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## \$1.1 billion in major Western Sydney projects given green light

Three major retail and development hubs in Sydney's west have been given the green light by the NSW Government.

The projects at Penrith, Narellan and Liverpool have the potential to generate more than **4,000 jobs** and significantly increase retail options for residents in both existing suburbs and growth areas.

The three rezonings approved today by the Department of Planning and Infrastructure have a combined value of more than **\$1.1 billion** and provide about 100,000m<sup>2</sup> of extra retail floor space – the equivalent of 12 rugby league fields.

The rezonings pave the way for the lodgement of detailed proposals for each of the sites, which will need to be approved before any construction can begin.

“Providing more retail space helps put downward pressure on prices and lowers the cost of living,” said Planning and Infrastructure Deputy Director-General Richard Pearson.

“These rezonings will allow retail development to provide the capacity needed to service the strong population growth as more suburbs are developed.

“The additional jobs created by the rezonings will also help the NSW Government deliver 50 per cent of Sydney's new jobs to the city's western suburbs, a target set in our draft Metropolitan Strategy for Sydney.”

The department approved the rezonings after ensuring they were in line with the vision of the draft Metropolitan Strategy and requiring that councils consulted with local communities before making their recommendations.

The **Penrith Panthers** rezoning allows for the \$850 million development of up to 12,500m<sup>2</sup> of general retail development, a 25,000m<sup>2</sup> brand outlet centre along with offices, hotels and apartments – creating up to 2,100 new jobs.

The rezoning of the **Narellan town centre** in Camden will enable the \$300 million expansion of the existing retail centre, roughly doubling its size to more than 90,000m<sup>2</sup> and generating nearly 1700 permanent jobs and 1,500 jobs during the construction phase.

The rezoning of Liverpool's 19,000m<sup>2</sup> **Orange Grove retail centre**, currently used as a weekend market, will allow the operation of discount outlet stores up to seven days a week – creating 400 permanent jobs.

Liverpool City Council has put in place limits to the total floor area, with a strict cap of 1,200m<sup>2</sup> for a single tenant to ensure major department stores and supermarkets cannot be established.

The department commissioned three independent reports to assess the economic impacts of the proposals prior to approving the rezonings.

Relevant documents can be viewed online at: <http://www.leptracking.planning.nsw.gov.au/>

Sydney's south west, home to Liverpool and Narellan, is one of the fastest-growing regions in NSW, with nearly 500,000 more people expected to live in the area by 2031. The population of Penrith is expected to rise by 27 per cent by 2031.

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