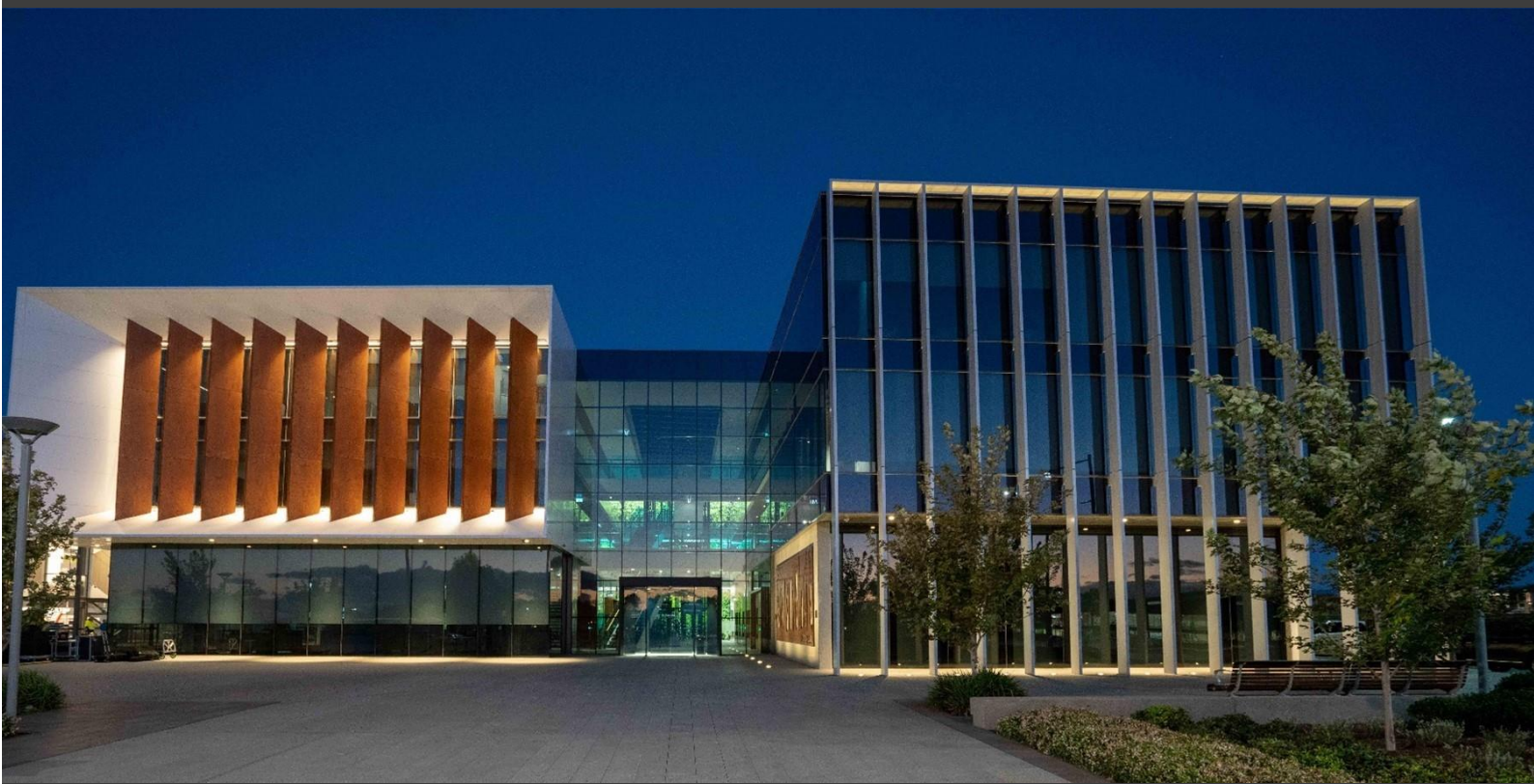


Business Paper

Ordinary Council Meeting

Camden Council
Administration Centre
70 Central Avenue
Oran Park

8 November 2022

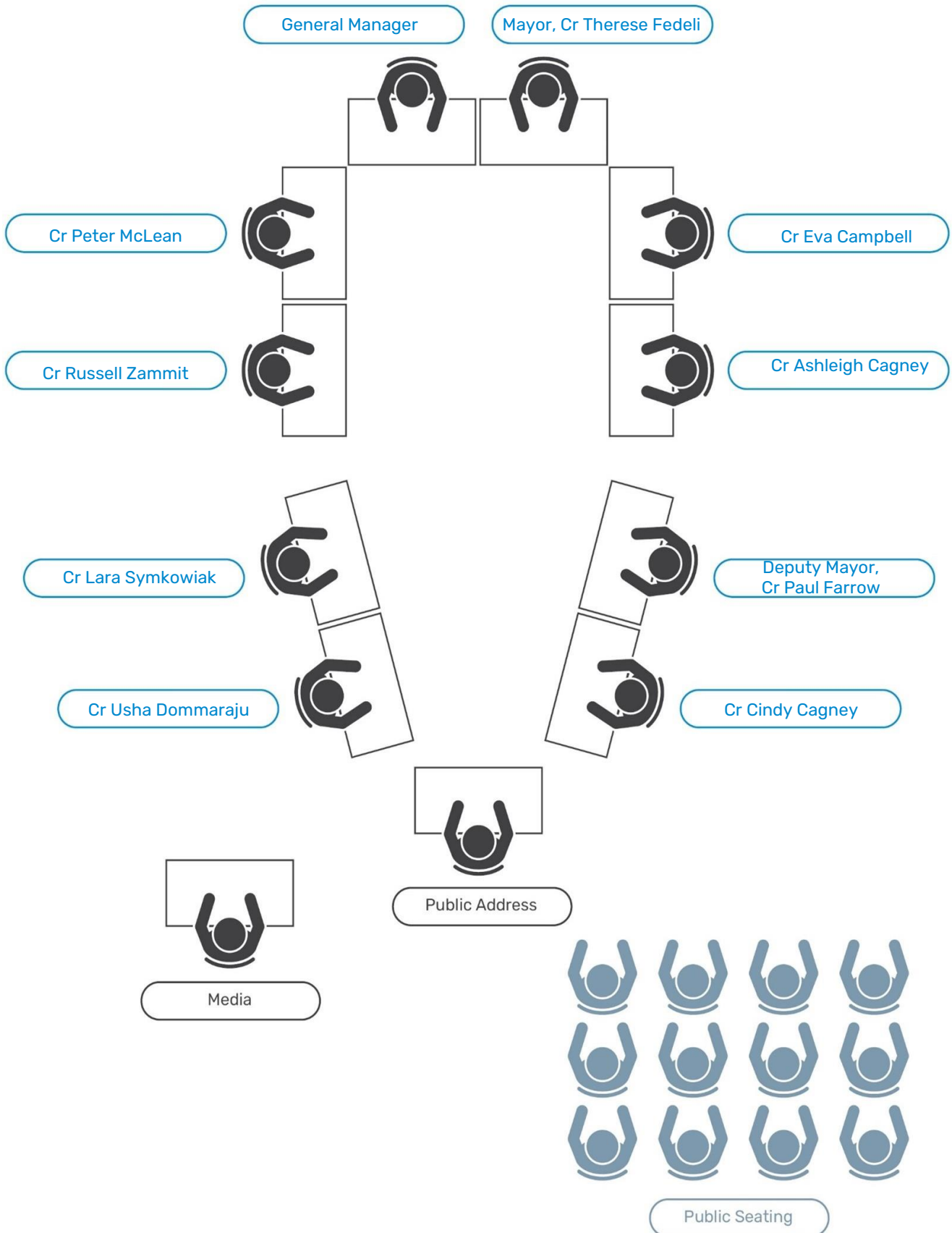


The public can also view the meeting via Council's webcast. A link to this webcast can be found on Council's webpage – <http://webcast.camden.nsw.gov.au/video.php>

