

EGROW 06

**Planning Proposal request to amend provisions contained within Clauses 21 and 24 of Schedule 1 of the Liverpool Local Environmental Plan 2008 to facilitate the expansion of The Grove, Warwick Farm**

<b>Strategic Direction</b>	Strengthening and Protecting our Environment Exercise planning controls to create high-quality, inclusive urban environments
<b>File Ref</b>	102681.2021
<b>Report By</b>	Luke Oste - Executive Planner
<b>Approved By</b>	David Smith - Acting Director City Economy and Growth

## EXECUTIVE SUMMARY

On 7 September 2020, Council received a request to prepare a planning proposal on behalf of Gazcorp Pty Ltd for land at 10 Orange Grove Road (Lot 101 DP 1043160) and 5 Viscount Place (Lot 23 DP 1190437), Warwick Farm. An updated planning proposal request (**Attachment 1**) with supporting documentation (**Attachment 2 – 3**) was submitted to Council on 5 November 2020 after a request for additional information was sent by Council staff (**Attachment 4**).

The Grove consists of four lots, however the planning proposal request applies to the two large lots which comprise the majority of the centre. The lot in the northern part of The Grove contains the Homemaker Centre (Homemaker site), and the lot in the southern part contains the Fashion Spree outlet (Fashion Spree site).

The planning proposal request as lodged sought to amend the Liverpool Local Environmental Plan 2008 (LEP) as follows:

- **Homemaker Centre - Schedule 1 Clause 24**
  - Add business premises as a permissible use.
- **Fashion Spree - Schedule 1 Clause 21**
  - Update legal description of the site;
  - Add '*business premises*' as a permissible use;

- Remove the 19,000sqm GFA cap applying to all '*retail premises*', and apply the cap to '*shops*' and '*business premises*' only. The maximum individual premises of 1,200sqm is retained for '*shops*' and '*business premises*'; and
- Increase the 19,000sqm GFA cap to 21,000sqm.

The applicant states that the objective of the planning proposal request is to “provide greater flexibility in the permissible uses and realise the full development potential of The Grove Liverpool site, as proposed in the forthcoming DA”.

Since its lodgment, the planning proposal request has undergone pre-Gateway public exhibition in accordance with Council's Community Participation Plan, where three public submissions were received (**Attachment 5**). SGS Economics and Planning (SGS) were engaged to undertake a peer review of the planning proposal (**Attachment 6**), specifically in relation to economic impacts, including a review of submissions from this initial exhibition. Gazcorp have provided a response letter to this peer review (**Attachment 7**).

A Council staff planning assessment report (**Attachment 8**) was drafted for the Liverpool Local Planning Panel (LPP). Opportunity was given to the applicant to provide a response to this assessment report and a response letter from Ethos Urban (**Attachment 9**) was provided prior to the LPP meeting date. This response letter offered a compromise that limited the scope of the amendments proposed as follows:

- **Homemaker Centre - Schedule 1 Clause 24**
  - Add business premises as a permissible use.
- **Fashion Spree - Schedule 1 Clause 21**
  - Update legal description of the site;
  - ~~○ Add '*business premises*' as a permissible use;~~
  - ~~○ Remove the 19,000sqm GFA cap applying to all '*retail premises*', and apply the cap to '*shops*' and '*business premises*' only. The maximum individual premises of 1,200sqm is retained for '*shops*' and '*business premises*';~~
  - Increase the 19,000sqm '*retail premises*' GFA cap to 21,000sqm.

Following discussions with the applicant, a memorandum (**Attachment 10**) was submitted to the LPP meeting as an addendum to the assessment report to provide a Council staff position on the response letter from Ethos Urban. This memorandum confirmed that the compromise amendment proposed had merit and was supported by Council staff.

