

2 Planning Proposal - Panthers Penrith Site

155 RESOLVED on the MOTION of Councillor Ross Fowler OAM seconded Councillor Greg Davies

That:

1. The information contained in the report on Planning Proposal - Panthers Penrith Site be received.
2. In accordance with the Environmental Planning and Assessment Act, 1979 and Regulations, 2000, Council sponsor the enclosed Planning Proposal and submit it to the Department of Planning seeking the issue of a Gateway Determination to begin the exhibition and LEP making process.
3. In accordance with the Environmental Planning and Assessment Act, 1979 and Regulations, 2000, Council commence the consultation program with State Agencies and the community in accordance with the gateway determination.
4. A further report be presented to Council following the public exhibition of the Planning Proposal advising of the outcomes of the community and State Agency consultation and make further recommendations relating to the adoption of the final Planning Proposal to make the LEP.
5. Should a specific brand outlet centre definition not be permitted by the Department of Planning at any stage during the gateway process the planning proposal is to be amended to include only the 12,500m² maximum retail permissibility on the site.

In accordance with Section 375A of the Local Government Act 1993, a DIVISION was then called with the following result:

For

Councillor Kaylene Allison
Councillor Prue Guillaume
Councillor Karen McKeown
Councillor Kath Presdee
Councillor Greg Davies
Councillor John Thain
Councillor Jackie Greenow
Councillor Jim Aitken OAM
Councillor Ross Fowler OAM
Councillor Robert Ardill
Councillor Mark Davies
Councillor Ben Goldfinch
Councillor Tanya Davies
Councillor Marko Malkoc
Councillor Kevin Crameri OAM

Against

2 Planning Proposal - Panthers Penrith Site

Compiled by: Natasha Baker, Senior Environmental Planner

Authorised by: Paul Grimson, Sustainability & Planning Manager

Strategic Objective: *We demonstrate leadership, and plan responsibly for now and the future*

Strategic Direction: *We build our future on the principles of sustainability, and understand and respond to the effects of climate change on our region*

Procedural note: Section 375A of the Local Government Act 1993 requires that a division be called in relation to this matter.

Executive Summary

- Panthers Partnership has lodged a rezoning application for Council to consider as a site specific Planning Proposal separate to Council's Stage 2 LEP process.
- This report provides information on the Panthers Partnership planning proposal and seeks endorsement to forward the proposal to the Department of Planning's for a gateway determination.
- Panthers Penrith site sits within the strategic planning area known as the Riverlink Precinct.
- For the Panthers Penrith planning proposal to proceed through the gateway, Council is required to sponsor the proposal. Council staff have been working collaboratively with Panthers Partnership to prepare the planning proposal for Council sponsorship.
- An initial planning proposal prepared by Panthers Partnership together with the Riverlink baseline studies for Urban Design, Traffic and Economic and Land Use, and an independent retail impact assessment have informed the final content of Council's planning proposal.
- Council has also engaged a consultant to undertake an independent Net Community Benefit Test in response to the Riverlink Probity Plan and to provide transparency to this process. The Net Community Benefit Test is a major component of a planning proposal.
- The key matters for consideration in the Panthers Planning Proposal are the quantum and type of retail, the net community benefit, flooding and LEP provisions such as future zones, heights and FSRs.
- The Panthers site is acknowledged in the Penrith City Centre Vision and the draft North West Subregional Strategy as a major asset and contributor to the Regional City status of Penrith.
- The Panthers LEP will be rolled into Stage 2 LEP in the future when it is gazetted.

Background

In April 2008, Council adopted the Riverlink Precinct Plan as a broad set of principles to guide future, more detailed planning for this locality. That plan identified areas that could potentially support a range of future leisure, entertainment and tourism activities in the

Precinct. The Riverlink Precinct is generally bounded by the Main Western Railway in the north, the Nepean River to the west, the M4 to the south, and Mulgoa Road to the east. The Riverlink Precinct Plan was prompted in part by the joint venture between the Panthers Group and ING Real Estate Development Australia (Panthers Partnership) to develop its holdings within the precinct as a mixed use leisure, entertainment, retail, commercial and residential project.