camden
council

COMMON ABBREVIATIONS

AEP	Annual Exceedance Probability
AHD	Australian Height Datum
CLEP	Camden Local Environmental Plan
CP	Contributions Plan
DA	Development Application
DCP	Development Control Plan
DPE	Department of Planning & Environment
TfNSW	Transport for NSW
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning & Assessment Act
EPA	Environmental Protection Authority
EPI	Environmental Planning Instrument
FPL	Flood Planning Level
GCC	Greater Cities Commission
LAP	Local Approvals Policy
LEP	Local Environmental Plan
LGA	Local Government Area
LSPS	Local Strategic Planning Statement
NCC	National Construction Code
REP	Regional Environmental Plan
PoM	Plan of Management
RL	Reduced Levels
S10.7 CERTIFICATE	Certificate as to zoning and planning restrictions on properties
S603 CERTIFICATE	Certificate as to Rates and Charges outstanding on a property
S73 CERTIFICATE	Certificate from Sydney Water regarding Subdivision
SEPP	State Environmental Planning Policy
SREP	Sydney Regional Environmental Plan
STP	Sewerage Treatment Plant
VMP	Vegetation Management Plan
VPA	Voluntary Planning Agreement



ORD02

ORD02

SUBJECT: LEPPINGTON TOWN CENTRE PLANNING PROPOSAL
FROM: Acting Director Planning & Environment
EDMS #: 22/319502

PROPERTY ADDRESS Leppington Town Centre Precinct Boundary (Figure 1)

PROPONENT Camden Council

PURPOSE OF REPORT

The purpose of this report is to advise Council of a draft Planning Proposal for Leppington Town Centre.

The report recommends that Council endorse the draft Planning Proposal and forward the proposal to the Department of Planning and Environment (DPE) for Gateway Determination.

The draft Planning Proposal and associated specialist studies are provided as **confidential attachments** to this report.

A series of Councillor briefings were held on the draft Planning Proposal package, with the last briefing held on 11 October 2022.

BACKGROUND

Summary of draft Planning Proposal

The draft Planning Proposal seeks to facilitate a shift for Leppington Town Centre from a largely employment-zoned business and industrial park, with pockets of separated medium density residential, to a highly integrated mixed-use Strategic Centre core. The proposal seeks to help facilitate residential living and provision of cultural and recreational facilities, as well as major retail and government services for the surrounding areas.

The draft Planning Proposal seeks to amend State Environmental Planning Policy (Precincts - Western Parkland City) 2021 ('Precincts SEPP') to facilitate, by 2041, the delivery of approximately:

- 10,500 dwellings;
- 156,000m² of retail floor space;
- 142,000m² of commercial, health, community and education floor space; and
- 160,000m² of commercial and industrial enterprise employment floor space.

The draft Planning Proposal also ensures capacity for approximately 11,000 jobs.

To support the additional population, the draft Planning Proposal seeks to deliver:

- Additional active open space (including playing fields);
- Additional passive open space (riparian corridors, pedestrian links and cycleways);

ORD02

- An integrated health hub;
- A multi-purpose community facility;
- Aquatic and indoor recreation centre (Liverpool Local Government Area);
- An upgrade of the existing primary school; and
- Additional education facilities.

Council officers continue to consult with School Infrastructure NSW to support the delivery of additional education facilities to service Leppington Town Centre. This will ensure that public schools are supporting community needs and continue to be appropriately resourced to respond to changes in student population.

The draft Planning Proposal includes land within the Liverpool LGA (shown in **Figure 1**) Liverpool City Council considered the draft Planning Proposal on 26 October 2022 and resolved to endorse the draft Planning Proposal and forward it to DPE for gateway determination.

Leppington Town Centre is a 440 hectare precinct (shown in **Figure 1**) located within the South West Growth Area (SWGAs). The precinct spans over two LGAs with Liverpool City Council to the north of Bringelly Road and Camden to the south.



Figure 1: Leppington Town Centre Precinct Boundary

Regional Site Context

The regional context of Leppington Town Centre is shown in **Figure 2**. The town centre is approximately 2km south east of the Aerotropolis boundary, which places the town centre in the ideal location to support the Aerotropolis in terms of housing and employment.

Leppington Town Centre is identified as a Strategic Centre in the Greater Sydney Region Plan (Region Plan), Western City District Plan (District Plan) and Liverpool and Camden Council's Local Strategic Planning Statements (LSPS).

Transport Connections

Leppington Station, which opened in 2015, is located in the town centre. The existing rail line connects to Liverpool, Parramatta and the Sydney CBD.

The extension of rail from Leppington Station to the Aerotropolis along the East-West rail link corridor is identified as an Infrastructure Priority to be completed by 2031 in the Western Parkland City Draft Blueprint.

Bringelly Road transects the north of the area, along the Camden and Liverpool LGA boundary, and provides connections to Liverpool and the Aerotropolis. To the east, Cowpasture Road and Camden Valley Way provide connections to Narellan and Campbelltown. To the south, Ingleburn Road separates Leppington Town Centre from Leppington release area stages 1-5.

Several other key roads within Leppington Town Centre are funded by the state infrastructure programs, Housing Acceleration Fund (HAF) and Special Infrastructure Contribution (SIC), and are in various stages of design for upgrade to an urban standard, including Rickard Road, Ingleburn Road, Dickson Road, Byron Road and Eastwood Road.