Advice was then sought from the LPP at its meeting on 6 April 2021, in accordance with the Local Planning Panel Direction – Planning Proposals dated 23 February 2018 (**Attachment 11**). Following consideration of the planning assessment report, Ethos Urban response letter and the Council staff memorandum, the panel advised that the proposal (as amended) has

strategic and site-specific merit and supported the proposal proceeding to a Gateway determination.

The panel also advised Council to consider the inclusion of legal mechanisms to ensure that the *Fashion Spree* site operates as a retail factory outlet centre and does not transition to a more 'traditional' retail offering; and that any food and drink premises at both the *Homemaker Centre* site and *Fashion Spree* site remain ancillary to other land uses. Upon review of the LPP advice, Council do not see it appropriate to further consider legal mechanisms to limit the permissibility of The Grove as recommended by the LPP. The applicant has also submitted a response letter (**Attachment 12**) that provides responses to the key issues raised by the LPP.

An existing planning agreement applies to the subject site to enable necessary road upgrades to occur in support of The Grove. A letter of offer has been provided by the applicant (**Attachment 13**) to ensure the monetary contribution towards public infrastructure which is payable subject to Clause 6 of the existing planning agreement will be applicable to both shop and business premises uses on the Fashion Spree site and the Homemaker site as well as the additional 2,000sqm of retail premises that is being requested on the Fashion Spree site. It is recommended that Council endorse in principle this letter of offer, subject to an amendment, to ensure the monetary contribution subject to the existing planning agreement applies to development facilitated by the planning proposal in its current amended form.

It is recommended that Council note the advice of the LPP and support the planning proposal request. It is also recommended that Council submit the proposal to the Department of Planning, Industry and Environment seeking a Gateway determination, noting that a further report will be provided to Council after state-agency consultation and public exhibition.

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## RECOMMENDATION

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That Council:

1. Notes the advice of the Liverpool Local Planning Panel;
2. Endorses in principle the amended planning proposal request as follows:
  - Include *business premises* as an additional permitted use under Schedule 1, Clause 24 as it applies to the 'Homemaker Centre' site at 10 Orange Grove Road, Warwick Farm (Lot 101 DP 1043160).
  - Increase the current cap on *retail premises* under Schedule 1, Clause 21 from 19,000sqm to 21,000sqm and change the legal description so that the subject clause would apply to the 'Fashion Spree' site at 5 Viscount Place, Warwick Farm (Lot 23 DP 1190437).
3. Delegates to the CEO to make any typographical or other editing amendments to the planning proposal if required;
4. Endorses in principle the public benefit offer dated 13 April 2021;

5. Forwards the planning proposal to the Department of Planning, Industry and Environment pursuant to Section 3.34 of the Environmental Planning and Assessment Act 1979, seeking a Gateway determination;
6. Subject to Gateway determination, undertakes public exhibition and community consultation in accordance with the conditions of the Gateway determination; and
7. Receives a further report on the outcomes of public exhibition and community consultation.

## **REPORT**

### **The site and locality**

The Grove retail centre (The Grove) at Warwick Farm is located approximately 1.5km north of the Liverpool City Centre and 2km south-west of the Cabramatta Town Centre. Directly south of The Grove is a general industrial precinct with frontage to Orange Grove Road to the west, and Homepride Avenue to the East. The remainder of the locality is predominantly low-density residential development. There are a number of recreation areas in the vicinity of the site, with Cabramatta Creek directly north, Cabramatta Golf Club to the north-west, and Dwyer Oval to the east.



Figure 1 - Aerial image of the locality (Source: Near Map)



The planning proposal relates to two lots forming the majority of The Grove. The northern lot, at 10 Orange Grove Road (Lot 101, DP 1043160), contains the Homemaker Centre, which is a specialised retail (bulky goods) centre. The site has an area of 99,420sqm and the existing specialised retail centre has a GFA of 34,500sqm. The southern lot, at 5 Viscount Place (Lot 23 DP 1190437), contains the Fashion Spree retail outlet and has an area of 18190sqm with the existing Fashion Spree development having a GFA of approximately 14,000sqm, with an additional 4,260sqm approved under DA-1254/2016.



