



Employment and Retail Assessment

Scope of Work

The DP&I requires the services of a suitably qualified and experienced Service Provider to provide Employment and Retail Assessment services relating to the Ingleside Precinct, and specifically the completion of the scope of works set out below.

Employment and retail assessment

This study will address the following core objective:

- *identify retail/commercial land use requirements and other supportable employment floorspace for the site.*

The assessment will need to identify:

- 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;
- retail/commercial land use requirements for a centre/s, including a breakdown of retail types and recommended floor space caps;
- the supportable retail floorspace in terms of size, mix, distribution and timing;
- the supportable employment floorspace in terms of size, mix, distribution and timing;
- assess the impacts of the proposed retail and employment development upon other nearby centres and employment nodes;
- provide a time line including estimated population thresholds for future retail and employment provision to achieve certain levels of job self-containment;
- 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 Transport, Traffic and Access Assessment; and
- 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.