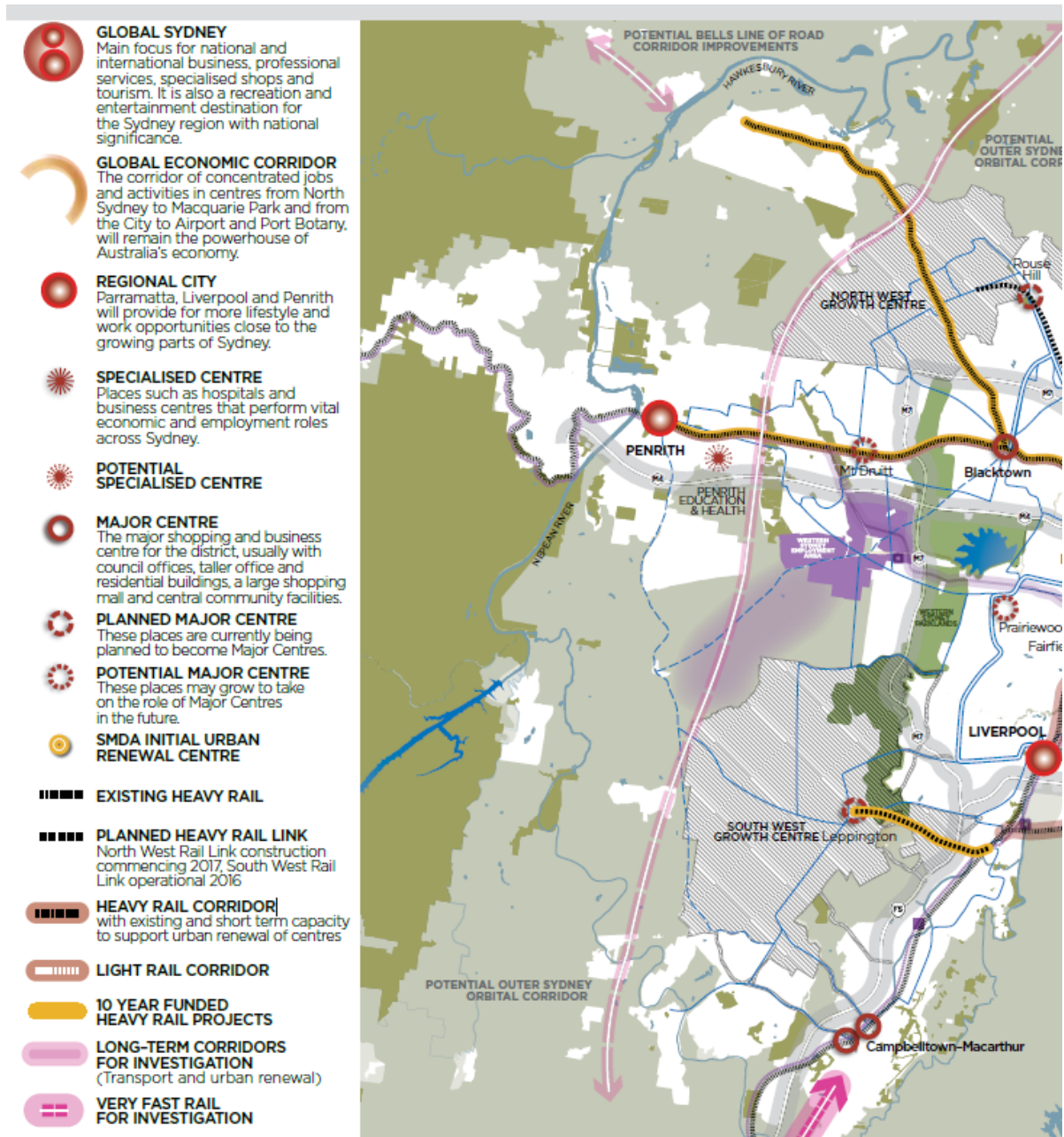
The Metropolitan Plan identifies Leppington as a Planned Major Centre (see Figure 2). Under the Metropolitan Plan, Planned Major Centres are “emerging locations for shopping, jobs and services in identified residential growth areas, and currently include Rouse Hill, Green Square and Leppington”.

According with the Metropolitan Plan, the employment growth for the South West is projected to reach 274,000 jobs in 2036, which implies 141,000 new jobs (106% growth between 2006 and 2036). Employment growth for Leppington Major Centre is planned to achieve 13,000 new jobs by 2036.

The dwelling target for the South West is 155,000 new dwellings from 2006 to 2036, including 83,000 in new release areas (Growth Centre and other greenfield releases in the subregion).

