

PLAN 01

Leppington Town Centre Rezoning Review

Strategic Objective	Evolving, Prosperous, Innovative Implement planning controls and best practice urban design to create high-quality, inclusive urban environments
File Ref	319940.2022
Report By	Kweku Aikins - Senior Strategic Planner
Approved By	David Smith - Director Planning & Compliance

EXECUTIVE SUMMARY

A draft planning proposal has been prepared to rezone land and amend development standards for several land parcels within the Leppington Town Centre (LTC) by Camden Council and Liverpool City Council, supported by the Department of Planning and Environment (DPE).

The LTC was rezoned in 2013 as a strategic centre with a focus on being an employment precinct, serving the broader south-west growth area. The planning proposal seeks to refocus the role of LTC as a strategic centre with a stronger residential focus, given that employment focus has pivoted to the Aerotropolis precincts nearby.

The NSW government initiated a zoning review of Leppington Town Centre in 2017 given the lack of development occurring and changing strategic context of Western Sydney more broadly. In November 2019, the review was transferred to Liverpool and Camden Councils from DPE. This was part of a broader approach by DPE to give Council's more involvement in precinct planning, while providing funding to enable this work to occur.

Camden Council has taken the lead role in the review of the Leppington Town Centre given that approximately 80% of LTC sits within their LGA boundary. Liverpool has provided input throughout the process in a collaborative manner, with a focus on the northern portion of LTC that is within Liverpool's LGA.

The draft planning proposal seeks to amend *State Environmental Planning Policy (Precincts - Western Parkland City) 2021* (the SEPP) to improve development feasibility of land within the LTC by optimising the extent of certain zones and planning controls. By 2041 the proposed controls will facilitate the delivery of approximately 11,000 jobs and 10,500 dwellings across the entire locality.

The planning proposal is supported by proposed amendments to the *Liverpool Growth Centre Precinct Development Control Plan* (the DCP) and revised version of schedule of

work in the *Liverpool Contributions Plan 2014 (Austral and Leppington North Precincts)* currently under an IPART review. The draft planning proposal, DCP and associated technical studies are provided as confidential attachments to this report.

This report recommends that the planning proposal be supported in principle by Council and submitted to DPE seeking a Gateway determination and public exhibition. The report also recommends that subject to a Gateway determination, the draft DCP and proposed contributions plan amendments be placed on exhibition concurrently with the planning proposal.

RECOMMENDATION

That Council:

1. Endorses the planning proposal to amend State Environmental Planning Policy (Western Parkland City) 2021 relating to the Leppington Town Centre;
2. Endorses the proposed amendments to the Liverpool Growth Centre Precinct Development Control Plan and Liverpool Contributions Plan 2014 (Austral and Leppington North Precincts) relating to the Leppington Town Centre;
3. Delegates to the A/CEO the authority to make any minor typographical and publishing changes to the planning proposal, contribution plan and the Development Control Plan (DCP) prior to seeking a Gateway determination;
4. Forwards the planning proposal to the Department of Planning and Environment pursuant to section 3.34 of the Environmental Planning and Assessment Act 1979, seeking a Gateway determination;
5. Subject to Gateway determination, undertakes public exhibition and community consultation in accordance with the conditions of the Gateway determination; and
6. Receives a further report on the outcome of the public exhibition and community consultation.

REPORT

Site and Locality Description

The Leppington Town Centre (LTC) is located in the South West Growth Area and is approximately 2km south east of the Aerotropolis boundary, 16km north of Campbelltown and 15km west of Liverpool city centre (see Figure 1).

