

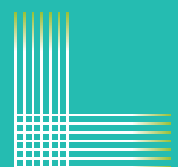


# LEPPINGTON TOWN CENTRE

## PLANNING PROPOSAL EXHIBITION BROCHURE

A draft plan to transform Leppington Town Centre into a thriving, high density, mixed use community

SUPPORTED BY  
**Mecone**



LEPPINGTON

# DELIVERING HOUSING AND JOBS FOR THE WESTERN PARKLAND CITY

To help kickstart growth and development, Camden and Liverpool City councils have prepared a new land use plan for Leppington Town Centre.

Over the next 20 years, Leppington Town Centre will grow into a regionally significant transit-oriented centre providing the major civic, cultural, recreational, retail and business service functions that support a community of more than 25,000 residents.

## VISION

The new Vision for Leppington Town Centre is:

- **Active and people focused** – offering a convenient centre serviced by trains and rapid buses, with major shopping, cultural, recreation, multiple health and education facilities.
- **A green urban centre** – with a leafy public domain developed around Kemps, Scalabrini and Bonds Creeks and providing cool outdoor spaces.
- **Convenient and connected** – providing much needed homes, jobs, services and a civic hub connected by train and bus services to Liverpool, Campbelltown and to Greater Sydney. Retail, eat streets, entertainment and the rail station are conveniently accessed by walkable streets and spaces.
- **A well-designed built environment** – known as a smart and innovative city with architecturally designed, sustainable and diverse buildings that open to a vibrant public domain. Above street level, rooftop spaces with shared cityscape and landscape views are places to relax and connect with others.
- **Complementary to its natural environment** – with the local open space network focused on three restored and enhanced natural creeks. It will also feature urban plazas, parks, sports fields, bush reserves and walking trails connecting local open space to the Western Sydney Parklands and the regional open space network.



**Figure 1:** Artist's impression of how residential streets could look in Leppington Town Centre

## ABOUT LEPPINGTON TOWN CENTRE

Leppington Town Centre is a 440-hectare precinct located in Sydney's South West Growth Area which extends across both Camden and Liverpool Local Government Areas (LGAs).

The town centre is focused along three north-south creeks, namely Kemps Creek to the west; Scalabrini Creek in the centre; and Bonds Creek to the east. An existing primary school sits in the town centre on Rickard Road.