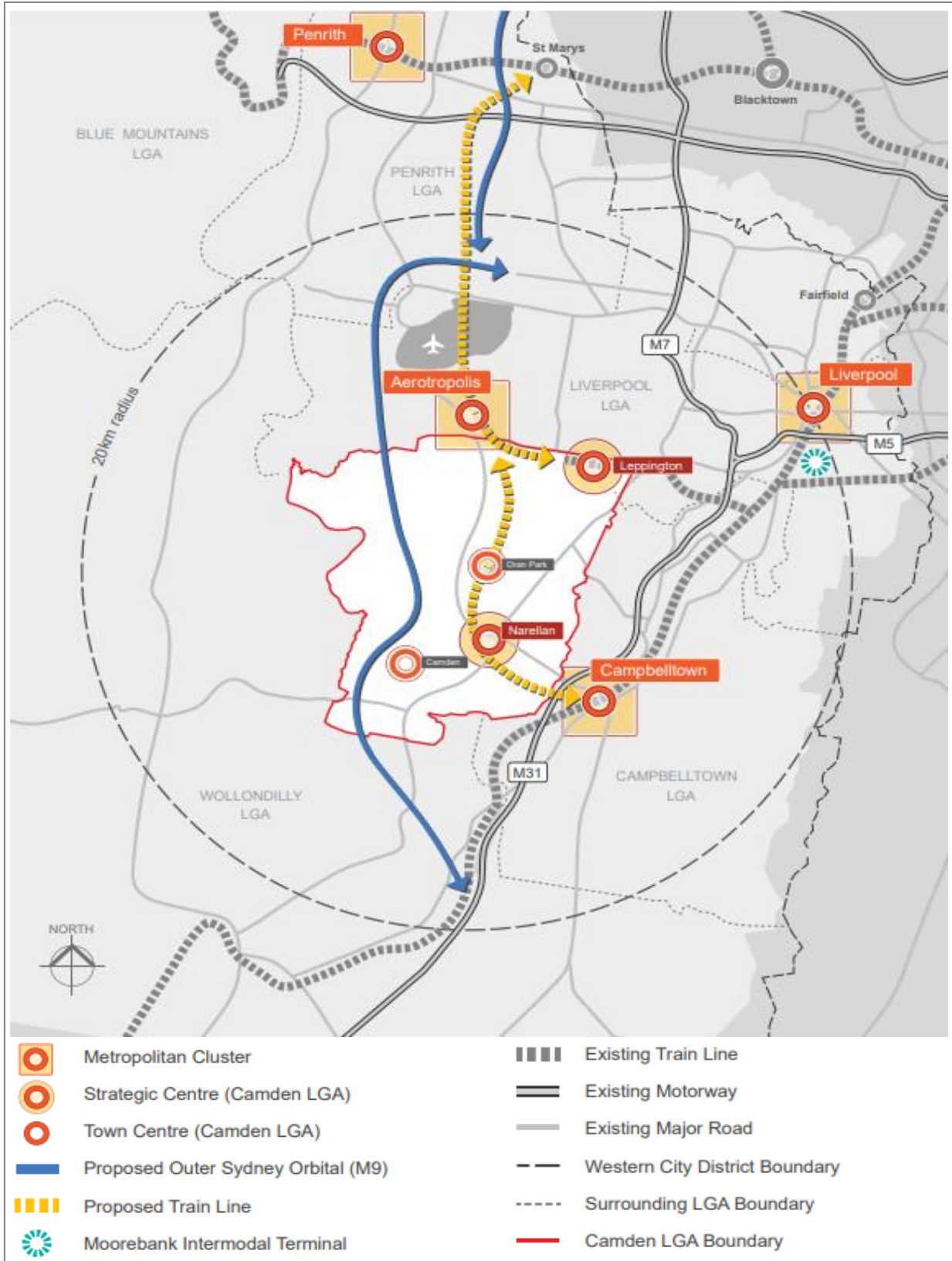


Figure 2: Leppington Town Centre Regional Context (Camden LSPS, 2020)

Local Site Context

There are 181 parcels of land in the Camden LGA portion of the town centre, with a land ownership map for the LGA shown in **Figure 3**.

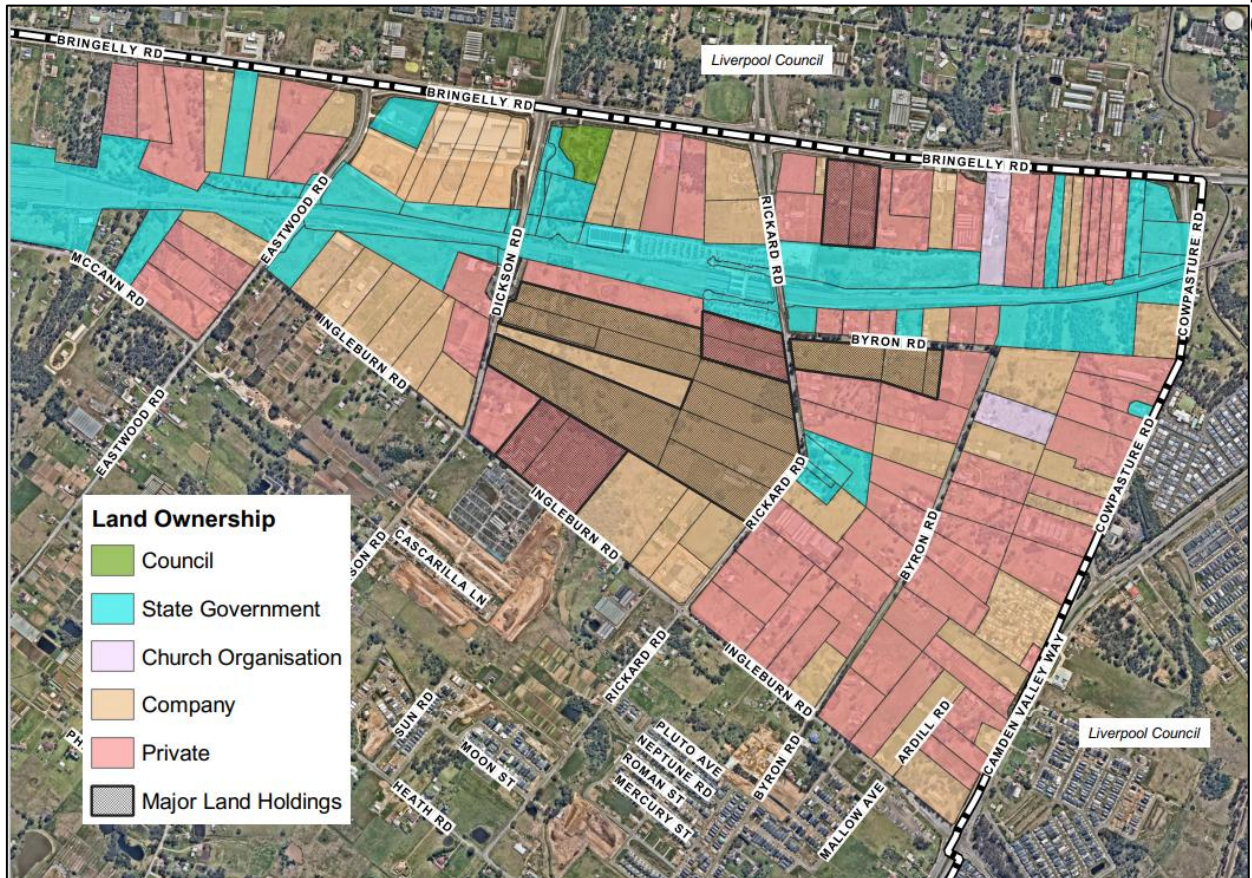


Figure 3: Leppington Town Centre ownership map for Camden LGA (September 2022)

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.