Figure 2 - Aerial image of The Grove site (source: Near Map)

There are several environmental constraints applying to these sites. The sites are subject to flooding, with low and medium flood risk land across both sites and high-risk flooding on the Homemaker site. The Homemaker site is also subject to Environmentally Significant Land mapping under the LLEP 2008. Both sites are subject to Bush Fire Prone Land mapping, with the Homemaker site containing Vegetation Category 1, and both sites identified as containing Vegetation buffer 100m and 30m. The sites are also in the proximity area for coastal wetlands under SEPP (Coastal Management) 2018.

### Zoning History

The Grove was previously zoned 4(b) Industrial under the Liverpool Local Environmental Plan 1997 (LLEP 1997). In September 2001, Council approved a Development Application (DA) for a warehouse retail outlet on the Fashion Spree site. In December 2003, this consent was

challenged by Westfield in the Land and Environment Court. Subsequently, in January 2004, the Court found that a warehouse retail outlet could not operate under the applicable 4(b) Industrial zone under the LLEP 1997, and the outlet was ordered to close.

On 28 August 2008, the Liverpool Local Environmental Plan 2008 (LLEP 2008) was gazetted and the Grove was zoned B5 Business Development due to the presence of specialised retail on the site. In December 2008, Council approved a DA for the vacant warehouse retail outlet building to be used for the purposes of 'weekend markets' only.

### Amendment 22

In May 2011, Gazcorp submitted a planning proposal to rezone the Fashion Spree site to B6 Enterprise Corridor to "facilitate a reuse of the existing weekend markets building as a factory outlet retail centre trading seven days per week". However, on 29 July 2011, the planning proposal was amended to ensure that the 'weekend markets' would be facilitated via an additional permitted use under Schedule 1 of the LLEP 2008 instead (see below):

- (1) This clause applies to Lot 121 DP 876962 in Zone B5 Business Development at Orange Grove Road, Warwick Farm.*
- (2) Development for the purpose of a single building comprising retail premises having a maximum Gross Floor Area of 19,000m<sup>2</sup> is permitted with consent.*
- (3) No single retail tenancy shall be greater than 1200m<sup>2</sup>*

In this instance, the B5 Business Development zone was retained to ensure that bulky goods retailing would be maintained on the site. The amended planning proposal proceeded to public exhibition and a post-exhibition report was presented to Council on 5 November 2012. Amendment 22 was gazetted on 21 June 2013.

### Amendment 61

In April 2015, Gazcorp submitted a planning proposal to rezone the Homemaker site from B5 Business Development to B2 Local Centre. The planning proposal also proposed to place a limit of 21,000sqm GFA for 'shops' on this site. In September 2015, a letter was sent to the proponent recommending the planning proposal be amended to seek an additional permitted use of 'shops' with a maximum GFA of 21,000sqm for the site, rather than rezone the site to B2 Local Centre. A revised planning proposal was submitted accordingly (see below).

- (1) This clause applies to part of Lot 101, DP 1043160, 10 Viscount Place, Warwick Farm, as shown coloured green on the Key Sites Map.*
- (2) Development for the purpose of shops is permitted with consent if the total gross floor area of shops on the site does not exceed 21,000sqm.*

At its Ordinary Meeting on 16 December 2015, Council resolved to forward the planning proposal to DPIE for a Gateway Determination and public exhibition. The amended planning

proposal proceeded to public exhibition, and a post-exhibition report was presented to Council on 28 February 2018. Amendment 61 was gazetted on 2 August 2019.