The Leppington Major Centre is proposed to be linked by rail to the wider metropolitan rail network via the SW Metropolitan Rail Extension (see Figure 2). This rail link is expected to be fully operational by 2016. The rail links will ultimately facilitate good connections to employment opportunities in the region, particularly towards central Sydney.








Figure 2. Metropolitan Sydney 2036



Source: Department of Planning, 2010

Figure 3 sets out the centres hierarchy, and walking catchments, for different centre types as outlined in the Metropolitan Plan.

Figure 3. Centres type

	CENTRE TYPE	BRIEF DESCRIPTION	APPROX WALKING CATCHMENT
STRATEGIC CENTRES The NSW Government has a strategic interest in the strength of these centres and leads their planning in conjunction with local government	GLOBAL SYDNEY 	Central Sydney & North Sydney Primary focus for national and international business. A cultural, recreation and entertainment destination for the Sydney region	2 km
	REGIONAL CITIES 	Parramatta, Liverpool & Penrith Operate as the 'capitals' of their regions, and contain a full range of services and activities	2 km
	MAJOR CENTRES 	The main shopping and business centres for their subregions	1 km
	SPECIALISED CENTRES 	Perform vital economic and employment roles across the metropolitan area. Include major airports, ports, hospitals, universities and clusters of research and business activities	1 km
LOCAL CENTRES Planning of these centres is led by local government in conjunction with the NSW Government	Town Centres 	A large group of shops and services	800 m
	Villages 	A group of shops and services for daily shopping	400-600 m
	Neighbourhood Centres 	A small group of shops and services. The smallest recognised centre type in this hierarchy	150-200 m

Source: Department of Planning, 2010

Draft SW Subregional Strategy (Department of Planning 2007)

The *Draft South West Subregional Strategy* informed the *Metropolitan Plan for Sydney 2036*. The Draft Subregional Strategy provided the following key directions for the SW subregion:

- Plan for employment and housing targets. These targets are 89,000 new jobs (74% increase) and 155,000 new dwellings between 2001 and 2031 for the subregion, including 100,000 new dwellings in the SWGC
- Develop Liverpool as a Regional City (doubling of jobs by 2031)
- Develop Campbelltown as a Major Centre
- Develop Leppington and a Planned Major Centre
- Strengthen the role of existing centres – focus on linkages between centres
- Improved access to, from and within the subregion
- Protect rural and resource lands
- Ensure sufficient supply of strategic employment lands to support key economic activities
- Promote environmental and scenic qualities of the region
- Focus on jobs closer to home
- Housing in centres consistent with their employment role
- Emphasis on commercial core zoning, and
- Concentrate retail activity in centres, business development zones and enterprise corridors.

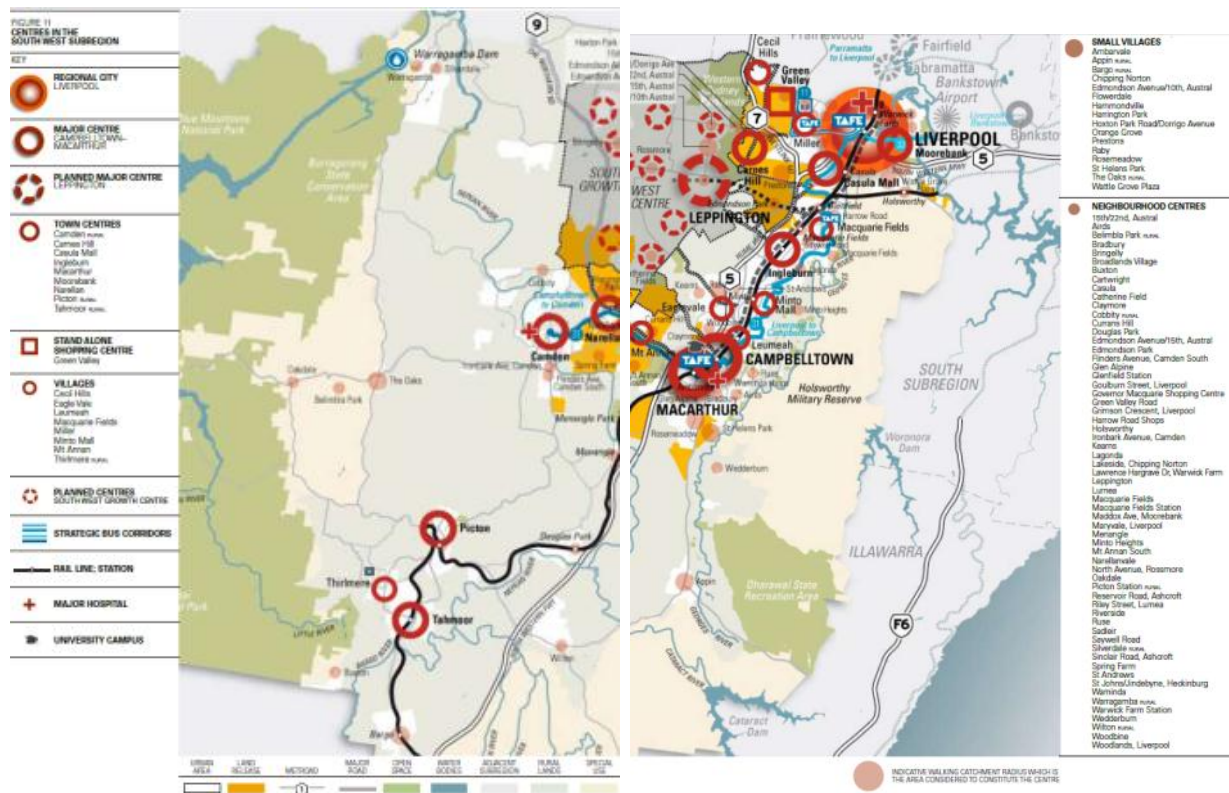
Figure 4. SW subregion centres employment targets