The existing site context is primarily rural (under existing use rights) with scattered patches of vegetation to the south of Bringelly Road.

An existing primary school sits in the centre of the town centre on Rickard Road.

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

Changing Strategic Context

The draft Planning Proposal has been prepared in response to changes to the surrounding strategic context since the original rezoning in 2013, including:

- Announcement of Western Sydney Airport and Aerotropolis ('the Aerotropolis');
- Planned extension of the rail line to the Aerotropolis;
- Planned high-frequency bus corridors; and

- Being identified as a Strategic Centre in the Greater Sydney Region Plan (Region Plan), Western City District Plan (District Plan) and Council’s Local Strategic Planning Statement (LSPS).

The proposed changes are the result of a consideration of market demand, feasibility testing and recognising the changed role for Leppington Town Centre in response to the Aerotropolis plans.

With the Aerotropolis being the primary focus of new employment lands in South West Sydney, Leppington Town Centre will need to increase its role of providing much needed homes, local employment, services and a civic hub to support the concept of a 30-minute city.

Leppington Town Centre Planning History

In 2017, the DPE announced a review to investigate slow development uptake in Leppington Town Centre since the initial rezoning in 2013. Responsibility for the review was transferred from DPE to Council in 2019. The Leppington Town Centre review history is summarised in **Table 1** below.

Year	Milestone
2013	Leppington Town Centre rezoned.
2014	Western Sydney Airport (Aerotropolis) announced.
2015	Leppington Train Station opened.
2016	Greater Sydney Region Plan adopted.
2017	DPE announced review to investigate limited development since rezoning and holds community engagement sessions.
2018	Western City District Plan adopted.
2019	Council was handed lead of Leppington Town Centre review.
2020	Camden Local Strategic Planning Statement is adopted and North South and East West rail link corridors gazetted.
2021	Between February and March 2021, Council held preliminary community engagement sessions to inform the vision. On 8 June 2021 Council accepted funding from DPE to finalise the review.
2022	The extension of rail from Leppington Station to the Aerotropolis along the East West rail link corridor is identified as an Infrastructure Priority to be completed by 2031 in Western Parkland City Draft Blueprint.

Table 1: Leppington Town Centre Review History

Development History

Leppington Town Centre has been slow to develop to date. There are several reasons for this, including fragmentation of land ownership and the perceived lack of a lead developer to establish a town centre with a range of retail services and amenity. Other factors include development uncertainty, development gravitating towards the Aerotropolis and project feasibility relating to land value expectations and development standards.

Recent development history for the town centre is provided as an **attachment** to this report and is also shown in **Figure 4** below.



Figure 4: Development History in Leppington Town Centre as of September 2022

Preliminary Community Engagement

Preliminary community engagement has been undertaken to inform a new vision for the town centre:

- In 2019, DPE undertook preliminary community engagement; and
- In 2021, Council officers completed additional preliminary community consultation which included a survey, landowner webinar and youth engagement at Leppington Primary School.

A copy of the Preliminary Engagement Report is provided as an **attachment** to this report.

Preliminary State Agency Consultation

Camden and Liverpool City Council officers have been working collaboratively with state agencies to prepare the draft Planning Proposal. The councils intend to further consult with state agencies as part of the recommended state agency consultation period following Gateway Determination by DPE (prior to public exhibition).

Transport for NSW (TfNSW)

The draft Leppington Town Centre and Precinct Traffic Modelling Report has been developed in collaboration with TfNSW. Council officers have written to TfNSW to seek access to Bringelly Road from the proposed northern extension of Byron Road.

Council officers also anticipate further consultation with TfNSW on rail and bus in the town centre during State Agency Consultation.

School Infrastructure NSW (SINSW)

Collaboration is ongoing between Council officers and School Infrastructure NSW (SINSW) regarding the provision of education facilities within Leppington Town Centre. SINSW has identified a need for additional education facilities to service the Leppington Town Centre to ensure that public schools are supporting community needs and continue to be appropriately resourced to respond to changes in student population.

Council officers note that Leppington Public School will be subject to upgrades as part of the 2022-23 NSW Budget allocation.

Further amendments may be required to the draft Planning Proposal as a result of state agency consultation and Councillors will be provided with updates on this issue.

NSW Health

Council officers will continue to consult with NSW Health to ensure appropriate health services are located within the precinct. NSW Health has indicated that it would like Council to retain the current Land Reservation Acquisition (LRA) map layer location.

Landcom

Landcom have been collaborating with the councils and relevant state agencies, to develop a catalyst site that will take advantage of Government-owned land (north of the station) to deliver jobs, homes and state agency needs required to support the future population as a result of the draft Planning Proposal.

Sydney Water

Sydney Water provided a letter of advice in May 2022, outlining water and wastewater servicing capacity for the Town Centre based on forecast growth under current planning controls and additional forecast growth associated with the draft Planning Proposal. Sydney Water's advice is included within the draft Utilities Assessment Report which is provided as a **confidential attachment** to this report.

Sydney Water has recently released its Growth Servicing Plan 2022-2027 (GSP). Council officers will consult further with Sydney Water and update the Draft Leppington Town Centre Utilities Assessment prior to public exhibition to reflect the GSP (if required).

Initial Notification

Initial notification of the draft Planning Proposal has not been undertaken. The draft Planning Proposal remains confidential as it is reasonable to believe that revealing the details of the draft Planning Proposal would result in increased market speculation prior to public exhibition, which would confer a commercial advantage on persons with whom Council is proposing to conduct business.

Subject to the draft Planning Proposal being endorsed by Council and issued with a Gateway Determination by DPE, the details of the proposal will be made available at the public exhibition stage.

MAIN REPORT

Proposed Vision for Leppington Town Centre

Active and people-focussed

The vision for the Leppington Town Centre is for it to become a major new Strategic Centre within the Western Parkland City of Sydney, in close proximity to the Western Sydney Aerotropolis and with a rail station providing direct access to Liverpool and Sydney CBD. Leppington Town Centre will be a people and lifestyle-focused place, transit-oriented and highly convenient with major shopping, cultural and recreation facilities. It will have multiple education and health facilities as well as convenient industrial and urban services space on its fringe to meet the needs of its local community.

A green urban centre

A public domain green network will be focused on the existing natural creek lines and be connected to the main town centre core and train station. The built form will be high quality with a range of densities and building heights increasing with proximity to the centre and station. Streets, public and private open spaces will be lined with green tree canopy and have cool outdoor spaces. Leppington will be resilient to urban heat and known for its sustainable buildings, spaces and lifestyle.

