

Planning Proposal Request

1370 Camden Valley Way, Leppington

FACT SHEET



Liverpool City Council is exhibiting a planning proposal request which seeks to amend planning controls for 1370 Camden Valley Way, Leppington. This includes a proposed amendment to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the Growth Centres SEPP). This is Amendment no. 88 to the Liverpool Local Environmental Plan.

This further includes the proposed amendments to Schedule 3 (East Leppington Precinct) of the Liverpool Growth Centre Precincts Development Control Plan (Growth Centres DCP) and a draft Planning Agreement (PA) proposed by the proponent in support of the planning proposal.

Council invites members of the public to view the proposal and provide feedback.

What are the Growth Centres SEPP and DCP?

The Growth Centres SEPP contains land-use zoning and other key planning controls to guide future development. Some of the planning controls include the types of development permitted on a particular site, including lot size, dwelling density and building height to which a development can be constructed. Council can amend the Growth Centres SEPP by making Local Environmental Plan amendments.

The Development Control Plan (DCP) provides detailed planning and design guidelines (road layout, building setbacks etc.) to support the

planning controls in the Local Environmental Plan (LEP) or, the SEPP.

What changes are proposed?

The planning proposal seeks to expand the area of the Neighbourhood Centre at 1370 Camden Valley Way, Leppington to accommodate additional retail floor area and to reorganise the development of residential, commercial and recreational uses on the site. The proposal includes rezoning of part of the site from R3 (Medium Density Residential) to B1 (Neighbourhood Centre), RE1 (Public Recreation) to R3 (Medium Density Residential), R2 (Low Density Residential) to RE1 (Public Recreation) and increasing the permissible retail Gross Floor Area (GFA) of the Neighbourhood Centre from 2,500m² to 4,800m². This will be similar to increasing the retail floor area of a centre like Chipping Norton Shopping Village to the same as Wattle Grove Shopping Village. Willowdale Shopping Centre is approximately 7,000m².



Figure 3: Existing zoning - subject site highlighted

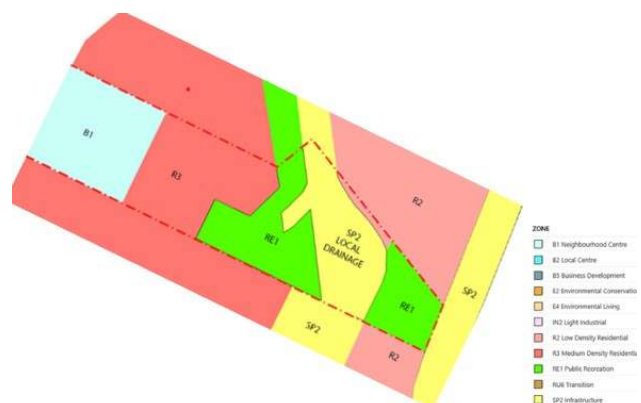


Figure: Proposed land use zoning - subject site highlighted

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The proposed area of R3 (Medium Density Residential) zoned land is located next to areas already zoned for medium density residential development and will allow for a variety of housing choices such as small lot housing, duplexes, terraces and other low rise housing up to 12m in height. There will be no changes to minimum lot sizes for residential development, and the minimum dwelling density requirements for this site is proposed to be the same as surrounding R3 zoned land.

The planning proposal is supplemented by amendments to Schedule 3 (East Leppington Precinct) of the Liverpool Growth Centres Precincts Development Control Plan 2013 (Growth Centres DCP) to make it consistent with the planning proposal request. The DCP amendments are to reflect the changes to the zoning boundaries, local road network under the Indicative Layout Plan (ILP), pedestrian and cycle network, future layout of the neighbourhood centre and the maximum retail GFA allowed within the centre. This is to be achieved by amending the relevant DCP controls, maps and figures.

How will this benefit residents?

A Planning Agreement (PA) has been offered by the proponent in support of the planning proposal. The draft PA is to deliver higher quality public recreational facilities without any construction cost to ratepayers. The draft PA includes construction of a social court, walking loop, creek crossing and a pedestrian crossing to facilitate the passive recreational use of the designated open space and recreation area.

The developer will be responsible for delivering these items on land identified as public open space.

What happens next?

Public submissions for the proposed amendments and the planning agreement will be considered and reported to Council. If Council decides to proceed

with the amendments and the planning agreement, they will be finalised and implemented.

How can I make a submission?

Written submissions are to be addressed to the CEO and can be sent to Locked Bag 7064, Liverpool BC NSW 1871; or lcc@liverpool.nsw.gov.au. Submissions can also be made online. Submissions should be received by 5pm, **3 October 2021**, quoting RZ-1/2017.

Where can I get more information?

Additional information including supporting studies can be found on Council's Public Exhibition and Notices webpage or by tracking application number **RZ-1/2017** on Council's ePlanning portal, at: <https://eplanning.liverpool.nsw.gov.au>.

Enquiries about this proposal can be directed to Masud Hasan, Senior Strategic Planner, by phone on 8711 7383 or at hasanm@liverpool.nsw.gov.au.