



Leppington Town Centre Review

Preliminary Community Engagement Report

June 2021

**Thank you to those who
participated in the visioning
workshops.**



Leppington Town Centre Review

Reviewed and revised June 2021

Acknowledgments

Council acknowledges and extends
appreciation to all contributors

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**Camden Council acknowledges
the Dharawal people as the
traditional custodians of this
land and pay our respects to their
Elders both past and present.**

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1.0 Introduction

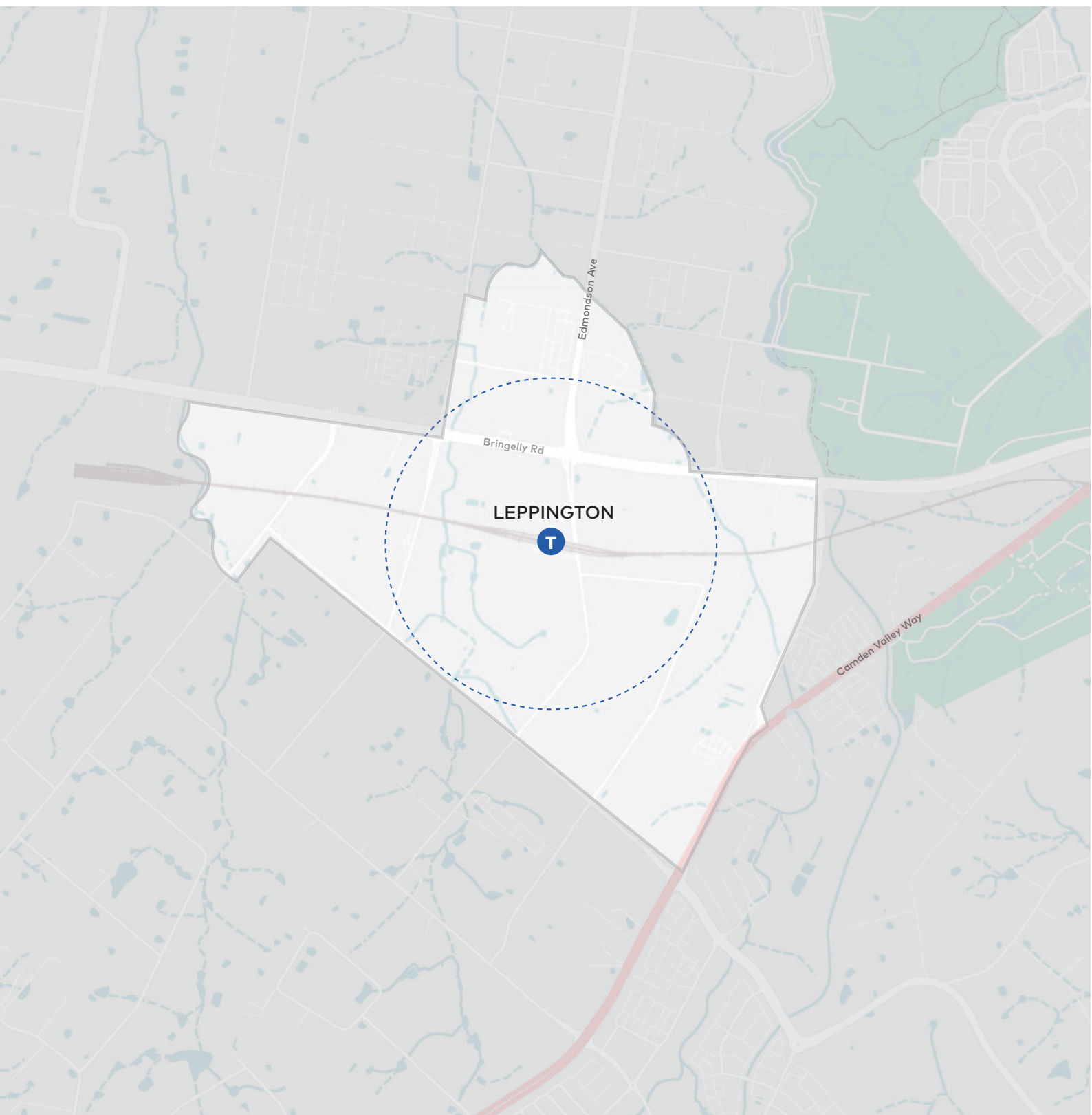


Figure 1 - Precinct Boundary and walking catchment from Leppington Station

1.1 Project Overview

Leppington Town Centre is located within the South West Growth Area. The precinct spans over two Local Government Areas (LGAs), Liverpool City Council to the north of Bringelly Road and Camden Council to the south.