Convenient and connected

As a strategic centre in the Western Parkland City, Leppington Town Centre will provide much-needed homes, jobs, services and a civic hub with high-frequency trains and rapid buses to Bradfield in the Aerotropolis, to Liverpool CBD and to greater Sydney, complementing the concept of a 30-minute city. Convenience is never far away with fine grain retail, eat streets, entertainment and excellent transport connections to the rail station at the heart of the centre and the surrounding area. The range of active transport options through permeable streets and spaces will be a key feature of Leppington, providing access from the outer areas to the centre core. Services, schools, community education and cultural activities will all be within walking distance and people of all ages will feel safe riding bikes through leafy streets on a network of separated cycleways within a 10-minute neighbourhood.

A well-designed built environment

The centre will be known as a smart and innovative city with architecturally-designed, sustainable and diverse buildings that open to a vibrant public domain. Streets of varying nature and function will be leafy, human-scaled and lined with active and engaging building frontages. A linear high street is planned with fine-grain retail and entertainment activated by eat streets, parks and plazas with events and interactive public art including indigenous art. Active and engaging street frontages offer access throughout the town centre for cyclists and pedestrians while also creating a sense of place. Above street level, rooftop spaces with shared views to cityscapes and landscapes will act as places to relax and connect with others.

Complementary to its natural environment

The built environment is to be complemented by a local open space network focused on three restored and enhanced natural creeks (Kemps, Scalabrini and Bonds Creeks). Urban plazas, parks, sports fields, bush reserves and walking trails will connect kilometres of local open space to the Western Sydney Parklands and the regional open space network creating a green grid. Streets will provide desirable tree planting of indigenous tree species and an environmental function, as well as their transport function.

Proposed Density Pyramid

A 'pyramid' approach has been adopted for Leppington Town Centre for the purposes of planning of the intensity of activity, density of built form and concentration of facilities.

The highest densities and concentrations of active and commercial floor space are focussed on the station and surrounds to support a mixed-use Strategic Centre CBD. The densities taper down to the edges of the town centre to align with feasibility advice received (Housing Market Demand Analysis, HillPDA) and to be consistent with current approved development.

Proposed Draft Indicative Layout Plan

An updated Indicative Layout Plan (ILP) for the town centre is included in the draft Planning Proposal.

The draft ILP has considered the development feasibility of the proposed land use zones for various development types in addition to market demand. Land fragmentation has also been addressed through a revised road network and street hierarchy that facilitates access to all lands within the site, enabling development for lots that were previously inaccessible.

Draft Planning Proposal

The draft Planning Proposal supports the intent for Leppington Town Centre to become a new Strategic Centre within the Western Parkland City; to complement the role of the Aerotropolis and grow into a regionally significant transit-oriented centre providing major civic, cultural, recreational, retail and business service functions for the area.

The draft Planning Proposal includes land use and zoning changes to the Precincts SEPP in line with recommendations from the Leppington Town Centre Market Demand Analysis and the changed role for Leppington Town Centre in response to the Aerotropolis.

The plans for Leppington Town Centre shift from a largely employment-zoned business and industrial park, with pockets of separated medium density residential, to a highly integrated mixed-use Strategic Centre core with a focus on residential living and provision of cultural and recreational facilities, as well as major retail and government services for the surrounding areas.

Specialist Studies

The draft Planning Proposal is supported by specialist studies. These specialist studies are listed in **Tables 2, 3 and 4** below.

Specialist	Consultant	Date
Indigenous Heritage Assessment Project: Austral & Leppington North Precincts, South West Growth Centres	Australian Museum Business Services	June 2012
Austral & Leppington North Precinct Biodiversity Conservation Assessment	Cardno	August 2012
Austral and Leppington North Precincts – Historic Heritage project	Australian Museum Business Services	June 2012
Austral & Leppington North Precincts Water Cycle Management Response to Exhibition Submissions	Cardno	December 2012

Table 2: Historical specialist studies commissioned by DPE prepared for the original rezoning of the Austral and Leppington North Precinct

Specialist Study	Consultant	Date
Draft Leppington Town Centre Utilities Assessment	Mott McDonald	September 2022
Draft Social Infrastructure and Open Space Assessment	Elton Consulting	September 2022

Table 3: Specialist studies commissioned by DPE to support the draft Planning Proposal

Specialist Study	Consultant	Date
Leppington Town Centre Market Demand Analysis	HillPDA	April 2021
Bushfire Assessment Report Leppington Town Centre	EcoLogical Australia	August 2022
Draft Designing Leppington Town Centre – Urban Design Report	LFA and Turf	September 2022

Specialist Study	Consultant	Date
Draft Delivering Leppington – Open Space and Infrastructure Costings Report	Mecone	October 2022
Draft Leppington Town Centre and Precinct Traffic Modelling Report	Arup	March 2022

Table 4: Specialist studies commissioned by Council to support the draft Planning Proposal

In addition to the above specialist studies, the draft Planning Proposal has also been developed in conjunction with the Draft Leppington Town Centre Development Control Plan and Contributions Plan.

The above specialist studies and supporting documents are provided as **confidential attachments** to this report.

An assessment of the draft Planning Proposal against the specialist studies is provided in 3.3 Section C - Environmental, Social and Economic Impact within the draft Planning Proposal (**confidential attachment**).

Proposed Zoning and Land Use Changes

The proposed zoning and land use changes identified in the draft Planning Proposal address many of the issues identified as current impediments to the development of Leppington Town Centre including land fragmentation, development feasibility constraints and inappropriate land use zoning for development.

Proposed Zoning and Land Use Changes - Residential Development Summary

The proposed zoning changes will support the market demand for approximately 10,500 dwellings by 2041.

Proposed Zoning and Land Use Changes - Employment Development Summary

The employment space and jobs envisioned for Leppington Town Centre under the Western Sydney District Plan is more likely to be realised, with the proposed zoning changes providing the capacity for 11,000 jobs (approximately).

Proposed Zoning and Land Use Changes – Land Reservation Acquisition map

Council officers are currently refining state government-funded intersection designs in and around the precinct to limit their impact on land acquisition. The preferred draft option for intersection footprints is provided as a **confidential attachment** to this report.

The Land Reservation Acquisition map in the draft Planning Proposal will be updated prior to public exhibition to be consistent with the preferred draft option for intersection footprints.

Clauses and Local Provisions

New clauses and local provisions are proposed to support the draft Planning Proposal and vision for Leppington Town Centre. These provisions seek to ensure:

- Active street frontages;
- Design excellence;
- Public realm excellence;

- Urban heat mitigation;
- Environmentally sustainable buildings; and
- Affordability and feasibility.

Amendments to the Camden Growth Areas Development Control Plan

To support the development of Leppington Town Centre as a Strategic Centre, the draft Planning Proposal seeks to make amendments to the following Development Control Plans (DCPs):

Schedule 1 - Austral and Leppington North (of the Camden Growth Centres Precincts DCP and Liverpool Growth Centre Precincts DCP)

Schedule 1 is proposed to only apply to lands in Liverpool LGA (will no longer apply to Camden LGA).

Schedule 2 - Leppington Major Centre (of the Camden Growth Centres Precincts DCP)

Schedule 2 is proposed to be replaced with a new DCP for the town centre called Schedule 2 - Leppington Town Centre DCP.