In addition to the analysis of the Riverlink Precinct by Council, the Department of Planning's Penrith City Centres Taskforce also examined the future of the Riverlink Precinct and its relationship to the Penrith City Centre. The taskforce determined that "the Riverlink Precinct will become a recreational, leisure and entertainment destination for locals and visitors and that the river frontage will become the focus of local restaurants, clubs and recreation uses". The impact of the scale and range of land uses within the Precinct upon the City Centre and the need for these to be complementary rather than competitive are considered critical in examining future scenarios.

Panthers Partnership has submitted a planning proposal (enclosed separately for the information of Councillors) for its site within the Riverlink Precinct for Council's consideration.

What is a Planning Proposal?

A planning proposal is a plain English document which explains the intended effect of, and justification for, a proposed Local Environmental Plan (LEP). The planning proposal will be read by a wide audience including the community and those who are responsible for deciding whether a proposal should proceed. A planning proposal will be updated and amended with input from community and state agency consultation. The preparation of a planning proposal is the first step in the process of making an LEP.

For any planning proposal to advance to the Department of Planning (DoP) under the new gateway process, Council needs to "sponsor" it. Councillors were briefed on the gateway process on 17 May 2010. A gateway determination given under the new gateway process must authorise a planning proposal to proceed before community consultation takes place.

The Gateway Determination will:

- identify whether any supporting studies are required
- fix the timeframes for the planning proposal process (making the LEP)
- identify the requirements for consultation with Government agencies, and
- identify the requirements for community consultation (the extent of the public exhibition and need for a public hearing).

Panthers Penrith - Planning Proposal

To assist in Council sponsoring the planning proposal, Council is being informed by the planning proposal submitted by Panthers Partnership and the Riverlink baseline studies that have been completed for Urban Design, Traffic and Economic and Land Use. The draft findings of the baseline studies were presented to the 22 July 2009 City Centres Working Party. Since the conclusion of these studies, further studies have been carried out

independently and include a Retail Impact Assessment for retail proposals outside of the City Centre and a Net Community Benefit Test (NCBT).

The land uses proposed include:

- club expansion
- conference facilities
- brand outlet centre (25,000m²)
- general retail (12,500m²)
- restaurants and cafes
- commercial (campus style office development)
- entertainment (bowling, cinema etc.)
- multi-use arena
- tourist and visitor accommodation (serviced apartments and hotel)
- aquatic, health and wellbeing facilities
- residential (medium and high density development of approximately 650 units)
- seniors living (250-350 independent living units plus 80 bed aged care facility)
- recreational opportunities such as parks, open spaces, walking and cycle ways.

The existing zones currently permit these land uses, with the exception of the retail, commercial and some residential uses. The planning proposal is therefore seeking approval for all of these uses, but in a more integrated plan.

Panthers Partnership has also provided some additional detail in its masterplan for the site, including specific land uses, building footprints and heights. This detail has assisted with the preparation of Council's Planning Proposal for the site.

The Panthers Penrith Planning Proposal is being considered separately to Council's LEP Stage 2 process for two reasons. Firstly, a separate planning proposal for the Panthers site permits an independent assessment, consistent with the Riverlink Probity Plan. The probity plan was developed as Council, which has multiple functions and interests in the Riverlink Precinct. Council is the statutory planning authority, a major landowner (Woodruff and Carpenters sites) and has historical and contractual relationships with Panthers. In recognition of the potential for perceived conflict of interest in these circumstances, Council engaged an independent consultant, Deloitte, to prepare a probity plan in relation to its dealings with the Riverlink Precinct. The probity plan provides clear guidance for Councillors and staff in the assessment of future planning and development options for the Precinct. Councillors were briefed about the probity plan at its Ordinary meeting of the 22 March 2009.

Secondly, the Panthers site has been specifically referenced in the draft North West Subregional Strategy and the Penrith City Centre Vision as having a future role for Penrith by providing complementary and supportive land uses to the Penrith City Centre, and as an asset to Penrith 'the Regional City'. In light of this status, a separate planning proposal for this site will allow a more specific focus and greater depth of consideration than might be available if included in the larger and more complex Stage 2 work program.

Key Matters in the Planning Proposal

The content of the Planning Proposal has been extensively assessed and negotiated between Council officers and Panthers Partnership and the key matters that have been addressed and resolved include:

1. quantum and type of retail
2. net community benefit test

3. flooding, and
4. LEP zones and provisions.