Centre Type	Centre	2001 Employment	2031 Employment	Additional Employment	Change 2001-2031
Regional City	Liverpool	15,550	30,000	+14,500	93%
Major Centre	Campbelltown-Macarthur	10,500	15,000	+4,500	42.3%
Planned Major Centre	Leppington	1,500	9,000	+7,500	492%

Source: Department of Planning, 2007

The Draft South West Subregional Strategy identifies a number of centres within the subregion as indicated in Figure 5.











Figure 5. South West Subregion Centres Map



Source: Department of Planning, 2007

Figure 6 sets out the centre hierarchy for different centre types within the South West within the subregion as outlined in the *Draft South West Subregional Strategy*.

Figure 6. South West subregion centres type

	CENTRE TYPE	RADII	SUMMARY
STRATEGIC CENTRES	 GLOBAL SYDNEY	2 km	The main focus for national and international business, professional services, specialised health and education precincts, specialised shopping and tourism, it is also a recreation and entertainment destination for the Sydney region and has national and international significance.
	 REGIONAL CITY	2 km	Providing a full range of business, government, retail, cultural, entertainment and recreational activities, they are a focal point where large, growing regions can access good jobs, shopping, health, education, recreation and other services and not have to travel more than one hour per day.
	 SPECIALISED CENTRE	approx 1 km	Areas containing major airports, ports, hospitals, universities, research and business activities. These perform a vital economic and employment role which generate metropolitan-wide benefits.
	 MAJOR CENTRE	1 km	Major shopping and business centre serving immediate subregional residential population usually with a full scale shopping mall, council offices, taller office and residential buildings, central community facilities and a minimum of 8,000 jobs.
LOCAL CENTRES	 TOWN CENTRE	800 m	Town Centres have one or two supermarkets, community facilities, medical centre, schools, etc. Contain between 4,500 and 9,500 dwellings. Usually a residential origin than employment destination.
	 STAND ALONE SHOPPING CENTRE	N/A	Internalised, privately owned centres located away from other commercial areas, containing many of the attributes of a Town Centre but without housing or public open space—may have potential to become a traditional town centre in the long-term.
	 VILLAGE	600 m	A strip of shops and surrounding residential area within a 5 to 10 minute walk contains a small supermarket, hairdresser, take-away food shops. Contain between 2,100 and 5,500 dwellings.
	 SMALL VILLAGE	400 m	A small strip of shops and adjacent residential area within a 5 to 10 minute walk. Contain between 800 and 2,700 dwellings.
	 NEIGHBOURHOOD CENTRE	150 m	One or a small cluster of shops and services. Contain between 150 and 900 dwellings.
	 RURAL TOWN, VILLAGE OR NEIGHBOURHOOD CENTRE	as above	Located in rural zones outside metropolitan urban areas with similar roles to towns, villages and neighbourhoods but rural in character with a wider driving catchment.

Source: Department of Planning, 2010

Employment Lands for Sydney 2007

The *Employment Lands for Sydney Action Plan* was released in 2007 and aimed to address issues raised by a high-level task force of industry and government, who sought to advise the NSW Government on the current situation in regards to employment lands in NSW.

The plan outlined initiatives to advance the planning of employment lands in metropolitan Sydney, including establishment of an Employment Lands Development Program, a commitment to developing a state-wide Employment Lands SEPP, investigation of potential new Employment Lands and existing economic renewal areas, and creation of an ongoing Employment Lands Ministerial Advisory Committee.