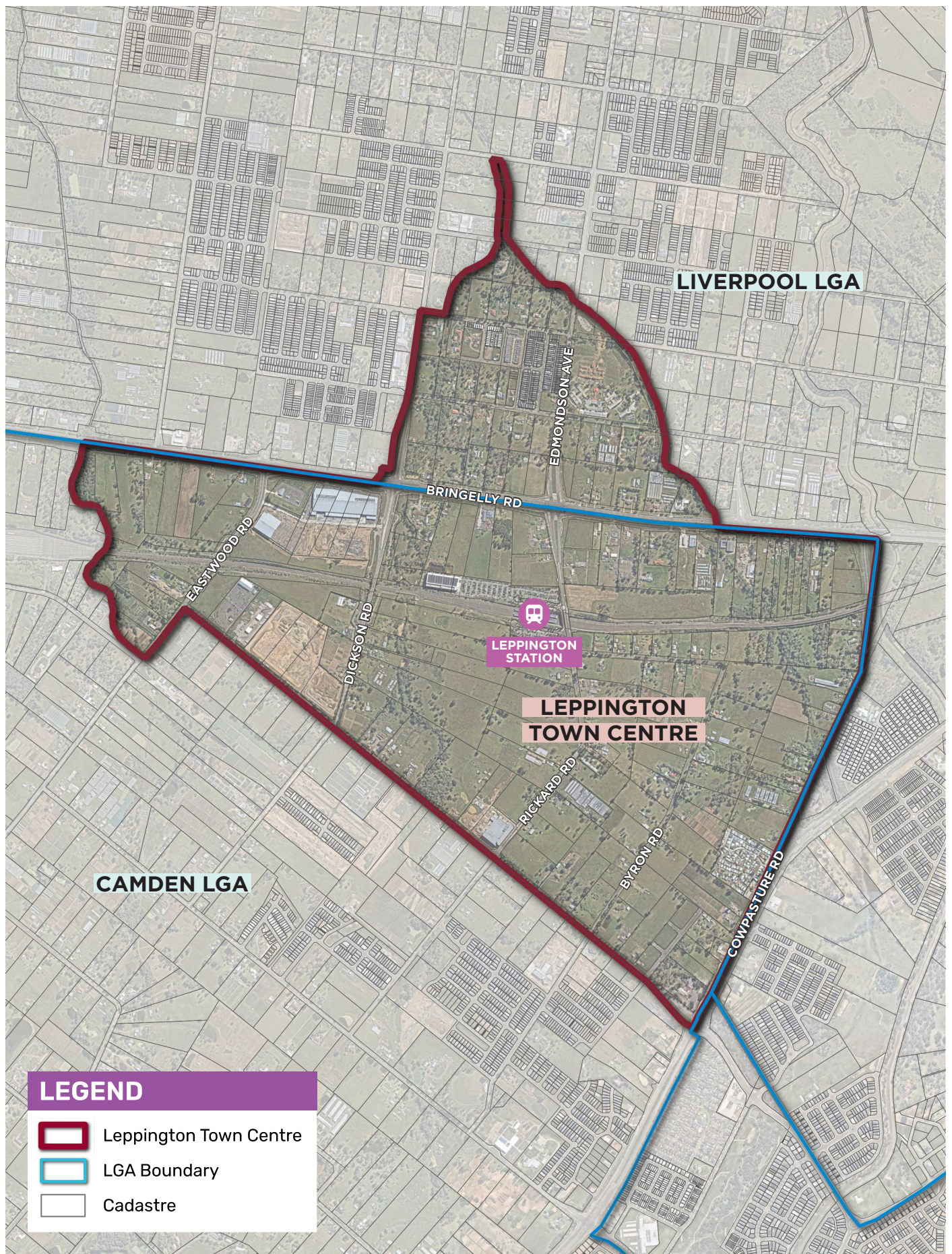
The Liverpool City Council portion of the town centre is currently transitioning from rural land uses to narrow lot and terraced housing.

Leppington Train Station, which opened in 2015, is located in the town centre. The existing rail line connects to Liverpool, Parramatta and Sydney CBD. Future proposed rail links include a connection to the Western Sydney International Airport (WSA) and Aerotropolis. Leppington station is well used with most users living outside of Leppington.



**Figure 2:** Rickard Road, Leppington Train Station and the commuter car park

# LEPPINGTON TOWN CENTRE PRECINCT



## LEGEND


-  Leppington Town Centre
-  LGA Boundary
-  Cadastre

Figure 3: Leppington Town Centre Precinct

## PLANNING PROGRESS TO DATE

Leppington Town Centre was initially rezoned in 2013. The idea was that it would develop as a business, industrial and commercial hub, focused on an extensive business park. It was anticipated that Leppington Town Centre could deliver between 7,000 and 12,500 jobs and at least 3,000 dwellings by 2036. However, Leppington Town Centre has been slow to develop.

In 2014, the Federal Government announced the Western Sydney International Airport, less than 20 km from Leppington Town Centre. The Aerotropolis, which surrounds the future airport is planned to include many of the enterprise and light industrial uses that were to be developed in Leppington.

In 2017, the NSW Department of Planning and Environment (DPE) commenced a review of the planning controls in the Leppington Town Centre.

Responsibility for the review was transferred to Camden Council and Liverpool City Council in 2019.

The councils commissioned a range of background studies to better understand market demand and feasibility for residential and retail development over time. These studies have underpinned the zoning and other planning controls in the draft plan.