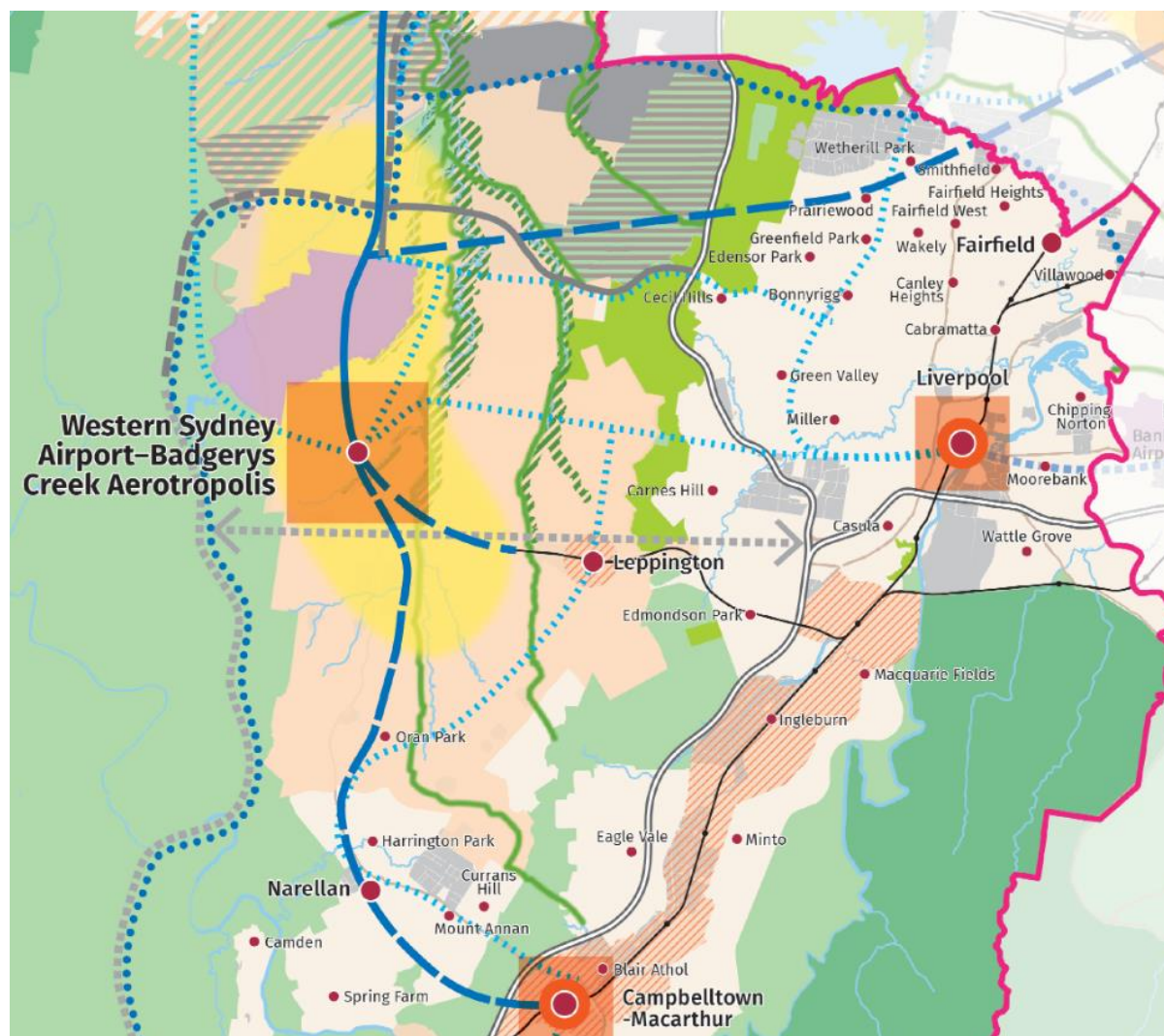


Figure 1: Leppington Town Centre Regional Context (Western City District Plan, 2018)

It is a 440 hectare locality with approximately 84 hectares lying within the Liverpool Local Government Area (LGA) and 356 hectares lying within the Camden LGA. The site is identified as a Strategic Centre in the Greater Sydney Region Plan, Western City District Plan and both Council’s Local Strategic Planning Statements (LSPS).