1. Quantum and Type of Retail

The original Panthers Penrith Concept Plan proposed 66,000m² of retail including the development of a brand outlet centre (43,000m² over two stages), general retailing (16,500m²) and food and beverage retailing. The quantum of retail originally proposed is comparable to 2/3rds the size of Westfield Penrith. This amount of retail would likely compromise the City Centre as a strong trading centre and job creator adjacent to established infrastructure.

The Riverlink Economic Impact and Land Use Analysis identified preferred land uses for the Panthers site and generally supported a smaller retail component on the site between 12,000-13,000m² to service the precinct. This level of retail represents the least economic impact on the City Centre while still providing for the recognised retail needs for residents, employees and the general operation of the site.

The study also recognised that specialised retail in the form of a brand outlet centre is a growing trend, however would require further detailed retail impact analysis. This concern was also raised by the DoP, which support the 12,000-13,000m² range of retail for local conveniences on the Panthers site, however any additional retail above this amount (such as the brand outlet centre) would need to be assessed against the Net Community Benefit Test to determine if the site is appropriate as a focus for retail activity servicing a broader region. The Net Community Benefit Test is discussed in more detail below.

In response to the study and the DoP views, Council engaged a consultant to prepare an independent Retail Impact Assessment of the Panthers Penrith site (namely the additional retail in the form of a brand outlet centre) and the Parkview site (based on retail limits initially discussed with the DoP in relation to a Major Project Application). The impacts were presented to a Councillor Briefing on the 18 November 2009 where a presentation was given by Hill PDA (Council consultant) and ING on behalf of Panthers Partnership.

The Hill PDA assessment identified 8 retail scenarios for the City:

1. No Parkview and 12,000m² general retail on Panthers
2. No Parkview and 23,000m² general retail on Panthers
3. No Parkview and 12,000m² general retail on Panthers and 25,000m² Brand Outlet Centre
4. No Parkview and 23,000m² general retail on Panthers and 25,000m² Brand Outlet Centre
5. Parkview (13,500m²) and 12,000m² general retail on Panthers
6. Parkview (13,500m²) and 23,000m² general retail on Panthers
7. Parkview (13,500m²) and 12,000m² general retail on Panthers and 25,000m² brand outlet centre, and

8. Parkview (13,500m²) and 23,000m² of general retail on Panthers and 25,000m² brand outlet centre.

The impact assessment supply and demand modelling indicates that if all proposals were to proceed (13,500m² Parkview, 23,000m² Panthers and 25,000m² brand outlet centre) it would result in considerable oversupply of retail floor space that would likely take until year 2024 before the existing precincts of Westfield, High Street and Centro would return to their 2009 retail sales trading levels.

The assessment concluded that Scenario 3 (No Parkview, 12,000m² general retail on Panthers and a 25,000m² brand outlet centre) is the preferred scenario for the following reasons:

- a. “The type of retail (in particular the brand outlet centre) is different for Penrith and is a new type of retail offer [and therefore offers a point of difference to the existing retail offering].
- b. The immediate impacts on the CBD components averaging 12.4% are considered to be moderate (moderate to high) but not high (being below 15%).
- c. The loss in turnover from 2009 to 2014 on the CBD components (resulting from Scenario 3) will be less than 5% which is considered minor.
- d. High Street, Westfield and Centro would take 5, 7 and 6 years respectively to absorb the impacts from their 2014 turnover levels – which is considered to be moderate, but not significant level of time.
- e. The most significant impacts are on apparel stores, which on average would take around 11 years to recover – however it’s likely that some apparel stores will be relet to other store types.
- f. The impacts on the majors (department stores and supermarkets) is less severe – these store types taking around 4 to 5 years to absorb the impacts which are not considered threatening.
- g. The type of retail on Panthers has the potential to enlarge the Penrith trade area and arrest some escape expenditure.
- h. If a brand outlet centre did not proceed in Penrith there is the possible scenario that it could locate outside Penrith [LGA] still with some impacts on the CBD.”

(Hill PDA, February 2010)

The most retail impact will be on Centro, however this centre is currently overtrading at around 29% above the median and can theoretically sustain an immediate loss in retail sales of up to 25%. Westfield is also overtrading at 9% above the median, however it can continue to trade above a sustainable level even under the worst case scenario. High Street traders will be more sensitive to the shifts in turnover due to higher vacancy rates and lower performance in relation to turnover per square metre. Any of the scenarios that result in an average loss in trade greater than 5% in High Street needs to be given careful consideration. It is important to note that High Street performs no worse than many other strip retail centres in the western suburbs such as Fairfield, Liverpool and Campbelltown.

