

Planning Proposal. There is sufficient evidence to support the expansion of the additional 'shop' use with a maximum GFA limit 21,000m² space within the existing B5 – Business Development zone. The rezoning of the site to B2 – Local Centre is not supported as the rezoning would not meet the objective of the B2 zone as outlined below.

The Orange Grove MegaCenta plays an important regional role in providing bulky goods and large format retailing. The demand for bulky goods is expected to increase significantly with projected population and residential growth. It is recommended to permit "shop" use as ancillary to the existing B5 – Business Development zone and to directly support the existing bulky goods and other services currently on site. The Planning Proposal is consistent with the Ministerial Directions under Section 117 of the Environmental Planning and Assessment (EP&A) Act and applicable State Environmental Planning Policies.



Figure 2 – Location Map
Source: Nearnmap

Economic Impacts

The applicant commissioned Leyshon Consulting Pty Ltd (Leyshon) to prepare an Economic Impact Assessment (EIA) of the proposal, and subsequently commissioned Deep End Services to undertake a peer review of the Leyshon EIA. As part of Council's assessment, an independent peer review of both reports was undertaken by Essential Economics on behalf of Council (refer to **Attachment 2**). All three reports found that there was sufficient unmet demand in the broader catchment to support the proposal and that there were likely to be minimal adverse impacts on the existing centres as a result of the proposed development.

According to the peer review by Essential Economics, the estimated impacts would not undermine or materially affect the viability of any shopping centre. It was calculated to have marginal impact on annual sales of -5.9% on the Liverpool CBD as a whole and -7.3% on Liverpool Westfield in 2019 post development of the planning proposal. It is considered that