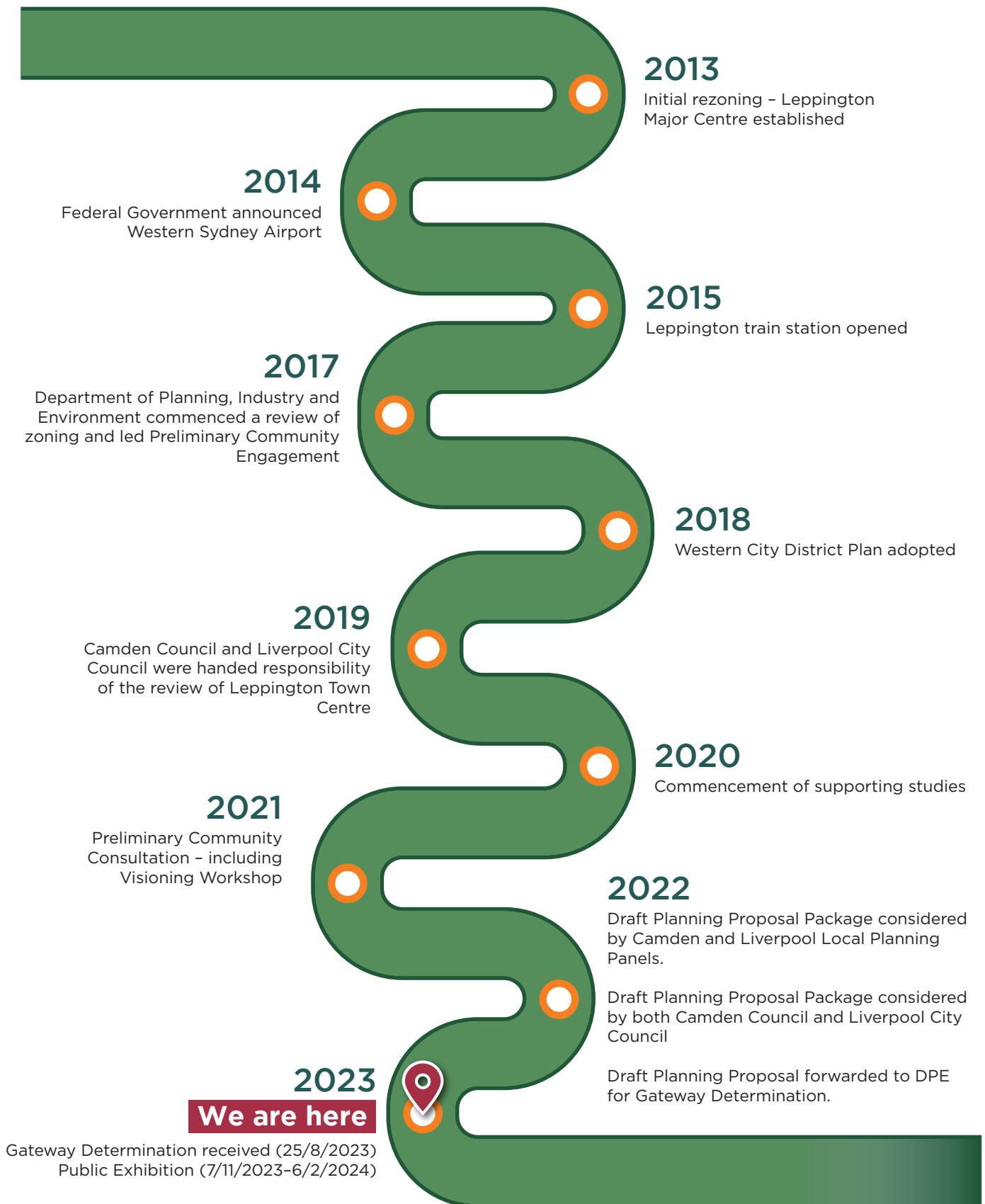
Initial community consultation was undertaken in 2021 to help inform the vision. You can learn more about this consultation on Your Voice Camden or Liverpool Listens by visiting [bit.ly/LeppingtonTC](https://bit.ly/LeppingtonTC)

At Council meetings in late 2022, Liverpool City Council and Camden Council considered the draft planning proposal for Leppington Town Centre. Following consideration by the State Government, the draft Planning Proposal can proceed to public exhibition.