## **Planning Proposal**

The subject planning proposal request was lodged in September 2020. The planning proposal as lodged in its original form (**Attachment 1**) sought to amend Schedule 1 of the Liverpool Local Environmental Plan 2008 (LEP) as follows:

- **Homemaker Centre - Schedule 1 Clause 24**
  - Add business premises as a permissible use.
- **Fashion Spree - Schedule 1 Clause 21**
  - Update legal description of the site;
  - Add ‘*business premises*’ as a permissible use;
  - Remove the 19,000sqm GFA cap applying to all ‘*retail premises*’, and apply the cap to ‘*shops*’ and ‘*business premises*’ only. The maximum individual premises of 1,200sqm is retained for ‘*shops*’ and ‘*business premises*’;
  - Increase the 19,000sqm GFA cap to 21,000sqm.

The planning proposal request seeks to expand permissible uses across The Grove to enable the further development of these two sites. The planning proposal included concept designs for the proposed development and identifies the future lodgment of a development application (DA) that is facilitated by the planning proposal. This DA “*will seek approval for the refurbishment of the existing tenancies, the construction of a new retail centre providing up to 21,000sqm of additional GFA for ‘shops’, the integration of The Grove Homemaker and Fashion Spree centres and the construction of regional road works and landscaping*”.

## **Additional Information Request**

Following on from advice received from internal referrals, a letter (**Attachment 4**) was sent to the applicant requesting some additional information on 3 November 2020. The points outlined within the letter were addressed by the applicant in the revised documentation submitted on 5 November 2020 (**Attachments 1 - 3**).

## **Initial Public Exhibition and SGS Peer Review**

In accordance with Council’s Community Participation Plan, the planning proposal request was placed on pre-Gateway exhibition from 15 September – 13 October 2020. Public submissions were received from Scentre Group and two residents (**Attachment 5**). It is noted that one resident’s submission was in relation to the unrelated Warwick Farm Structure Plan work that Council is progressing separately.

**CITY ECONOMY AND GROWTH REPORT**

A peer review of the planning proposal was undertaken by SGS, specifically for the economic impacts of the planning proposal, including a review of submissions from this initial exhibition (**Attachment 6**). Table 1 provides a summary of the outcomes from the SGS peer review study.

*Table 1 - Summary of SGS peer review*

<b>Proposed Amendment</b>	<b>Supported by SGS</b>	<b>Comment</b>
<b>Summary for Homemaker Site</b>		
<b>Addition of business premises</b>	Yes	Subject to cap, along with shops, at 21,000sqm
<b>Summary for Fashion Spree Site</b>		
<b>Address change</b>	n/a	n/a
<b>Addition of business premises</b>	No	This is contrary to the principle SGS proposed of maintaining function separation as much as possible between outlet retailing and traditional retailing, and creates a risk of creation of a larger traditional retail centre than has been supported.
<b>Addition of 2,000sqm GFA of shops/business premises</b>	Qualified	Unlikely to have a substantial retail turnover impact in itself, but only supported if it is for additional outlet retailing and would not have the design outcome of removing functional separation of the outlet and traditional retailing.
<b>Removing cap on retail uses apart from shops</b>	Partly	SGS support removing the cap on retail premises apart from shops and food and drink premises, as specialised retail premises and other likely development types are permitted in the B5 zone, uncapped on the Homemaker Site, and are unlikely to significantly compete with traditional centres. SGS would not support the creation of a large dining precinct on either or both sites, which could be facilitated by uncapping food and drink premises, and which would be compete with the Liverpool CBD and be contrary with the intended stand-alone centre function of the site.
<b>Food &amp; Drink Premises across The Grove site</b>		
<b>SGS raised concerns regarding the development of a hospitality precinct at The Grove.</b>	Qualified	SGS would not support the creation of a large dining precinct on either or both sites, which could be facilitated by uncapping food and drink premises, and which would be compete with the Liverpool CBD and be contrary with the intended stand-alone centre function of the site.

The applicant was offered the opportunity to respond to the SGS peer review and a letter response was provided by Ethos Urban on behalf of Gazcorp (**Attachment 7**).