Land within the scope of the planning proposal is identified in Figure 2 below. LTC is situated within the vicinity of Kemps Creek, and Scalabrini Creek. The existing land-use context in the Liverpool LGA is primarily rural residential (under existing use rights), a pocket of new medium density residential dwellings between Fifth and Sixth Avenues, a Senior Housing village east of Edmondson Avenue, and an existing public open space at Scott Memorial Park, located west of Edmondson Ave between Bringelly Road and Fifth Avenue.

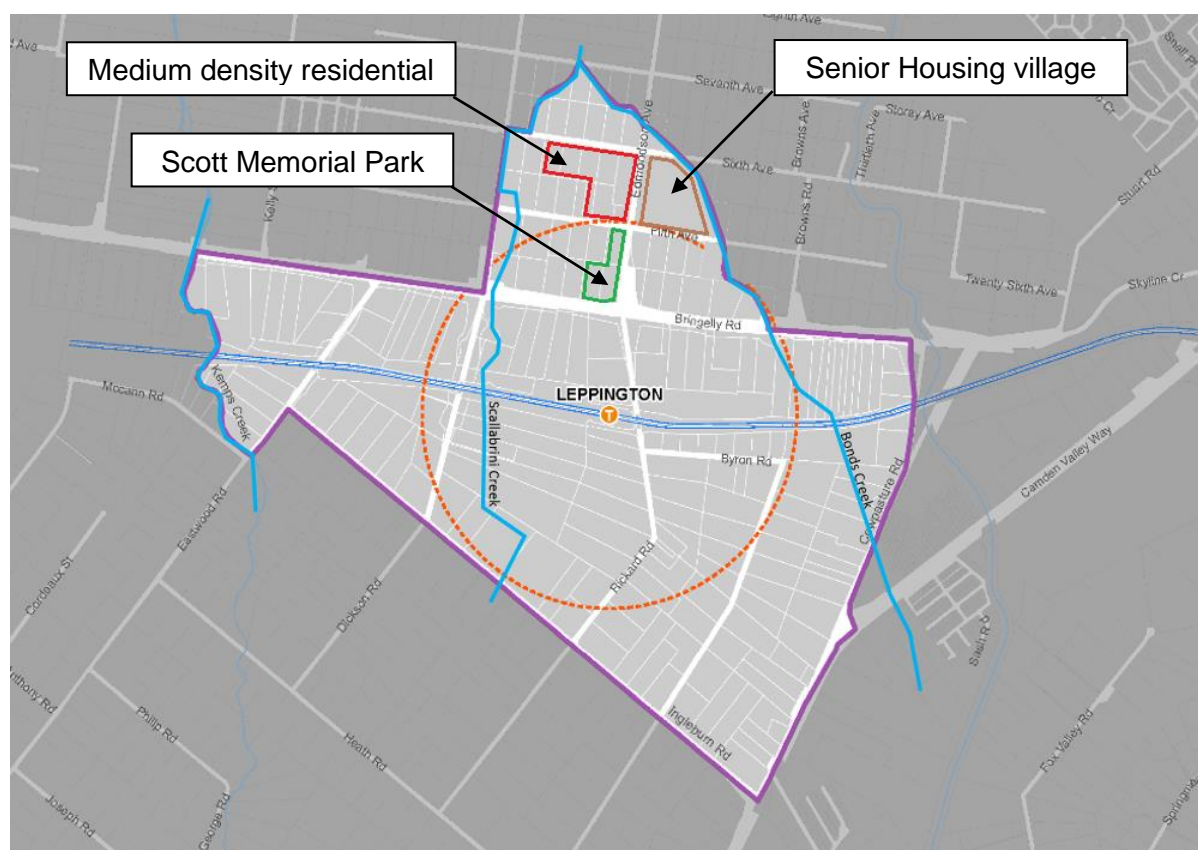


Figure 2: Leppington Town Centre Precinct Boundary

Leppington Station, which opened in 2015, is located in the LTC. The existing rail line connects to Liverpool, Parramatta and the Sydney CBD. The extension of rail from Leppington Station to the Aerotropolis along a proposed rail corridor is identified in the NSW Future Transport Strategy. The budget (2022) identified \$60.0 million in funding to develop a final business case for extending the Sydney Metro Western Sydney Airport project from Bradfield to Glenfield.