As a result of discussions, Panthers Partnership has now proposed to develop its site with 12,500m² (Riverlink economic study recommends a range of 12,000m² – 13,000 m²) general

retail and a 25,000m² brand outlet centre. This level of retail together with the other employment opportunities will likely generate 2,100 full time equivalent jobs on the site which equates to 76% of the estimated workers expected within the Riverlink Precinct.

The planning proposal for Panthers will propose a general retail floorspace cap on the site at 12,500 m² through a specific LEP clause to cater for the local convenience retail. This rate of retail provision for local convenience is consistent with other proposed local centres in new urban areas in the City. This quantum of retail is also comparable in size to St Clair Shopping Centre which is approximately 13,000m². The local convenience retail proposed by Panthers Partnership is of a form that will be distributed across the site to activate street frontages.

The retail assessment identifies that the most desirable location for a brand outlet centre is the City Centre, however a brand outlet centre requires a site area of a size that is not currently available in the City Centre. An examination of land use patterns in the City Centre has not revealed any immediate opportunities to accommodate a brand outlet centre and associated parking to the extent being proposed on the Panthers site. In the absence of any other proposal for a brand outlet centre in the City Centre there is an opportunity to develop this retail form on the Panthers site drawing on the synergies with the Panthers Club facilities to create a regional entertainment destination. A brand outlet centre in Penrith will potentially strengthen Penrith as a regional trade area and arrest escape expenditure. A brand outlet centre is considered to have a different retail offer to that of the retail in the City Centre, so is considered to be a complementary form of retail offering. The net community benefit test further assesses the merits of a brand outlet centre on the Panthers site.

Due to the specialised nature of this form of retailing Council staff have requested that the DoP consider a specific definition for a brand outlet centre in the future LEP for this site and for all LEPs. Currently, the template definition does not distinguish between types of retail, so a brand outlet centre and general retail are both interpreted as “retail”. To include retail as a permissible land use on the site without a specific definition could open the site up to unspecified retail activity, if a brand outlet centre is not successful. A specific brand outlet centre definition is therefore critical to ensure economic impacts are managed and if the DoP does not allow a brand outlet centre land use to be separately defined in the LEP, then the Panthers Penrith planning proposal will be amended to only include the 12,500m² (local convenience) maximum retail on the site.

Similarly, campus style office development (which single purpose commercial development on large floor plates, as found at North Ryde and Norwest) would be difficult to locate in the City Centre due to the lack of suitable large sites and the difficulty in consolidating small sites for such purposes. Council will be also requesting the DoP to consider this specific type of commercial land use and for this to be scheduled in the future LEP.

A recent announcement by the Minister has indicated that in the future, LEPs will be limited in their ability to control the number, type and location of retail proposals. This arose from the State Government’s recent discussion paper “Promoting Economic Growth through the Planning System”. A “Competition SEPP” is currently being drafted for comments, which is a key recommendation from the discussion paper review.

We have discussed the implications of the draft SEPP with the DoP which has indicated that given our investigations into the retail impacts, consideration will be given to the planning proposal’s specific limits for the retail elements on the site during the gateway process.

2. Net Community Benefit Test

Council engaged a consultant to conduct an independent NCBT to assist in its assessment of the merits of the Panthers Partnership Planning Proposal. The NCBT was carried out in accordance with the Department of Planning's "*Guide to Preparing Planning Proposals*" and "*Draft Centres Policy (April 2009)*"

The test is used to assess the merits of a rezoning of a proposal to develop outside an existing centre where the current zoning does not permit the use. For the Panthers site the proposed land uses are currently permissible on the site with the exception of some forms of residential development, commercial floor space and retail.