## Planning Assessment

The Council staff planning assessment report is provided as **Attachment 8**. It provides a detailed assessment of the merits of the proposal (as lodged) against the District and Region Plans and the Department of Planning's 'Guide to Preparing Planning Proposals'. The assessment also took note of the SGS peer review and the applicant's response letter.

The report concluded that the planning proposal request had demonstrated site specific merit but did not demonstrate strategic merit in its current form. More specifically, "the addition of business premises, and addition 2,000sqm GFA for additional permitted uses on the Fashion Spree site has potential to transition The Grove away from a stand-alone centre, as identified in the Local Strategic Planning Statement and the Liverpool Centres & Corridors Strategy." Council staff proposed some exclusions from the planning proposal request as lodged in order to ensure strategic merit was met. This is summarised in Table 2:

*Table 2 - Council Staff Recommendations Within the LPP Assessment Report*

Proposed Amendment	Support	Council Staff Comment
<b>Homemaker Centre</b>		
<b>Addition of 'business premises' within 21,000sqm shop limit.</b>	Yes	Support the inclusion of 'business premises', as long as it is capped within the 21,000sqm additional permitted use for shops.
<b>Fashion Spree Site</b>		
<b>Change of legal description.</b>	Yes	Support the administrative amendment.
<b>Addition of 'business premises' within the 19,000sqm cap.</b>	No	The intent of the initial amendment (Am. 22) was to allow for the specialised use as a fashion outlet. The addition of business premises will move away from this intent, and would support the transition to more traditional shop retailing.
<b>Add 2,000sqm GFA of shops/business premises</b>	No	Economic impacts of this addition are believed to be negligible in isolation. Despite this, the additional floorspace may result in the Fashion Spree site connecting with the Homemaker Centre as indicated within the planning proposal report. Council staff are concerned that the current Fashion Spree site could transition to a more expansive retail centre within the broader 'The Grove' site.  Council staff identify that this increase would result in a broader cumulative expansion of The Grove and therefore not align with the strategic intent of the stand-alone centre as identified within the Retail Centres and Corridors Strategy.

CITY ECONOMY AND GROWTH REPORT

<p><b>Removal of 'retail cap', restricting all retail uses on the site to 19,000sqm.</b></p> <p><b>The 19,000sqm cap will then only apply only to 'shops', so uses already permissible under B5 zone can be developed without this GFA restriction.</b></p>	<p>Yes</p>	<p>Since the initial amendment (Am. 22), the definition of 'retail premises' has changed to a group term which incorporates other retail uses, thereby restricting permissible retail uses under the B5 Business Development zone within this GFA cap.</p> <p>As these other retail uses are already permitted with consent within the B5 Business Development zone, they should not be subject to GFA cap within this additional permitted use clause.</p>
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Environment

The sites are subject to environmental constraints, being flooding, bushfire risk and environmentally significant land. As evident within the assessment report, the planning proposal is not deemed to increase exposure to natural hazards nor introduce adverse impacts. It is deemed that these constraints can be appropriately managed at the DA stage.

**Amended Proposal and Assessment**

The applicant was offered the opportunity to respond to the Council staff planning assessment report. A response letter (**Attachment 9**) was provided by Ethos Urban on behalf of the applicant that offered an amended planning proposal request as follows:

- Homemaker Centre - Schedule 1 Clause 24
  - Add business premises as a permissible use.
- Fashion Spree - Schedule 1 Clause 21
  - Update legal description of the site;
  - ~~Add 'business premises' as a permissible use;~~
  - ~~Remove the 19,000sqm GFA cap applying to all 'retail premises', and apply the cap to 'shops' and 'business premises' only. The maximum individual premises of 1,200sqm is retained for 'shops' and 'business premises';~~
  - Increase the 19,000sqm 'retail premises' GFA cap to 21,000sqm.