Bringelly Road transects the Camden and Liverpool LGA boundary and provides connections to Liverpool in the east and the Aerotropolis in the west. Edmondson Ave provides a conduit between the planned Fifteenth Avenue Transit Corridor in the north and existing Leppington Station and onto future release precincts in the south.

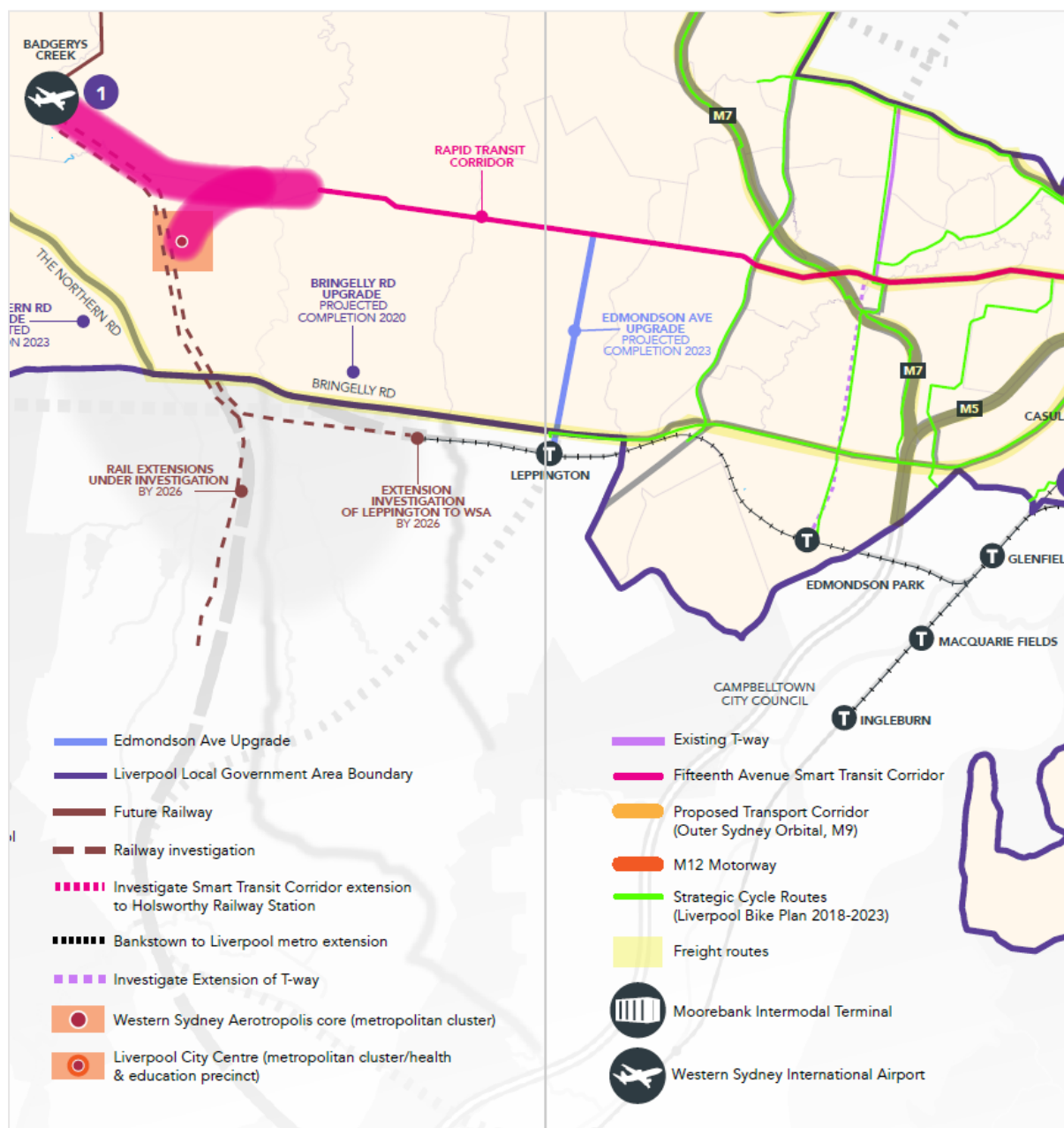


Figure 3: Leppington Town Centre Connectivity (Liverpool LSPS, 2020).

Background/History

LTC was zoned for urban development in 2013 as part of the Austral and Leppington North precincts under the former State Environmental Planning Policy (Sydney Region Growth Centres) 2006. An Indicative Layout Plan (ILP) for the Town Centre was prepared along with site-specific development controls. Shortly after this, in 2014, the Federal Government announced a commitment to deliver the Western Sydney Airport (WSA) at Badgerys Creek.

In 2015, Leppington train station commenced operations and in September 2018, LTC was identified as a strategic centre under the Greater Sydney Region and Western City District Plans. Subsequently, land in the Western Sydney Aerotropolis was rezoned for urban

development in 2020 and incorporated into the former State Environmental Planning Policy (Western Sydney Aerotropolis) 2020.

In response to the new airport investment, the release of the Greater Sydney Region and Western City District Plans, and the distinct lack of market interest in planned land use zoning and forms of development in LTC, the NSW government initiated a zoning review of Leppington Town Centre in 2017. In November 2019, the review was transferred to Liverpool and Camden Councils from DPE. This was part of a broader approach by DPE to give Council's better input into precinct planning, while providing funding to enable this work to occur. Camden Council has taken the lead role given that approximately 80% of LTC sits within their LGA boundary. Liverpool has provided input throughout the process in a collaborative manner, with an especial focus on the northern portion of LTC that is within Liverpool's LGA.