The NCBT concluded that the site has qualities that make it suitable for the development contemplated in the Planning Proposal for the following reasons:

- "Good road access via the existing arterial road network and relatively good access to public transport. Importantly, the proximity of the site to the city centre and its location within the regional city will mean that improvements to public transport accessibility can be provided efficiently and effectively. The proximity to the arterial road network and the freeway system will facilitate freight access and road access from a wider trade area. Improvements will be required to the road network consistent with its arterial road function including improvements to intersections and potential lane widening as envisaged in the investigations undertaken as part of the Riverlink Precinct Plan.
- The site has potential for improvements to pedestrian access linking eventually with the river and the city centre.
- The site has characteristics of an urban infill site and is readily accessible to a wide labour market.
- The site is large and capable of accommodating development that achieves high quality urban and architectural design and that integrates with the surrounding built form.
- There is the capacity to improve the amenity of the area by making more effective use of an underutilised site.
- Environmental constraints such as flooding can be managed.
- There will be some impact on supply of residential zoned land although this impact is not considered significant in view of the residential elements of the Planning Proposal.
- The proposal will provide additional employment opportunities and broaden the economic base of the region by providing uses that currently are not present in the area"

(BBC Planners, April 2010)

It also concluded that it is important to protect the public interest by developing planning policies, controls and funding mechanisms that:

1. "Facilitates the implementation of an integrated project – The successful implementation of the project requires the delivery of a range of synergistic uses and relies on the interaction between land uses, creating a diverse, attractive, day and night activity hub and a regional destination. Consequently each component would not function as effectively as when considered as a whole. Further the proponent

submits that the retail offer is required to underpin the entertainment uses in order to help support the commercial viability of the development and deliver a successful precinct. Elements of the development are complementary to each other and to the existing club and its functions. Thus in its entirety, the development would complement the activities in the city centre. It is important to ensure that there is a balance in the provision of the retail uses that are said to underpin the proposal and the elements that are so supported.

2. Funds the necessary infrastructure – The successful implementation of the proposal requires infrastructure investment in public domain works to provide the pedestrian and cycleway connections with the surrounding areas and to provide public open spaces. It also requires investment in road and public transport infrastructure to provide adequate access, to integrate with the city centre and the railway station and reduce car travel.
3. Includes specific development controls and guidelines – the proposal seeks a change to planning controls to achieve a specific vision which includes developments of a particular kind. It seeks a specific type of retailing in the form of a brand outlet centre and other retailing complementary to the entertainment and recreational visions. General retailing is limited. Bulky goods retailing, if it is to form part of the proposal, is of a restricted kind complementary to the entertainment leisure uses. Council does not support bulky goods retailing on the Panthers Penrith site with the Precinct Plan identifying other areas for such uses.
4. The vision includes a particular urban design and building design with high quality, varied and attractive building facades consistent with the entertainment and leisure theme. Consideration should also be given to the amount, location and design of car parking.”

(BBC Planners, April 2010)

The overall net community benefit derives from the development of all the entertainment, leisure and lifestyle land uses on this site.

3. Flooding

Flooding is the primary environmental risk confronting the Riverlink Precinct. Specifically, flooding has proved to be the primary constraint to more intense/urban development of the precinct.

The extent of flooding likely to occur on the site was identified through the 2008 Nepean River Presentation RMA Model. The primary implication of this flood affectation is that land below the 1:100 year flood extent presents significant constraints for residential purposes and that the affected land if developed could potentially increase the velocity of flood flow.

Evacuation implications arising from the flood modelling findings will also limit the scale and nature of development. State Emergency Services (SES) directions confirm that future residential development is limited to a narrow range of flood compatible “itinerant” land uses (such as recreation and entertainment) where structures do not affect the extent or velocity of flood events. This limitation applies mainly to the western side of Peachtree Creek which is not part of this planning proposal. Those lands will be further considered in Council’s LEP Stage 2 process.

There is sufficient flood free land on the Panthers east site to allow residential development, providing that evacuation requirements can be met. Panthers Partnership is proposing a mix

of seniors living (250-350 independent living units plus 80 bed aged care facility) and medium and high residential density developments (approximately 650 units). Location and design detail will be included in a future development control plan for the site.

4. LEP zones and provisions

a. Zones

The following zones are considered appropriate for the site and will be recommended in the planning proposal:

1. SP3 (Tourism): applies to the majority of the site in recognition of its function within the Regional City as an entertainment, leisure, lifestyle (tourism) precinct.

Residential development, local retail with a 12,500m² floor space cap and a brand outlet centre with a 25,000m² floor space cap will be scheduled as additional permitted uses.

2. RE1 (Public Recreation) along the Peachtree Creek Corridor: supports the function of the riparian corridor. This zone will continue to allow the golf course to operate.
3. B7 (Business Park) along Mulgoa Road: permits commercial floorspace in a “campus style” arrangement (large floor plates) that is unavailable in the Penrith City Centre. This will ensure that this type of commercial use complements rather than competes with the City Centre.