The plan outlines the need for more clarity on the future role of employment lands and recommended that Subregional Strategies identify Strategically Important Employment Lands that should be retained for future employment purposes. The plan sets out a range of measures to ensure that State Significant Employment Lands are protected for employment purposes. This includes consideration of an Employment Lands SEPP to recognise and provide the development framework for employment lands across the State.

Five key areas of activity were identified in the plan, these are:

- Establish an Employment Lands Development Program to maintain the balance between demand and supply of employment land.
- Release more Greenfield land to overcome a shortage of supply.
- Develop new policy initiatives to encourage the regeneration of Brownfield sites to support new investment and employment opportunities.
- Employ more efficient processes for zoning and developing employment lands.
- Improve coordination between State Departments and Agencies, councils and industry to improve economic development opportunities associated with employment lands policy.

The *Employment Lands for Sydney Action Plan* identified that the SW sub-region (Liverpool, Camden and Campbelltown LGAs) has around 872.4 ha of business zoned lands and around 1,847 hectares of industrial zoned lands, which is over 13% of the total existing stock of employment lands in Sydney Greater Metropolitan Region.

The plan provides recommendations, of which the main objectives are to provide suitable employment lands sites in strategic locations, increase innovation and skills development, and improve opportunities and access to jobs for disadvantaged communities.

1.2 Planning for growth centres

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

The *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* is the legal instrument that establishes the planning rules and objectives for the Growth Centres. The aims of the Growth Centres SEPP (in conjunction with amendments to the regulations under the Act relating to precinct planning) are to:

- co-ordinate the release of land for residential, employment and other urban development in the NW and SW Growth Centres of the Sydney Region
- enable the Minister from time to time to designate land in those growth centres as ready for release for development
- provide for comprehensive planning for those growth centres
- enable the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high quality local amenity
- provide controls for the sustainability of land in those growth centres that has conservation value
- provide for the orderly and economic provision of infrastructure in and to those growth centres
- provide development controls in order to protect the health of the waterways in those growth centres
- protect and enhance land with natural and cultural heritage value, and
- provide land use and development controls that will contribute to the conservation of biodiversity.

The SEPP and the *EP&A Amendment Regulation 2006* provide the statutory planning framework for the Growth Centres and establish the broad planning controls required to oversee the development of the Growth Centres. These instruments outline the statutory role of Structure Plans, Infrastructure Plan and the Development Code.

Growth Centres Development Code 2006

The *Growth Centres Development Code* (Growth Centres Commission 2006) sets out the 'planning rules' to guide new development from the initial staging for release, to the design of a Precinct, to how a neighbourhood will look on the ground. The Development Code outlines the process by which precinct plans can be developed, including the requirements on these plans for physical, transport and social infrastructure. The Development Code details requirements for employment, residential, school and leisure land uses and plays a key role in ensuring that Precinct

Plans for each precinct address the provision of schools, housing, town centres, shops, parks and industrial areas in a manner that reflects the broad objectives of the SEPP, Regulation, Structure Plans and Infrastructure Plan.

The Development Code is designed to implement the following policies at the regional and neighbourhood levels:

- provide guidance on the precinct planning process
- promote best practice urban design
- increase housing choices
- provide employment for locals
- provide facilities and services at a local level, including parks, libraries, shops, schools and health facilities
- improve access to public transport, including links to railway lines
- encourage reduction of the reliance on private vehicles
- improve walking and cycling pathways, especially between residential areas and shops and schools
- provide a network of transport corridors to disperse traffic
- maintain the natural environment and visual character of the topography, vegetation and riparian corridors
- integrate existing infrastructure
- improve environmental benefits
- respect cultural heritage
- provide, protect and maintain a range of open space opportunities throughout the entire precinct, and
- provide a range of commercial and retail opportunities.

The Development Code aims to promote the availability of jobs locally and within the region as well as the creation of self-contained communities with the benefit of reducing both the demand for transport services into and the need for commuting.

The Development Code's key inputs to Precinct Planning for distribution of employment and retail in the SW Structure Plan include the following employment areas: retail centre; industrial /employment lands; and mixed use. Within the SW Structure Plan a centres hierarchy is based on the Precincts, proposed population and function (see Figure 7).

Figure 7. Centres structure

Classification	Characteristics
Major Centre	Key retail and activity centre for the broader community. Includes high level retail (Department Stores).
Town and Village Centre	Developed as a community heart, linking a number of adjacent communities to a central activity and community gathering point. Secondary retail (mini major, supermarket, specialist shops).
Walkable Communities	Linked to a small scale mixed use activity zone to encourage local community integration.