**Figure 4:** Previous public consultation on the Leppington Town Centre

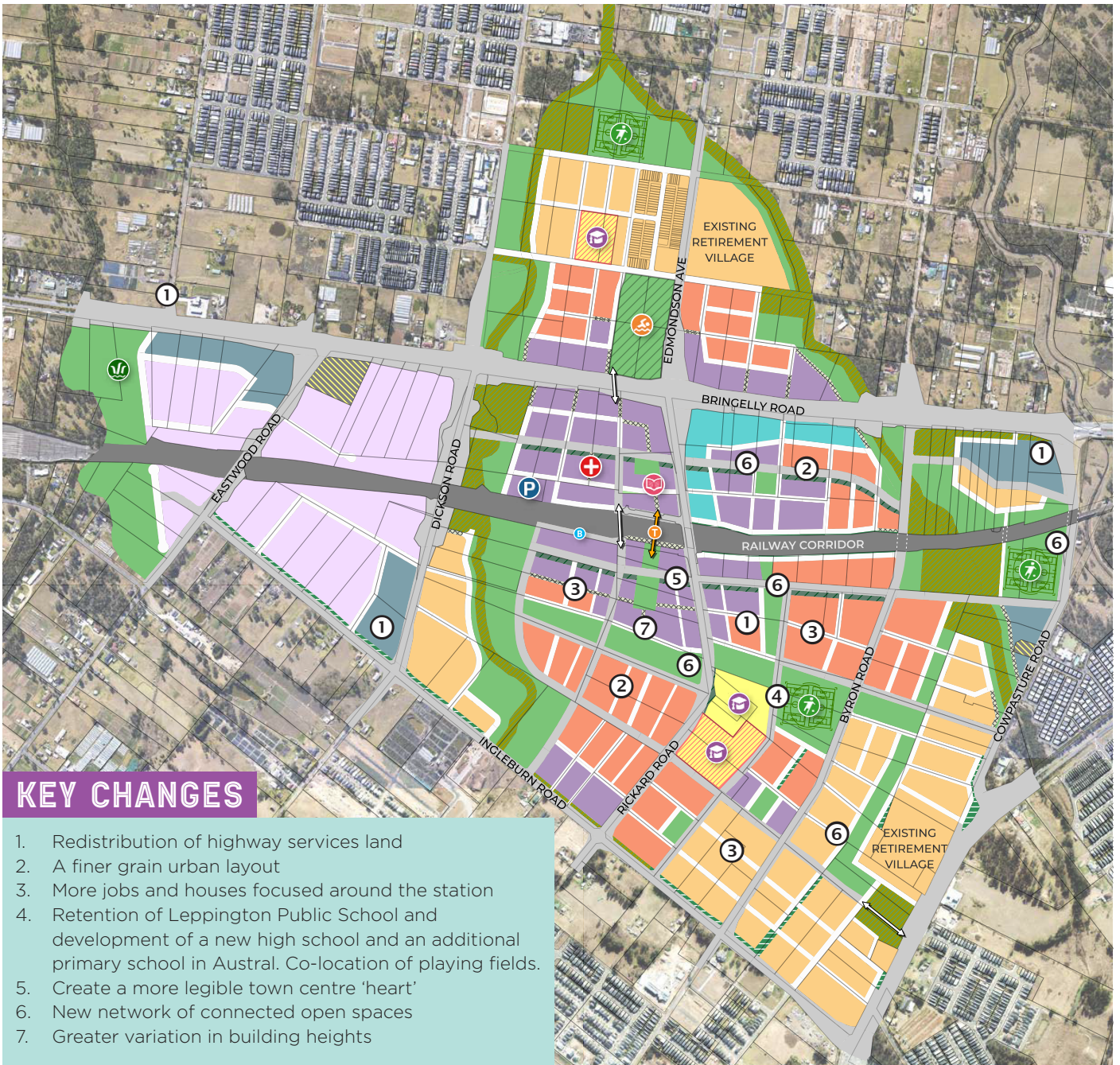
# PLANNING PROCESS TIMELINE



**Figure 5:** Planning process timeline

# INTRODUCING THE DRAFT MASTER PLAN

Leppington is Sydney's newest Strategic Centre. It will provide housing and employment for the Western Parkland City. The vision is for Leppington to be a thriving town centre with a mix of homes, shops, open space, community facilities, commercial space, business hubs and infrastructure.



## KEY CHANGES

1. Redistribution of highway services land
2. A finer grain urban layout
3. More jobs and houses focused around the station
4. Retention of Leppington Public School and development of a new high school and an additional primary school in Austral. Co-location of playing fields.
5. Create a more legible town centre 'heart'
6. New network of connected open spaces
7. Greater variation in building heights

## Legend

|                            |                          |                            |                   |  |
|----------------------------|--------------------------|----------------------------|-------------------|--|
| Commercial                 | High Density Residential | Utilities Infrastructure   | Education         | Community Centre                                       |
| Mixed Use                  | Railway Corridor         | Drainage                   | Playing Field     | Train Station  |
| Highway Services           | Public Recreation        | Landscaped Road Reserve    | Health Hub        | Bus Interchange<br><i>(Location subject to review)</i> |
| Light Industrial           | Private Recreation       | Road                       | Nature Reserve    | Primary Active Link                                    |
| Linear Plaza               | Existing School          | Pedestrian Priority Street | Commuter Car Park | Proposed Active Link                                   |
| Medium Density Residential | Future School            | Recreation Facility        |                   |  |

**Figure 6:** The draft Integrated Land Use Plan

# KEY DESIRED OUTCOMES

The new draft plan is intended to lead to the following outcomes:



**Figure 7:** Key desired outcomes of the planning proposal



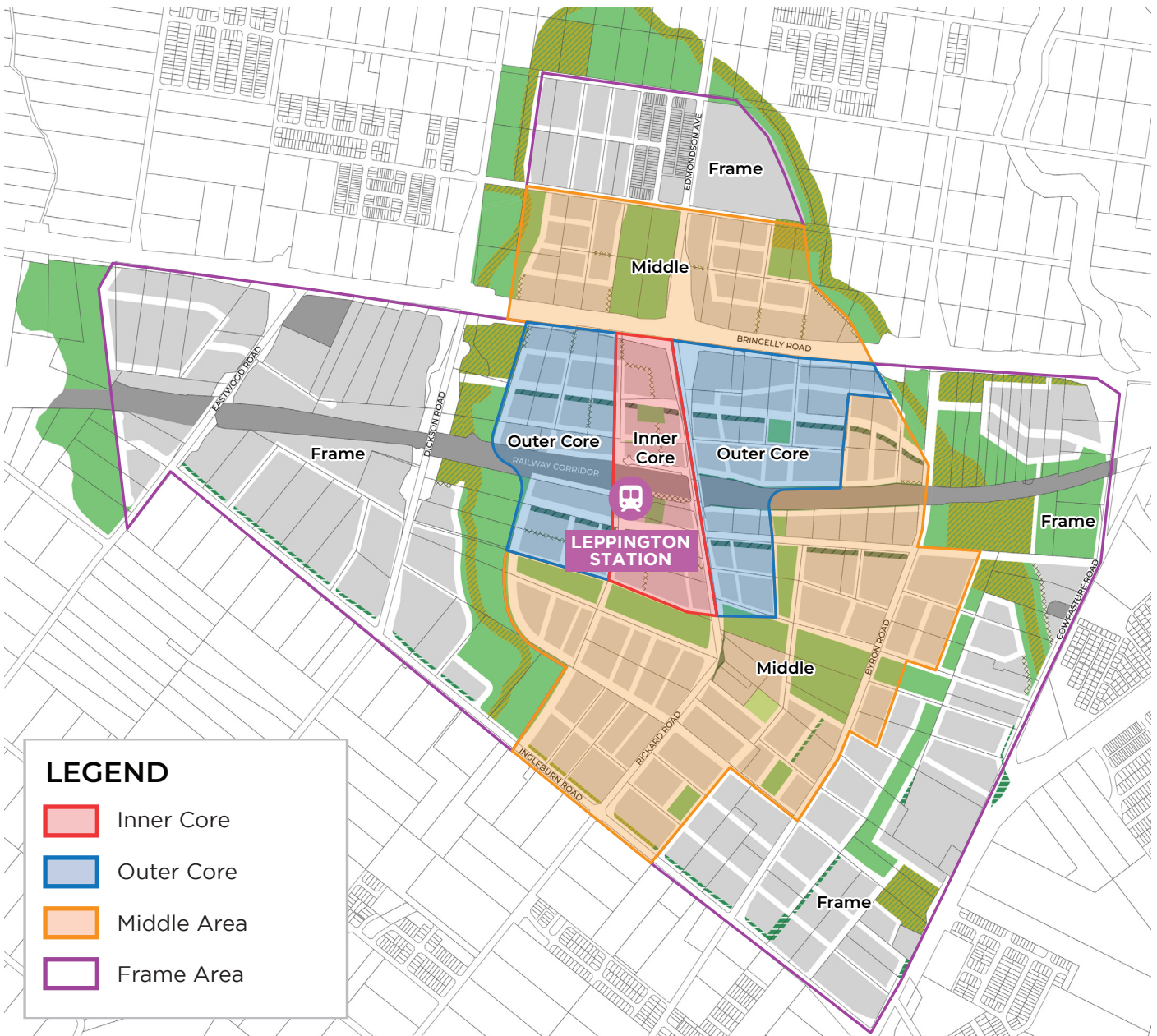
# KEY CHANGES TO PLANNING CONTROLS

The vision for Leppington Town Centre has changed from a largely business and industrial centre with pockets of separated medium density residential zones to a highly integrated mixed use centre. It will include a focus on residential living and provision of cultural and recreational facilities, as well as major retail and government services for the surrounding areas

Leppington Town Centre will develop in the form of a pyramid. The highest densities are centred on the station and proposed town squares immediately north and south of the station. The densities taper down to the edges of the Precinct.

To the north-east of Leppington station will be a commercial and civic hub with health and community services with supporting professional services nearby. To the north-west and south of Leppington station will be a broad range of retail and commercial activity that will support the local resident population of the town centre and the surrounding suburbs.

To provide for the needs of a higher resident population over the next 20 years, the draft Plan identifies new open spaces, local parks and playing fields and new urban squares and plazas.



**Figure 8:** Draft density areas

# INFRASTRUCTURE FUNDING

Camden Council is partnering with the NSW Government to deliver the many new and upgraded infrastructure projects required to transform Leppington. Over \$100 million has already been provided in grants and we continue to seek funding opportunities.

Liverpool and Camden Councils have also developed Contribution Plans which enable

contributions to be levied from development within the town centre. The funds collected assist with the delivery of essential infrastructure including open space, transport, drainage and land for community facilities.

Please visit [bit.ly/LeppingtonTC](https://bit.ly/LeppingtonTC) for more information about infrastructure funding and the public exhibition of Contribution Plans.



**Figure 9:** An artist's impression of Leppington Town Centre, looking north from Leppington Train Station

# LOCAL PROPERTY ACQUISITION

Local councils have a range of roles and responsibilities in their communities, including the provision of facilities and the supply of public services. Councils will sometimes be required to 'acquire' privately owned land for purposes such as upgrading public infrastructure like open space, roads and drainage.

To learn more about the land acquisition process, including general guidance about the rights of land owners, responsibilities of acquiring

authorities and the role of the Valuer General, look for the Land Acquisition Information Guide at [bit.ly/LeppingtonTC](https://bit.ly/LeppingtonTC)

Camden and Liverpool Councils will continue to work closely with the community throughout the acquisition process and delivery of infrastructure.