The draft Schedule 2 - Leppington Town Centre (of the Camden Growth Areas Precincts DCP is provided as a **confidential attachment** to this report.

Provision of Infrastructure

Local Development Contributions

Local infrastructure costs are proposed to be funded via a Development Contributions Plan (Contributions Plan).

Council officers have considered the findings of Delivering Leppington Town Centre, which provides preliminary costings for infrastructure to support the town centre.

A draft Contributions Plan is currently being developed based on the preliminary findings of Delivering Leppington Town Centre.

A separate report will ask Camden Council to consider the draft Contributions Plan for Leppington Town Centre.

A copy of Delivering Leppington Town Centre is provided as a **confidential attachment** to this report.

State Government Special Infrastructure Contributions Levy

State Government infrastructure costs are funded through the Special Infrastructure Contributions (SICs) program. A SIC is paid by the developer to the State Government on new development in Special Infrastructure Contributions Areas.

The Western Sydney Growth Areas Special Infrastructure Contributions (WSGASIC) applies to Leppington Town Centre. The list of State Government-funded infrastructure items, that the WSGASIC collects for, has not been updated since it came into effect in 2011.

It is recommended that Council write to the Minister for Planning to request the list of State Government infrastructure items be reviewed to reflect the changing role of Leppington Town Centre.

Assessment against Key Strategic Documents

The draft Planning Proposal has been assessed against key strategic documents, including the Greater Sydney Region Plan, the Western City District Plan and the Camden Local Strategic Planning Statement (LSPS) and is viewed as being generally consistent with these plans and their objectives.

A full assessment against these key strategic documents is provided as an appendix to the draft Planning Proposal (**confidential attachment**).

Assessment of Planning Merit

It is considered that the proposal demonstrates strategic and site-specific planning merit to proceed to Gateway Determination as it:

- Supports increased housing diversity and a mixture of dwelling typologies that responds to the needs of Camden's growing community, providing for 10,500 dwellings by 2041;
- Supports capacity for 11,000 jobs;
- Provides for a diverse range of open space providing amenity for future residents and workers in town centre, including:
 - active open space (including playing fields); and
 - passive open space (riparian corridors, pedestrian links and cycleways);
- Accommodates substantial social infrastructure to support the future population of the town centre, including:
 - An integrated health hub;
 - A multi-purpose community facility;
 - Aquatic and indoor recreation centre (Liverpool LGA);
 - An upgrade of the existing primary school; and
 - Additional education facilities;
- Gives effect to the vision of Leppington Town Centre as a Strategic Centre, as identified in the Greater Sydney Regional Plan, Western City District Plan, Camden Local Strategic Planning Statement and Camden Community Strategic Plan;
- Is consistent with relevant Section 9.1 Ministerial Directions, State Environmental Planning Policies and State Regional Environmental Plans.

Camden Local Planning Panel

On 3 August 2022, the Camden and Liverpool Local Planning Panels ('Panels') considered the draft Planning Proposal.

The Camden Panel found that the draft Planning Proposal demonstrates strategic and site-specific merit and recommended that it proceed to Gateway Determination, pending the Panel's advice being considered.

A copy of Camden Panel meeting minutes and Camden Council officers' response to their advice is provided as a **confidential attachment** to this report.

A copy of Liverpool Local Planning Panel meeting minutes (containing their advice) and Liverpool City Council officers' response to their advice is also provided as **confidential attachments** to this report.

Liverpool City Council

The Leppington Town Centre precinct spans over two LGAs with Liverpool City Council to the north of Bringelly Road and Camden Council to the south (shown in **Figure 1**).

Throughout the process of preparing the draft Planning Proposal package, officers from both councils have worked in a collaboratively manner.

Liverpool City Council considered the draft Planning Proposal on 26 October 2022 and resolved to endorse the draft Planning Proposal and forward it to DPE for gateway determination.

Next Steps and Public Exhibition

Subject to endorsement of the proposal by Council, the draft Planning Proposal will be submitted to DPE for Gateway Determination.

In addition to the request for a Gateway Determination, it is recommended that Council write to the DPE to request a formal state agency consultation period be undertaken, prior to public exhibition, to provide a further opportunity for agency comment on the draft Planning Proposal package. It is also recommended that Council delegate authority to the General Manager to make any amendments to the draft Planning Proposal and supporting documents prior to public exhibition. Councillors will be provided with updates on this matter prior to commencement of public exhibition.

Subject to a favourable Gateway Determination being received, the draft Planning Proposal will be placed on public exhibition, concurrently with the draft DCP and draft Contributions Plan.

Council will consult with DPE on the draft DCP in accordance with the instrument of delegation issued by the DPE Secretary to Council for the Camden Growth Areas DCP.

A separate report will ask Council to consider the draft Contributions Plan for Leppington Town Centre.

Recommended Community Participation Methods

On 14 September 2021, Council endorsed the Camden Community Participation Plan 2021 (CPP). The CPP identifies that where a draft Planning Proposal demonstrates strategic merit, the Gateway report to Council will recommend the community participation methods for the public exhibition period.

Subject to Council endorsement (and a favourable Gateway Determination), it is recommended that the below community communication and engagement methods be undertaken.

ORD02

Phase	Communication	Engagement
Phase 1 Pre-Exhibition		Your Voice Camden project page to host: Background information and links Video about Leppington changes Subscriber option for updates FAQs and links
Phase 2 Public Exhibition	Media release Notification letters Community Update (project newsletter) Economic Development E-news Mayoral message Social Media 3D flythrough, render and images	Your Voice Camden project page Subscriber notification of exhibition Pop Up at Leppington Train Station Online information session Meetings with stakeholders Developer Forum Document displays Notify preliminary engagement participants
Phase 3 Post Exhibition	Councillor briefing / Council report Media release Acknowledge submissions Community Update (project newsletter) Economic Development E-news.	Your Voice Camden project page updates Clarify submissions where required

Table 5: Community communication and engagement methods

A copy of the draft Communications and Engagement Plan for Leppington Town Centre is provided as a **confidential attachment** to this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications for Council as a result of the draft Planning Proposal.

Changes to local contributions and the SIC are dealt with in the main body of the report.

A separate report will ask Council to consider the draft Contributions Plan for Leppington Town Centre.

CONCLUSION

The draft Planning Proposal proposes land use zoning changes to the Precincts SEPP. Many of the proposed changes are the result of a consideration of market demand, feasibility testing and recognising the changed role for Leppington Town Centre in response to the Aerotropolis plans.

The draft Planning Proposal will enable Leppington Town Centre to be a regionally-significant transit-oriented centre providing the major civic, cultural, recreational, retail and business service functions for the South West Growth Area. The nearby Aerotropolis will take on the major business and industrial enterprise focus and Leppington Town Centre will become a mixed use, urban living and service centre for the surrounding district.

The draft Planning Proposal will enable Leppington Town Centre to become the South West Growth Area's first compact and walkable neighbourhood. The new vision for Leppington Town Centre, which this draft Planning Proposal will enable, is a town centre that is:

- Active and people focused;
- A green urban centre;
- Convenient and connected;
- A well designed built environment; and
- Complementary to its natural environment.