Source: Growth Centres Commission, 2006

The Development Code specifies that each centre should have a target range of estimated retail floor space, based on the population of the catchment. Suitable floor space range should be refined through the further detailed planning in preparation of an Indicative Layout Plan.

With regard to town/village centres and walkable (neighbourhood) centres the Development Codes' guidelines require:

- Villages serve surrounding residential area and are to be within a 400 to 800 metre walkable catchment
- Co-locate facilities as much as possible to maximise the use of spaces, and
- Neighbourhood centres are to provide community focus and employment opportunities by locating community facilities and commercial activities within them.

Growth Centres Employment & Retail Strategy (SGS 2009)

The Growth Centres Employment & Retail Strategy was completed by SGS for the GCC. The strategy provided for employment and retail within the Growth Centres and established an understanding of the employment opportunities and retail hierarchy.

Key employment issues relating to the SWGC were a projected gap between desired benchmark employment levels (as described by the ratio of local jobs to local resident labour force) and the base case employment projections to 2051. This projected the need for an additional 34,838 jobs needed for the Growth Centre to reach the benchmark (0.7). The strategy developed a more aggressive approach for the creation of jobs in the SWGC, particularly relating to the development and role of the Leppington Major Centre to drive local employment growth.

The Strategy proposed a series of actions. *Action 19* "Develop Leppington as a hybrid town centre / business park" recognises that Leppington should be a key focus for employment growth and economic development in the South West. It should be a major mixed-use centre and a focus for high-value knowledge jobs. In particular, the Strategy proposed that it should be a 'new generation' centre with a business park component to attract higher order jobs. The train station and access to the rail line presents an opportunity for a more sustainable business park and suburban centre model to develop. The opportunity is significant but the horizon is a long term one – thirty to fifty years given the lead times for other major centres such as Macquarie Park or Campbelltown.

The strategy proposed the need to establish a 'sustainable centres hierarchy' for the Growth Centres, with an approach which is less prescriptive for the centres below town centre in the centres hierarchy, with these centres being focused on establishing walkable neighbourhood centres.

Walkable neighbourhoods are units of development that are large enough to support the provision of daily needs – basic convenience shops and services, a primary school, essential community services and local parks. These neighbourhoods are, however, small enough that it is possible to walk comfortably within the neighbourhood. A mixed use local activity centre is a key element in this walkable neighbourhood concept. The retail element in this centre would vary between centres with a full line supermarket and specialty stores to smaller retail provision.

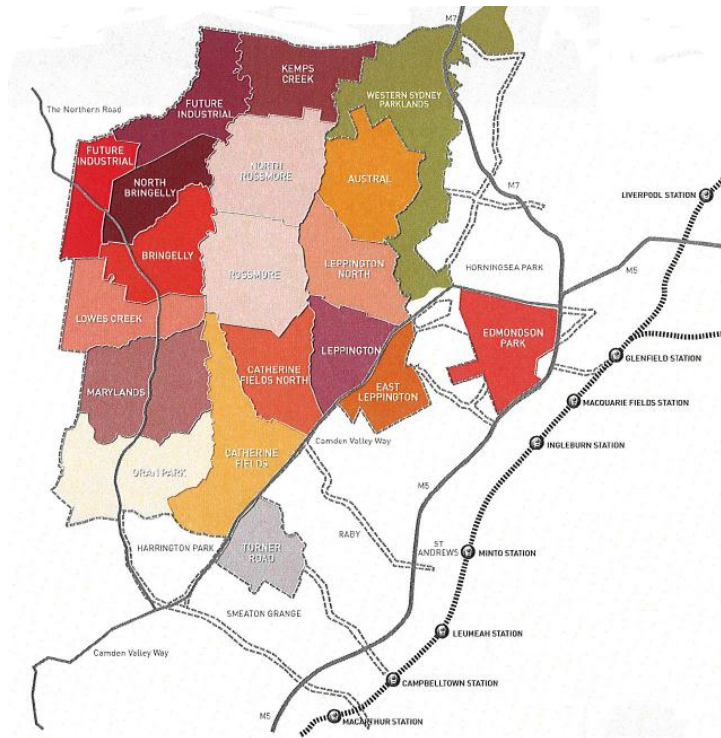
To ensure that walkable neighbourhood centres were viable to support more than a corner shop the structure plan proposal for 400 metres walkable catchments was recommended to be revised. Larger catchments of 800 metres were proposed in order to allow for a greater variety of local shopping and services. These catchments also needed to maintain a minimum density of housing across the catchment of 15 dwellings per hectare and planning to concentrate on pedestrian and cycle linkages.