Following discussions with the applicant, a memorandum (**Attachment 10**) was provided by Council staff. This memorandum was attached as an addendum to the LPP assessment report to provide a Council staff position on the response letter from Ethos Urban. The memorandum confirmed that the compromise amendment proposed exhibited site and strategic merit and was supported by Council staff.

It was noted that the proposed addition of 2,000sqm at the Fashion Spree site will have some implications in terms of additional traffic impacts. The traffic impacts are likely to be minor in nature given the modest increase in floorspace. Nonetheless, these impacts will need to be

addressed in consultation with the applicant, Council's traffic team and Transport for New South Wales (TfNSW) at the post-Gateway stage of the process.

### **Liverpool Local Planning Panel Advice**

Pursuant to Clause 2.19(1)(b) of the Environmental Planning and Assessment Act 1979, the planning proposal request was submitted to the LPP for their advice prior to consideration by Council. Attached as appendices to the Council staff assessment report (**Attachment 8**) was the applicant's response letter (**Attachment 9**) and Council staff's memorandum (**Attachment 10**).

Following consideration of the planning assessment report, Ethos Urban response letter and the Council staff memorandum, the LPP advised (**Attachment 11**) that the proposal (as amended) has strategic and site-specific merit and supported the proposal proceeding to a Gateway determination. The panel also advised Council to consider the inclusion of legal mechanisms to ensure that the *Fashion Spree* site operates as a retail factory outlet centre and does not transition to a more 'traditional' retail offering; and that any food and drink premises at both the *Homemaker Centre* site and *Fashion Spree* site remain ancillary to other land uses.

#### *Officer Comment on Local Planning Panel Advice*

As per the LPP advice, it is recommended that Council support in principle the planning proposal request (as amended) and submit the proposal to DPIE seeking a Gateway determination and public exhibition.

Upon review of the specific recommendations made by the LPP, Council do not see it appropriate to enforce legal mechanisms to limit the permissibility of The Grove. Council staff's comments on the LPP advice is outlined in Table 3.

*Table 3 - Council staff response to LPP advice*

<b>LPP Advice</b>	<b>Council Staff Comment</b>
<b><i>There be an enforceable legal mechanism to ensure that the Fashion Spree site remain as a retail factory outlet centre and does not transition to a more "traditional" retail offering such as is found in the Liverpool town centre.</i></b>	<p>It is noted that the existing retail factory outlet use has merit and offers a valued contribution to Liverpool. Council staff do not see it appropriate to propose a legal mechanism that enforces the continued operation of the existing use through the plan making process.</p> <p>It is noted that the site currently enables several different permissible uses with consent through the LEP. Any future DA will be required to be assessed against the B5 – Business Development zone objectives, be supported by an Economic Impact Assessment that addresses the Liverpool Retail Hierarchy, and be assessed against the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979.</p>

	Following consideration of the initial submissions received, SGS peer review, LPP advice, and correspondence with the applicant, it is deemed that this process is sufficient in ensuring any hypothetical future proposals do not transition to a more “traditional” retail offering such as is found in the Liverpool town centre.
<b><i>A legal mechanism to ensure that any food and drink premises at both the Homemaker site and Fashion Spree site are ancillary to the other uses.</i></b>	<p><i>‘Food and drink premises’ are currently permissible within the B5 – Business Development zone. Further, this use is to be limited as stated within the zone objective “to maintain the economic strength of centres by limiting the retailing of food and clothing”.</i></p> <p>It is highly unusual to limit an existing permitted use without strong policy justification for such an imposition. Therefore, Council staff do not support this recommendation.</p>

The applicant has also submitted a response letter (**Attachment 12**) that provides responses to the key issues raised by the LPP.

### **Consistency with the Local Strategic Planning Statement and Centres and Corridors Strategy**

All planning proposals must be consistent with Council’s adopted Local Strategic Planning Statement (LSPS). Further, all planning proposals that involve amendments to business zones within the LEP must be consistent with the Liverpool Centres and Corridors Strategy (CCS).