Table 1 Leppington Town Centre Review History

Year	Event
2013	Leppington was initially rezoned
2014	Western Sydney Airport announced
2015	Leppington Station opened
2016	Draft Greater Sydney Region Plan exhibited
2017	DPE announced review to investigate limited development since rezoning and holds community engagement sessions
2018	Greater Sydney Region Plan and Western City District Plan adopted
2019	Camden and Liverpool Council was handed lead of Leppington Town Centre review
2020	Liverpool Local Strategic Planning Statement is adopted
2021	Council held preliminary community engagement sessions to inform the vision (see attached engagement report)

Details of the Proposal

The broader planning proposal seeks to repurpose LTC as a more residential focused centre and will achieve this by improving development feasibility of land within the LTC, by optimising the extent of certain zones and planning controls. A summary of the changes, as they apply to the Liverpool LGA specifically, are provided below:

- Increased extent of residential and recreation zones
- Updated SEPP building height controls

- Introduction of maximum Floor Space Ratio controls for residential zones
- Introduction of minimum commercial floor space provisions
- Introduce FSR bonus incentives for:
 - Low Carbon Building
 - Affordable housing for key workers (low and middle-income earners)
- Introduce Local provisions to:
 - Encourage design excellence
 - Mitigate against urban heat island effect
 - Improve public domain

The changes will contribute to the delivery of approximately 11,000 jobs and 10,500 dwellings across the entire locality over the next 20 years.