South West Growth Centre Structure Plan 2012 and Explanatory Notes

The SW Structure Plan identifies the general pattern and strategic direction of development in the Growth Centre for 30 years. Further detail is provided as part of the Structure Plan - Explanatory Notes. The Structure Plan divides the SWGC into Precincts (see Figure 8) to facilitate the release of land over the next 25 to 30 years. The East Leppington Precinct is one of the proposed SWGC precincts. The Structure Plan sets out the requirements for each precinct and ensures that dwelling targets, employment opportunities, transport and infrastructure are developed and delivered in a coordinated manner.

The Structure Plan identifies the following centres in the SWGC: a Major Town Centre at Leppington, Town Centre at Edmondson Park as well as potential Town /Village Centres at Oran Park, Austral, Rossmore, North Rossmore, North Bringelly, Bringelly, Catherine Fields North, and Catherine Fields.

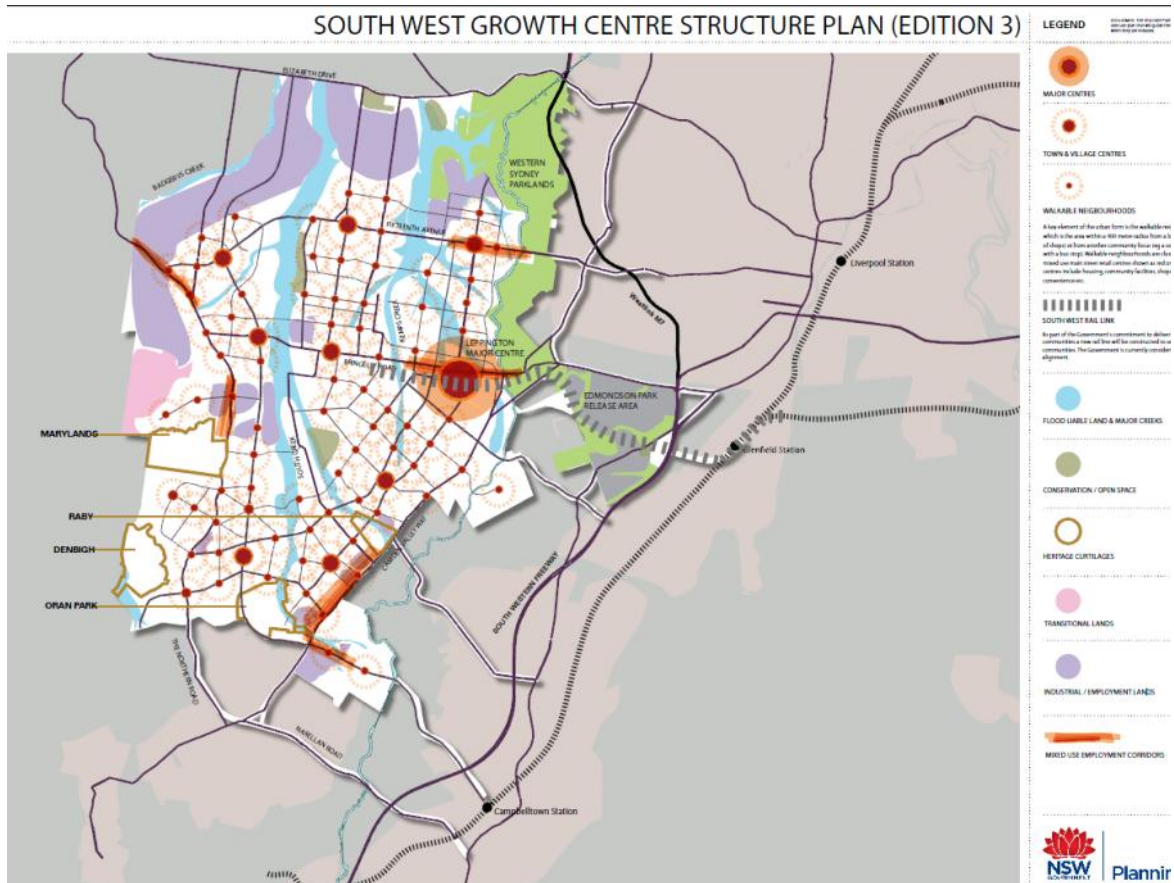
Figure 8. South West Growth Centre Precincts



Source: DP&I 2012

Figure 9 shows the *South West Growth Centre Structure Plan (Edition 3)*. The SWGC is planned to accommodate 274,500 new residents as it develops over the next 30 to 40 years. The estimated number of dwellings to be accommodated in the whole SWGC is around 100,000 (also according with the Metropolitan Strategy), plus around 8000 in the Edmondson Park Precinct.