The planning proposal request (as amended) has demonstrated strategic merit and is deemed to give effect to the LSPS and CCS. The planning proposal request will facilitate the future expansion of The Grove in alignment with the ‘Stand Alone Centre’ designation is assigned within the strategic planning framework of Liverpool.

### **Planning Agreement Amendment**

An existing planning agreement applies to the subject site to enable necessary road upgrades to occur in support of The Grove. A letter of offer (**Amendment 13**) has been provided by the applicant to ensure the monetary contribution towards public infrastructure which is payable subject to Clause 6 of the existing VPA will be applicable to both shop and business premises uses on the Fashion Spree site and the Homemaker Site as well as the additional 2,000sqm of retail premises that is being requested on the Fashion Spree site. It is recommended that Council endorse in principle this letter of offer. Once negotiated with the applicant, a draft VPA will be reported to Council for in principle support prior to public exhibition.



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**CONCLUSION**

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The planning proposal request as lodged has since been amended and refined through the initial exhibition, peer review, and assessment process. The planning proposal as refined seeks to amend the LEP as follows:

- Include *business premises* as an additional permitted use under Schedule 1, Clause 24 as it applies to the 'Homemaker Centre' site at 10 Orange Grove Road, Warwick Farm (Lot 101 DP 1043160).
- Increase the current cap on *retail premises* under Schedule 1, Clause 21 from 19,000sqm to 21,000sqm and change the legal description so that the subject clause would apply to the 'Fashion Spree' site at 5 Viscount Place, Warwick Farm (Lot 23 DP 1190437).

The planning proposal request as amended has sufficiently demonstrated both strategic and site-specific merit. Therefore, it is recommended that Council provides in-principle support and endorses the planning proposal to proceed to a Gateway determination. A further report will be provided to Council after the state-agency consultation and public exhibition period, detailing any submissions received and any amendments proposed.

It is recommended that Council endorse in principle the letter of offer submitted. Once negotiated with the applicant, a draft VPA will be reported to Council for in principle support prior to public exhibition.

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**CONSIDERATIONS**

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<b>Economic</b>	Further develop a commercial centre that accommodates a variety of employment opportunities.  Deliver a high quality local road system including provision and maintenance of infrastructure and management of traffic issues.  Facilitate economic development.
<b>Environment</b>	There are no environmental and sustainability considerations.
<b>Social</b>	There are no social and cultural considerations.

**CITY ECONOMY AND GROWTH REPORT**

<b>Civic Leadership</b>	<p>Encourage the community to engage in Council initiatives and actions.</p> <p>Provide information about Council's services, roles and decision making processes.</p> <p>Operate a well-developed governance system that demonstrates accountability, transparency and ethical conduct.</p>
<b>Legislative</b>	Environmental Planning and Assessment Act 1979.
<b>Risk</b>	<p>The risk is deemed to be Low.</p> <p>The risk is considered within Council's risk appetite.</p>

**ATTACHMENTS**

1. Planning Proposal Request (Under separate cover)
2. Economic Analysis Report (Under separate cover)
3. Traffic Impact Statement (Under separate cover)
4. Request for Additional Information Letter (Under separate cover)
5. Submissions (Redacted) (Under separate cover)
6. SGS Peer Review (Under separate cover)
7. Applicant Response Letter to SGS Peer Review (Under separate cover)
8. Local Planning Panel Assessment Report (Under separate cover)
9. Applicant Response Letter to Local Planning Panel Assessment Report (Under separate cover)
10. Council Staff Memorandum (Under separate cover)
11. Local Planning Panel Assessment Minutes (Under separate cover)
12. Applicant Response Letter to Local Planning Panel Assessment Advice (Under separate cover)
13. Proposed Public Benefit Letter of Offer (Under separate cover)