These zones will ultimately facilitate Council’s critical assessment of the development detail for the specific key land uses such as the brand outlet centre, campus style office development and seniors living. Such assessment will also include the access and car parking requirements for those land uses.

The above zones and provisions will only be recommended to the DoP Gateway, who will determine the final content of the future LEP.

b. Heights

The Urban Design Study for the Riverlink precinct identified appropriate heights and Floor Space Ratios (FSRs) for buildings in this locality, given the sense of openness and panoramic view corridors to the Blue Mountains and the river, as well as providing height transition from the Penrith City Centre to the river frontage and protecting the amenity of adjoining residential, including heritage items.

The relevant outcomes of this study for the LEP are the urban design framework and height and floor space ratio controls.

Council has been working collaboratively with the Panthers Partnership to refine the built form proposals resulting in a more specific and detailed analysis masterplan. Recommended heights on the Panthers site now range from 16m to 24m with a landmark building site of 32m behind the existing Club building.

The resultant height controls are aimed to achieve:

- reinforcement of important corners
- framing and emphasis of significant view corridors
- visual emphasis and landmark status without undue overshadowing, especially of open space and residential development
- high level of activity and density required to activate and enliven streets and the public domain, and
- be iconic in form.

Council is seeking the inclusion of a design excellence clause (as used in the Penrith City Centre Plan) in the future LEP, which will invite community involvement in the design process.

Next Steps

The following steps are in accordance with the Environmental Planning and Assessment Act 1979:

1. Council will forward the Planning Proposal to the Minister for Planning seeking a 'Gateway determination' and authorisation that the LEP plan making process may begin. The gateway determination will advise what State Agency consultation is required and the exhibition time for community consultation.
2. State Agency consultation will be undertaken and may be completed prior to community consultation, as agency feedback may result in changes to the Planning Proposal. The Gateway Determination will confirm this.
3. Council will seek the approval of the Director-General of the Department of Planning for the Planning Proposal to be publicly exhibited in accordance with any specifications set down for community consultation. The Planning Proposal will be publicly exhibited for a period nominated by the Director- General of the DoP. Proposals of this scale are normally exhibited for 28 days.
4. Submissions to the Planning Proposal will be reviewed and recommendations developed. A Briefing Session will be held to discuss outcomes of the exhibition. The Planning Proposal may be varied or amended to address issues raised in submissions where it is consistent with the agreed planning policy direction of Council.
5. The Final Planning Proposal will be presented to Council for endorsement and then forwarded to the Minister of Planning for making of the LEP.
6. Parliamentary Counsel will write the LEP under instruction from the DoP.
7. Once endorsed by the Minister, the LEP will be gazetted.

Conclusion

It is proposed to advance a Planning Proposal specifically for the Panthers Penrith site and separate to the Stage 2 LEP process. This recognises the status of the site as an asset to the Regional City and ensures transparency and independence in the planning process.

Council staff and Panthers Partnership have been working collaboratively to prepare the Planning Proposal for Council sponsorship and have resolved the key issues. Consideration has been given to the role the Panthers site plays in the City and ensuring that future land uses on the site are complementary to the City centre.

With Council's endorsement, the Planning Proposal will be forwarded to the DoP seeking a gateway determination which will identify the consultation and LEP making program.

It is intended that upon gazettal of the Panthers specific LEP it will be inserted into Council's Stage 2 LEP.

RECOMMENDATION

That:

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2. In accordance with the Environmental Planning and Assessment Act, 1979 and Regulations, 2000, Council sponsor the enclosed Planning Proposal and submit it to the Department of Planning seeking the issue of a Gateway Determination to begin the exhibition and LEP making process.
3. In accordance with the Environmental Planning and Assessment Act, 1979 and Regulations, 2000, Council commence the consultation program with State Agencies and the community in accordance with the gateway determination.
4. A further report be presented to Council following the public exhibition of the Planning Proposal advising of the outcomes of the community and State Agency consultation and make further recommendations relating to the adoption of the final Planning Proposal to make the LEP.
5. Should a specific brand outlet centre definition not be permitted by the Department of Planning at any stage during the gateway process the planning proposal is to be amended to include only the 12,500m² maximum retail permissibility on the site.

ATTACHMENTS/APPENDICES

There are no attachments for this report