If your property is identified for acquisition by Council and you have some questions, please contact our Property Services teams.

## NEXT STEPS

The draft planning package includes:

- **Draft Planning Proposal** – which sets out the proposed changes to zoning and other provisions;
- **Draft Development Control Plan** – which includes the detailed controls to support the draft plan; and
- **Leppington Town Centre Activation Strategy** – which outlines place identity and provides direction to assist in place activation.
- **Supporting studies and reports** – used to help inform the draft plan;

The documents are publicly available on ‘Your Voice Camden’, ‘Liverpool Listens’, and on the NSW Planning Portal.

View the exhibition material and have your say.

We know there is a lot to unpack. For this reason, we have extended the public exhibition period to allow time for landowners and other interested stakeholders to review the draft package and prepare submissions.

Both councils have sent letters to landowners advising of the public exhibition.

Anyone is welcome to make a submission, you don’t need to be a landowner.

Camden and Liverpool City Councils have organised a series of opportunities for landowners to meet with Council planners and other officers to discuss how the draft plan will affect their land.

Visit [bit.ly/LeppingtonTC](https://bit.ly/LeppingtonTC) for links to learn more, book an appointment or make a submission.

**Exhibition dates:** 7/11/2023 to 6/2/2024.



A purple graphic with rounded corners. At the top left, the text 'LEARN MORE' is written in white, uppercase letters. Below it is a small image of a document cover titled 'LEPPINGTON TOWN CENTRE PLANNING PROPOSAL' with the Liverpool City Council logo. To the right is a circular icon containing a white mouse cursor. Below the document image is a QR code. At the bottom, the text 'Scan the QR code or visit bit.ly/LeppingtonTC to learn more.' is written in white. A dark green button with the text 'SCAN ME' in white is at the bottom right.



**Figure 10:** An artist’s impression showing sports fields with residential flats in the background



## CONTACT US

13 226336 OR 13CAMDEN

leppington@camden.nsw.gov.au

PO Box 183, Camden NSW 2570

70 Central Avenue, Oran Park

www.camden.nsw.gov.au

1300 36 2170

leppington@liverpool.nsw.gov.au

Locked Bag 7064, Liverpool BC, NSW 1871

Shop R1, 33 Moore Street, Liverpool

www.liverpool.nsw.gov.au

## INTERPRETER SERVICES

If you need an interpreter, call the Translating and Interpreting Service (TIS) on 131 450 and ask them to call Camden Council on 13 226 336 or Liverpool City Council on 1300 36 2170.

### ASSYRIAN/ARAMAIC

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### CANTONESE

如果您需要傳譯員協助，請致電131 450 翻譯及傳譯服務處 (TIS) 接通後要求代為致電 13 226 336 Camden Council 或 1300 36 2170 Liverpool City Council。

### NEPALI

यदि तपाईंलाई दोभाषे चाहिन्छ भने, अनुवाद र दोभाषे सेवा (TIS) लाई 131 450 मा फोन गर्नुहोस् र उनीहरूलाई 13 226 336 मा क्याम्डेन काउन्सिललाई वा 1300 36 2170 मा लिभरपूल सिटी काउन्सिललाई फोन गरिदिन आग्रह गर्नुहोस्।

### URDU

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### VIETNAMESE

Nếu quý vị cần thông dịch viên xin gọi cho Dịch vụ Thông Phiên Dịch (TIS) qua số 131 450 và nhờ họ gọi cho Hội đồng Thành phố Camden qua số 13 226 336 hay Hội đồng Thành phố Liverpool qua số 1300 36 2170.

## STAY INFORMED

www.yourvoice.camden.nsw.gov.au  
www.listens.liverpool.nsw.gov.au

Sign up to have a say about concept designs, draft plans and other proposals. You'll receive emailed updates and can quickly share your thoughts.



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