Development Control Plan Amendment

Draft controls have been developed to provide detailed guidance for a coordinated and logical approach to the development of LTC. The draft DCP controls will be incorporated into Schedule 2 - Leppington Major Centre of the existing Camden and Liverpool Growth Centre Precincts DCPs. The precinct specific controls would take precedence over existing controls in the DCP. The revised DCP includes:

- Desired Future Character Statement and Planning Principles for the Centre;
- A new Indicative Layout Plan (ILP) and road hierarchy for the Centre;
- Public Domain Controls for streets, plazas and public open spaces;
- Building controls for urban building form, landscaping and function;
- Specific controls for certain locations;
- Detailed street and intersection layouts, sections and material treatments;
- Concept designs for linear plazas and open space;
- Street tree masterplan and tree types; and
- Open space concept designs.

The proposal also seeks to amend the title of Schedule 2, from 'Leppington Major Centre' to 'Leppington Town Centre'.

Austral and Leppington North Contributions Plan Revised Schedule and Rate (IPART)

Council currently levies new development to pay for future land acquisition and to fund infrastructure under the Environmental Planning and Assessment Act 1979, Part 7, Section 7.11 as prescribed within *Liverpool Contributions Plan 2014 (Austral and Leppington North*

Precincts). The current plan is limited in the application of levies to an amount of \$30,000 per dwelling due to the cap on contributions under NSW Government Policy for plans that have not been reviewed by the Independent Pricing and Regulatory Tribunal NSW (IPART). Recently, Council sought a review of the contribution plan from IPART regarding the land and works schedule, which will allow for the removal of the cap. The plan is still under review by IPART.

The proposed amendments to the SEPP and DCP will require a revision to the contribution plan Schedule of Works and Land Acquisition tables to ensure alignment with the provision of infrastructure funded from the catchment of the LTC. The additional items that are being considered for review in the contribution plan works schedule and land acquisition tables are:

- New Pedestrian roads (x2) (land acquisition and works);
- New Roads (x2) (land acquisition and works); and
- New Open Space (x3) (land acquisition and works).

Although the Essential Work List (EWL) prescribed within the Contribution Plan Practice Note January 2019 does not allow for the consideration of an aquatic centre, Council will seek a nexus and justification for the delivery of a multipurpose community centre including an aquatic centre for the Austral and North Leppington community.

Council will formally request that the IPART submission is updated to include additional items of work, associated with the LTC proposal. It is considered that the proposed changes to the schedules within the plan and revised contribution payable will not require standalone public notification as it is being considered as part of the planning proposal.

Advice of the Local Planning Panel

Clause 2.19(1)(b) of the Environmental Planning and Assessment Act 1979 requires that any planning proposal must be submitted to the Local Planning Panel (LPP) for their advice prior to being considered by Council. Only the planning proposal was required to be reviewed by the LPP. In accordance with the Act, the LPP does not have the responsibility to review any contributions plan or DCP amendment. The LPP supported the planning proposal proceeding to a Gateway determination. The Liverpool and Camden LPP advice and officer responses are attached.

Preliminary Consultation

DPE undertook preliminary community engagement in 2019 to help inform a new vision for the town centre. On 17 February 2021, Camden and Liverpool Councils hosted a community webinar in which staff from both Councils were available to answer enquiries from residents. Information gathered during the webinar was used to inform planning of the locality. It is noted that a formal consultation process will occur once a Gateway determination is issued.

Next Steps and Public Exhibition

The amendments sought by the draft planning proposal remain confidential as revealing the exact details of the draft planning proposal prior to public exhibition may result in increased

market speculation prior to public exhibition, which would confer a commercial advantage on certain persons. The Planning Proposal and supporting documents are included as Confidential Attachments in the Confidential Attachment Booklet.

Subject to endorsement by Camden and Liverpool Councils, the draft planning proposal will be submitted to DPE for Gateway Determination and Council officers will request that state agency consultation occurs prior to public exhibition. State agency consultation and public exhibition will be coordinated by Camden and Liverpool Council officers. The draft planning proposal will be placed on public exhibition, concurrently with the draft DCP and any contributions plan amendments.