Figure 9. South West Growth Centre Structure Plan (Edition 3)



Source: DP&I 2012

According with the Structure Plan, the East Leppington Precinct has capacity for 3000 dwelling and 8000 people housing and population targets. Two or three neighbourhood centres are planned within the Precinct. According with the Structure Plan, the East Leppington Precinct is to be developed as a Walkable Neighbourhood, which is to provide community facilities, basic retail and public transport facilities. There are no industrial or significant retail provisions to be made for the area.

The Structure Plan guides the location of town centres, neighbourhood centres, industrial and other employment areas. Under the Structure Plan, Leppington Major Centre has a population base of 74,000 people and 27,000 dwellings. Leppington Major Centre will be the largest centre in the SWGC and is being planned now to ensure employment, shopping, essential services and entertainment are available to cater for the population's growing needs. The retail floor space estimates for Leppington Major Centre are 60,000 to 80,000 square meters (includes two supermarkets and one to two department stores). Catherine Fields North has a population base of 22,000 people and 8000 dwellings, with the retail floor space estimates being 15,000 to 25,000 square meters (includes two supermarkets).

Opportunities for mixed use employment corridors near are Bringelly Road near the Leppington Major Centre and Camden Valley Way near Catherine Fields and Badgally Road. Mixed use employment corridors provide an opportunity for a variety of commercial and industrial uses to take advantage of high levels of passing trade. The Structure Plan lists the proposed route for the SW Rail Link. The rail line will extend from Glenfield rail station to

Leppington with a station at Edmondson Park. A train stabling yard will also be built at Leppington. The delivery of the rail line will be staged to match growth in the area.

1.3 SW Growth Centre precinct planning

Retail Floorspace Capacity and Staging Project (Hill PDA 2010)

The report prepared by Hill PDA looked into the planned centres to be located within the Austral, Leppington North and Oran Park precincts.

Hill PDA estimated that the SWGC will require approximately 530,000 square meters of shop front space by 2046 to be distributed in a number of commercial centres of varying sizes (excluding neighbourhood centres). This is more than double the level of space suggested under the SW Structure Plan (between 200,000 square metres and 280,000 square metres). A further 70,000 square metres will be required in neighbourhood centres and 170,000 square metres will be required in 'out-of-centre' or 'edge-of-centre' locations primarily for bulky goods.

With regard to the staging for new commercial centres the Hill PDA report outlines the following:

- By 2016 the first stage of Leppington Major Centre (40,000 square metres gross lettable area (GLA)) should open, comprising two supermarkets and a department store. The other retail centre that should be developed by 2016 is Turner Road. This will be a single large supermarket based centre with associated specialty retail.
- From 2016 to 2021 three new centres should develop, being the first stages of Oran Park, Austral and Edmondson Park. Austral and Edmondson Park should each include a single large supermarket.
- Before 2026 Leppington Major Centre should go through a major expansion to 90,000 square metres by adding a third supermarket and two department stores of which one would be a large national store such as Myer or David Jones. Note that by this stage other retail forms could emerge. A Costco store or a large hypermarket (such as in Apsley North Brisbane) could be introduced which would provide for both supermarket and department store space.
- By 2026 Edmondson Park should expand to include a second supermarket to serve its population of almost 23,000 people.
- By 2026 several new centres should open – predominantly single supermarket based centres. These may be at Oran Park West, East Leppington, Bringelly and Catherine Fields. The timing of these centres should coincide with the release of land and staging of development within their respective trade areas.
- Post 2026 Leppington and Oran Park Major Centre will need to go through other one or two expansions. Some of the single supermarket based centres, such as Catherine Fields, Austral and Bringelly can expand to include a second supermarket and a discount department store and the remaining new centres will need to be staged with population growth.

Employment and Industrial Assessment: Austral and Leppington North (Hill PDA 2010)

The Hill PDA report assessed the employment lands in the SWGC, with a specific focus on the requirements of employment lands within the Austral and Leppington North precincts. The key findings are:

- The SWGC is expected to reach a population of 58,819 residents by 2020/2021; 199,128 persons by 2030/31; and 249,277 by 2035/36.
- The SWGC is expected to support 99,192 resident workers by 2035/36 (including 7,900 resident workers are in Austral, and 8,500 in Leppington North).
- If a 70% containment ratio is targeted, 69,434 jobs need to be available within the Growth Centre by 2035/36. This equates to approximately 2,700 to 2,800 jobs per year.