Council officers consider the draft Planning Proposal demonstrates strategic and site-specific planning merit and should proceed to Gateway Determination.

RECOMMENDED

That Council:

- i. endorse the draft Planning Proposal for Leppington Town Centre for the purpose of a Gateway Determination and public exhibition;**
- ii. endorse the draft Camden Growth Areas DCP (as amended) for Leppington Town Centre for the purpose of public exhibition;**
- iii. forward the draft Planning Proposal and supporting documents to the Department of Planning and Environment for Gateway Determination with a request that State Agency Consultation occur prior to public exhibition;**
- iv. forward the draft Camden Growth Areas DCP (as amended) for Leppington Town Centre to the Secretary of the Department of Planning and Environment at the same time as it is placed on public exhibition;**
- v. delegate authority to the General Manager to make any amendments to the planning proposal and supporting documents prior to public exhibition;**

- vi. subject to receiving a favourable response from the Department of Planning and Environment, proceed to public exhibition for community and stakeholder input into the details of the draft Planning Proposal;
- vii. write to the Minister for Planning to request the Western Sydney Growth Areas Special Infrastructure Contributions be reviewed to reflect the changing role of Leppington Town Centre; and
- viii. consider a further report following the results of public exhibition.

ATTACHMENTS

1. Leppington Preliminary Community Engagement Report (2021)
2. Development Application History - *Supporting Document*
3. Draft SEPP Maps - *Supporting Document*
4. Camden Local Planning Panel Report & Minutes 3 August 2022 - *Supporting Document*
5. Council officers response to Camden Local Planning Panel Advice - *Supporting Document*
6. SINSW Submission - Draft ILP and Draft Planning Proposal Commentary - *Supporting Document*
7. Draft Option for Intersection Footprints - *Supporting Document*
8. Liverpool Council Local Planning Panel Advisory Minutes - *Supporting Document*
9. Liverpool Council officers response to Local Planning Panel Advice - *Supporting Document*
10. Draft Communications & Engagement Plan - *Supporting Document*
11. Draft Planning Proposal - Under Separate Cover - *Supporting Document*
12. Draft DCP - Under Separate Cover - *Supporting Document*
13. Technical Documents commissioned by DPE - Under Separate Cover - *Supporting Document*
14. Historical Technical Studies commissioned by DPE - Under Separate Cover - *Supporting Document*
15. Technical Studies commissioned by Council to support the Draft Planning Proposal - Under Separate Cover - *Supporting Document*