Conclusion

It is recommended that the planning proposal be supported by Council and be forwarded to the DPE for a Gateway determination. It is also recommended that, subject to a Gateway determination, the draft DCP and contributions plan amendment be placed on exhibition concurrently with the planning proposal.

FINANCIAL IMPLICATIONS

Infrastructure Costs

“Delivering Leppington Town Centre” has been prepared to cost the required infrastructure for the town centre. Proposed infrastructure will largely be funded through developer contributions at a projected cost of \$855,822,621 across the entire locality (approx. \$85,000,000 in the Liverpool LGA).

The *Liverpool Contributions Plan 2014 (Austral and Leppington North Precincts)* will be amended to account for the additional infrastructure. Any proposed changes to the contributions plan will be evaluated as part of the ongoing IPART review.

CONSIDERATIONS

<p>Economic</p>	<p>Further develop a commercial centre that accommodates a variety of employment opportunities.</p> <p>Deliver and maintain a range of transport related infrastructure such as footpaths, bus shelters and bikeways.</p> <p>Enhance the environmental performance of buildings and homes.</p> <p>Deliver a high quality local road system including provision and maintenance of infrastructure and management of traffic issues.</p> <p>Facilitate economic development.</p>
<p>Environment</p>	<p>Enhance the environmental performance of buildings and homes.</p>

PLANNING & COMPLIANCE REPORT

Social	Regulate for a mix of housing types that responds to different population groups such as young families and older people.
Civic Leadership	Provide information about Council's services, roles and decision making processes.
Legislative	Environmental Planning & Assessment Act 1979 Environmental Planning & Assessment Regulation 2021 State Environmental Planning Policy (Precincts – Western Parkland City) 2021
Risk	The risk is deemed to be Low. There is a low risk that if the proposed controls are not progressed effectively, that development within Leppington Town Centre will remain limited by the existing planning controls. The risk is considered within Council's risk appetite.

ATTACHMENTS

1. LTC Planning Proposal (Under separate cover) - **Confidential**
2. LTC Draft DCP (Under separate cover) - **Confidential**
3. LTC SEPP Maps (Under separate cover) - **Confidential**
4. Designing LTC - Urban Design Report (Under separate cover) - **Confidential**
5. Delivering LTC - Infrastructure Strategy (Under separate cover) - **Confidential**
6. LTC Housing and Retail Market Analysis (Under separate cover) - **Confidential**
7. LTC Social Infrastructure and Open Space Study (Under separate cover) - **Confidential**
8. LTC Utilities Assessment (Under separate cover) - **Confidential**
9. LTC Traffic Modelling Assessment (Under separate cover) - **Confidential**
10. LTC Bushfire Hazard Assessment Report (Under separate cover) - **Confidential**
11. LPP Comments - Liverpool Response (Under separate cover) - **Confidential**
12. LPP Comments - Camden officer response (Under separate cover) - **Confidential**

Council

COUNCIL DECISION

Motion:

Moved: Cllr Rhodes

Seconded: Cllr Harle

That Council:

1. Endorses the planning proposal to amend State Environmental Planning Policy (Western Parkland City) 2021 relating to the Leppington Town Centre;
2. Endorses the proposed amendments to the Liverpool Growth Centre Precinct Development Control Plan and Liverpool Contributions Plan 2014 (Austral and Leppington North Precincts) relating to the Leppington Town Centre;
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5. Subject to Gateway determination, undertakes public exhibition and community consultation in accordance with the conditions of the Gateway determination; and
6. Receives a further report on the outcome of the public exhibition and community consultation.

On being put to the meeting the motion was declared CARRIED.

The Councillors voted unanimously for this item.

Note: Cllr Kaliyanda was not in the meeting when this item was voted on.