Demand and supply comparison showed:

- Demand across the SWGC is expected to be 487 hectares by 2036.
- New supply across the SWGC totals 2200 hectares (1030 hectares if future industrial is excluded).
- Existing supply of vacant, zoned land in Liverpool, Camden and Campbelltown of 491 hectares:
 - 301 hectares vacant, zoned within Liverpool LGA
 - 80 hectares vacant, zoned within Smeaton Grange and 10 hectares Narellan in Camden LGA
 - 100 hectares vacant, zoned in Campbelltown LGA.

Recommendations from the Hill PDA report included:

- Approximately 80 to 85 hectares of industrial zoned land should be planned for Austral and Leppington North. If provided in two clusters, the Austral precinct should be restricted to light industrial (20 to 30 hectares).
- About 50 to 60 hectares could be provided at Leppington North, if access is suitable.
- Heavy/ hazardous/noxious industries should be excluded and confined to Kemps Creek.
- Business Park land should be provided adjacent to Leppington Major Centre.

Liverpool Retail Centres Hierarchy Review (Leyshon Consulting 2006)

The review contains a typology of centres and places drawn from the Metropolitan Strategy and recognises the need to develop a full range of centres across the LGA. These are: Town Centre, Village Centre, Neighbourhood Centre and Enterprise Corridor. The study identified Liverpool at the top of the retail hierarchy in Liverpool LGA as a regional centre, with two sub-regional discount department stores and five supermarket anchored centres. Neighbourhood centres occupy the fourth and lowest level in the hierarchy.

According to the review Enterprise Corridors “represent the important economic role that a mix of commercial retail and light industrial activities perform along these busy roads including servicing the local community” and are to be encouraged along main roads across Liverpool LGA. Generally Enterprise Corridors aim to complement larger town centres. Approximately 20,000 square metres were proposed for rezoning.

The review also recognised the continuing importance of three specialist centres which provided opportunities for bulky goods, home wares and other specialist retailing: the Liverpool Mega Centre on Orange Grove Road, the Cross Roads Home Maker Centre at Casula and Warwick Farm Home Makers Centre.

The review recommended that Council reinforce these nodes rather than create new nodes in the Liverpool LGA and limit additional retail premises to the above centres.

Liverpool Business Centres & Corridors Strategy (Liverpool City Council 2006)

This strategy responds to the findings of a retail hierarchy study prepared by Leyshon Consulting for the Liverpool LGA and guides the identification of Business Centres and Corridor zones and controls their future function. Council adopted the following strategies:

- Preserve a commercial core area (excluding residential) in Liverpool CBD for future business, office and retail growth
- Limit professional office premises to business zones to capitalise on, and concentrate infrastructure and services
- Establish a retail centre hierarchy and introduce new neighbourhood centre zones to existing smaller centres and new opportune locations
- Expand local and neighbourhood centres, where the opportunity exists, to more than one land owner and where likely to increase potential for retail and business diversity
- Expand start-up business opportunities (and contain residential) in extended enterprise corridor zones leading into main centres and nodes, and
- Establish a regional business development zone (incorporating bulky goods retailing) for south-western Sydney and contain other locations to serving a district role.

Liverpool Development Control Plan 2008 - Part 2.11 - Land Subdivision and Development in Edmondson Park

Edmondson Park has been master planned allowing for the proposed development to have a greater mix of housing types, higher residential densities, vibrant communities, active streets and environmentally responsible development. The vision for Edmondson Park is the creation of places that provide integrated development encouraging the co-existence of commercial, retail and employment with residential uses.

The Indicative Layout Plan for Edmondson Park is shown in Figure 10.

Figure 10. Edmondson Park Indicative Layout Plan



Source: Liverpool City Council, 2008

The Liverpool Development Control Plan 2008 – Part 2.11 establishes a hierarchy of centres within the precinct:

- Edmondson Park Town Centre: The town centre will have a number of transport linkages including a network of Local and Classified roads, bus and rail infrastructure. A bus priority corridor, located on Croatia Avenue, will link the town centre to the Parramatta / Liverpool Transitway and Glenfield. Although two conservation areas to the east and west, and a riparian corridor to the north, constrain the expansion of the centre, these features also provide the necessary environmental amenity that allows higher density residential development.
- Local villages: The villages will provide up to 2,000 square meters of retail/commercial space and are not intended to act competitively with the proposed Edmondson Park Town Centre. Rather they provide a convenient alternative for residents who would otherwise have to invest more time and money to visit a larger centre.

It is envisaged that Edmondson Park will have up to 5 mixed-used villages of two distinct types: Gateway villages and Ridge villages. The following criteria were adopted to determine the location of the villages:

- 750 to 1000 housing lots within a 500 metre catchment of the village.
- The proximity of key destinations such as parks, water bodies and schools.

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