 70 Central Ave,
Oran Park NSW 2570

 mail@camden.nsw.gov.au

 PO Box 183, Camden 2570

 camden.nsw.gov.au

 4654 7777

 www.facebook.com/camdencouncil

 ABN: 31 117 341 764



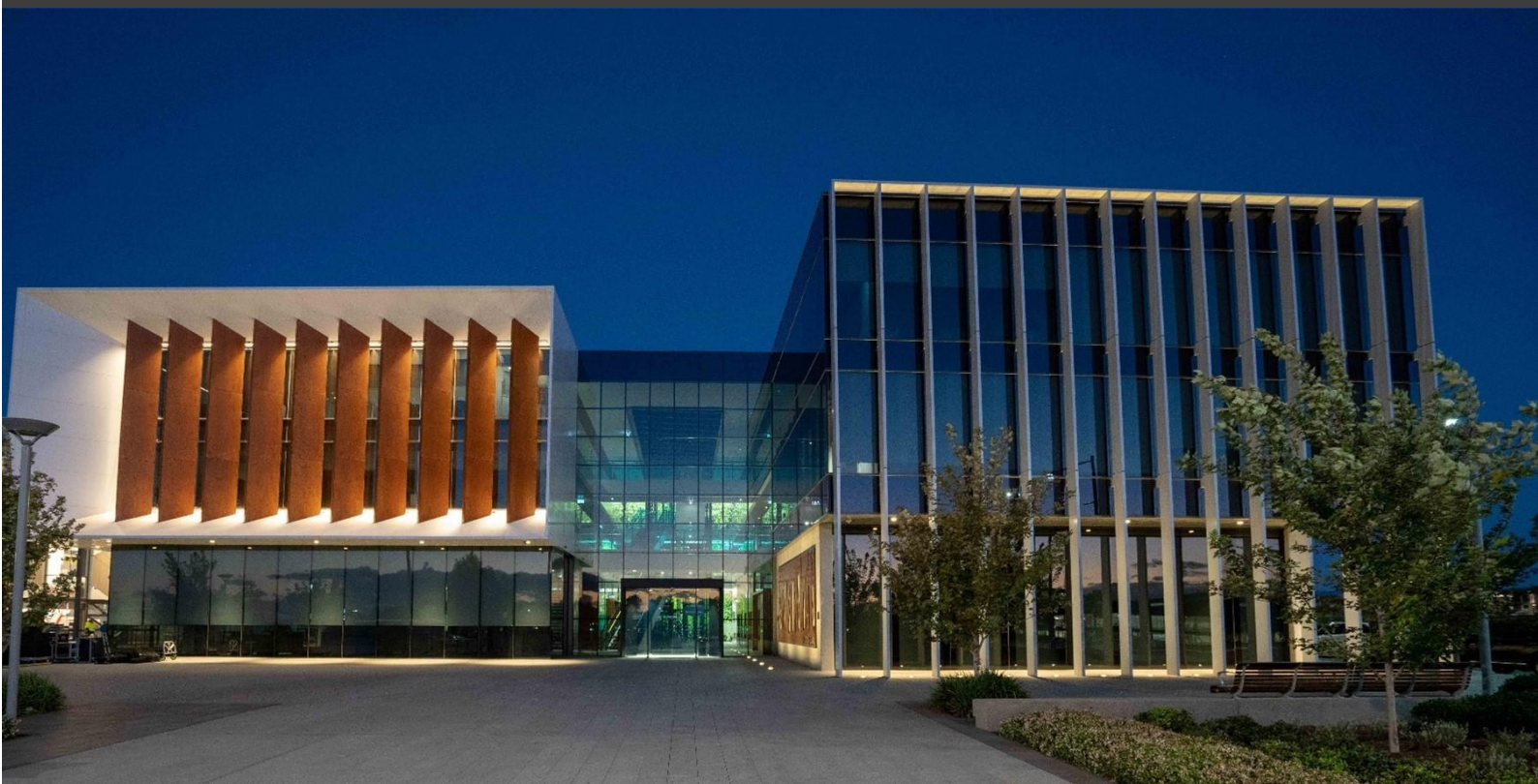
camden
council

Minutes

Ordinary Council Meeting

Camden Council
Administration Centre
70 Central Avenue
Oran Park

8 November 2022



camden
council

TABLE OF CONTENTS

Present	3
Staff	3
Leaves of Absence	3
Councillors Campbell, C Cagney, A Cagney, Farrow, Dommaraju and McLean voted in favour of the Motion.....	3
No Councillors voted against the Motion.....	3
Approval to Attend by Audio-Visual Link	3
Declarations of Interest	4
Public Addresses	4
Confirmation of Minutes	5
ORD01 Mater Dei / Wivenhoe Planning Proposal.....	5
ORD02 Leppington Town Centre Planning Proposal.....	6
ORD03 Planning Proposal for Council Owned Land at 55 Topham Road, Smeaton Grange	7
ORD04 Variations to Development Standards Approved Under Staff Delegation (Quarterly Report).....	7
ORD05 Annual Financial Statements - Year Ending 30 June 2022	8
ORD06 Results against Budget and Revotes for Year Ending 30 June 2022	8
ORD07 Rates, Charges and Levies Written Off for the 2021/22 Financial Year.....	9
ORD08 September Review of the 2022/23 Budget.....	9
ORD09 Investment Monies - September 2022	9
ORD10 Annual Report 2021/2022.....	10
ORD11 Growth Areas Contributions Plan Amendment 2 - Lowes Creek Maryland Post Exhibition	10
ORD12 Community Grants Program 2022/2023.....	10
ORD13 Draft Biodiversity Strategy 2022 - Post Exhibition	11
ORD14 Tender T005/2022 - Consultant for Design of Leppington Open Spaces 1A-1D (Leppington Oval)	12
ORD15 Tender T009/2022 - Principal Contractor - Supply and Installation of an Automatic Irrigation System at Hayter Reserve.....	12

MEETING COMMENCED AT 6.31PM

PRESENT

In person:

Cr Farrow (Deputy Mayor/Chairperson)
Cr A Cagney
Cr C Cagney
Cr E Campbell
Cr U Dommaraju
Cr P McLean

Remote:

Nil

STAFF

Acting General Manager
Director Customer & Corporate Strategy
Acting Director Planning & Environment
Director Community Assets
Acting Director Sport, Community & Activation
Chief Financial Officer
Manager Open Space & Sustainability
Manager Public Affairs
Manager Legal & Governance
Acting Manager Strategic Planning
Acting Manager Major Projects
Acting Manager Community Outcomes
Coordinator Contributions Planning
Senior Governance Officer
Governance Officer – Panels & Committees
Assistant Governance Officer
Media Advisor

LEAVES OF ABSENCE

Motion: Moved Councillor Campbell, Seconded Councillor A Cagney that Councillor Fedeli, Councillor Symkowiak and Councillor Zammit be granted leave of absence.

ORD160/22 THE MOTION ON BEING PUT WAS **CARRIED**

Councillors Campbell, C Cagney, A Cagney, Farrow, Dommaraju and McLean voted in favour of the Motion.

No Councillors voted against the Motion.

APPROVAL TO ATTEND BY AUDIO-VISUAL LINK

There were no requests to attend by audio-visual link.

DECLARATIONS OF INTEREST

Councillor A Cagney declared a non-pecuniary, less than significant interest in relation to ORD12 - Community Grants Program 2022/2023, advising that she is on the Executive of the St Clare's Catholic School Parents and Friends Association, however as its application was not recommended for funding she would remain in the Chamber during discussion and voting on the matter.

Councillor McLean declared a non-pecuniary, less than significant interest in relation to ORD12 - Community Grants Program 2022/2023, advising that he is a volunteer at and a parent of a student who attends St Clare's Catholic School, and that he is a life member of Camden Cycle Club, however he is not a current financial or insured member and had no involvement in the grant process or any significant relationships to anyone at the Club, and that he would remain in the Chamber during discussion and voting on the matter.

Councillor Campbell declared a non-pecuniary, less than significant interest in relation to ORD12 - Community Grants Program 2022/2023, advising that she is a volunteer and life member of several of the groups recommended to receive funding, however as she does not hold any positions with them and her involvement is only that of an ordinary community member, she would remain in the Chamber during discussion and voting on the matter.

Councillor Dommaraju declared a pecuniary interest in relation to ORD02 - Leppington Town Centre Planning Proposal, advising that she and her husband own property in the vicinity of the land which is the subject of the Planning Proposal and that she would vacate the Chamber and not take part in discussion and voting on the matter.

Motion: Moved Councillor A Cagney, Seconded Councillor McLean that the declarations be noted.

ORD161/22 THE MOTION ON BEING PUT WAS **CARRIED**

Councillors Campbell, C Cagney, A Cagney, Farrow, Dommaraju and McLean voted in favour of the Motion.

No Councillors voted against the Motion.

PUBLIC ADDRESSES

Sister Catherine McCahill on behalf of the Trustees of the Good Samaritan Sisters addressed Council in relation to ORD01 - Mater Dei / Wivenhoe Planning Proposal.

Mr Edward O'Grady addressed Council in relation to ORD13 – Draft Biodiversity Strategy 2022 - Post Exhibition.

Motion: Moved Councillor Campbell, Seconded Councillor A Cagney that the public addresses be noted.

ORD162/22 THE MOTION ON BEING PUT WAS **CARRIED**

Councillors Campbell, C Cagney, A Cagney, Farrow, Dommaraju and McLean voted in favour of the Motion.

No Councillors voted against the Motion.

ORD02 Leppington Town Centre Planning Proposal

Motion: Moved Councillor C Cagney, Seconded Councillor A Cagney that Council:

- i. endorse the draft Planning Proposal for Leppington Town Centre for the purpose of a Gateway Determination and public exhibition;
- ii. endorse the draft Camden Growth Areas DCP (as amended) for Leppington Town Centre for the purpose of public exhibition;
- iii. forward the draft Planning Proposal and supporting documents to the Department of Planning and Environment for Gateway Determination with a request that State Agency Consultation occur prior to public exhibition;
- iv. forward the draft Camden Growth Areas DCP (as amended) for Leppington Town Centre to the Secretary of the Department of Planning and Environment at the same time as it is placed on public exhibition;
- v. delegate authority to the General Manager to make any amendments to the planning proposal and supporting documents prior to public exhibition;
- vi. subject to receiving a favourable response from the Department of Planning and Environment, proceed to public exhibition for community and stakeholder input into the details of the draft Planning Proposal;
- vii. write to the Minister for Planning to request the Western Sydney Growth Areas Special Infrastructure Contributions be reviewed to reflect the changing role of Leppington Town Centre; and
- viii. consider a further report following the results of public exhibition.

ORD165/22 THE MOTION ON BEING PUT WAS **CARRIED**

Councillors Campbell, C Cagney, A Cagney, Farrow and McLean voted in favour of the Motion.

No Councillors voted against the Motion.

Councillor Dommaraju returned to the Chamber, the time being 6.58pm.

DRAFT

 70 Central Ave,
Oran Park NSW 2570

 PO Box 183, Camden 2570

 4654 7777

 ABN: 31 117 341 764

 mail@camden.nsw.gov.au

 camden.nsw.gov.au

 www.facebook.com/camdencouncil



camden
council