The land was originally rezoned for urban development in 2013, with the Western Sydney Airport announced in 2014 and the Leppington train station opening in 2015. The economic and structural context has changed as a result, and further investment opportunities are being created.

In light of this significant change to the local market, DPIE commenced a review of Leppington Town Centre in 2017. The review includes investigating a new vision for the town centre, with altered land use controls that potentially change the quantity and mix of new homes and jobs within proximity to the train station. From late 2019, Council was handed the lead of this review in collaboration with Liverpool City Council and DPIE.

In reimagining Leppington Town Centre, a considered and evidence-based approach must be taken that forms a clear strategic vision for the centre. This vision outlines the role of LTC within the network of strategic centres in the Western Parkland City and its relationship with the Aerotropolis. It is also important that a suitable balance between commercial, residential floor space and open space is achieved.

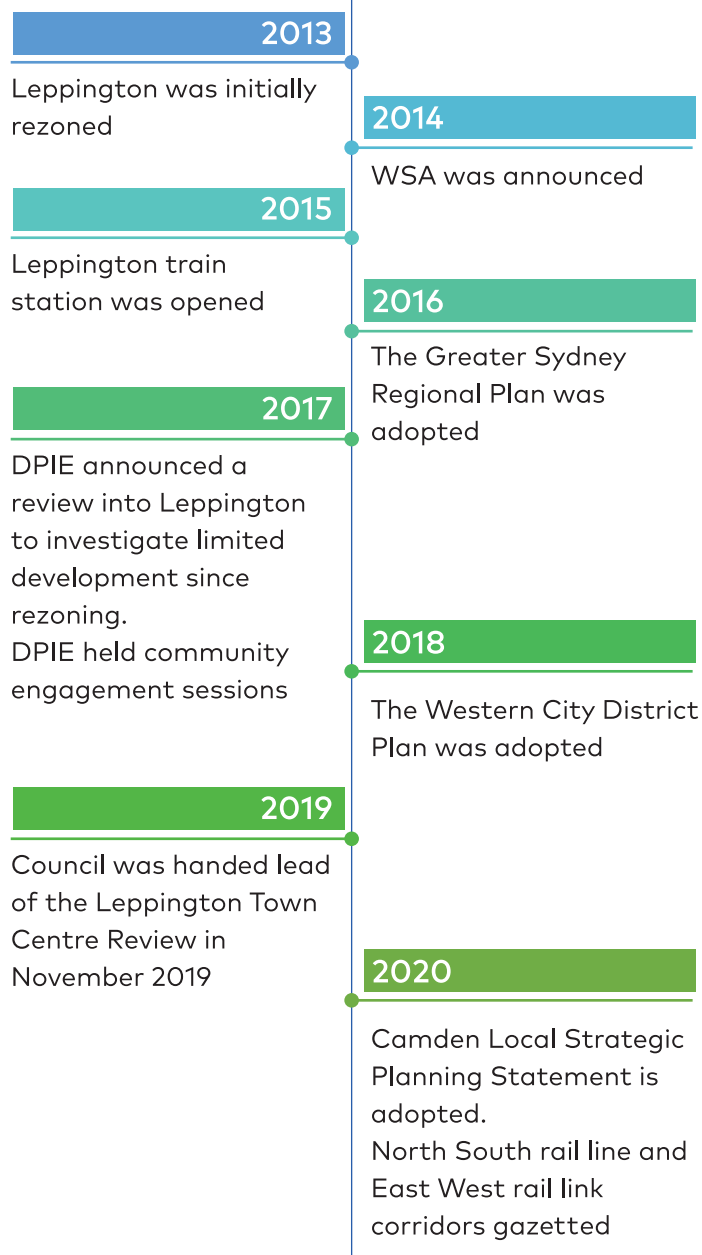


Figure 2 - Leppington Town Centre Project Timeline

The objective of the preliminary engagement was to establish a clear vision / desired future character for Leppington Town Centre to help inform planning controls



The face-to-face engagement session with Leppington Public School students was chosen to ensure that Leppington's youth had an opportunity to provide input into a place they may live and work in as adults.

Figure 4 - Engagement Timeline across 2021

1.2 Engagement Methodology

Camden Council used several methods of unique engagement to connect with the community to understand the key sentiments, opinions and ideas for the future identity of Leppington's Town Centre as well as understanding potential job opportunities. The engagement activities engaged with a broad cross-section of the community, including landowners, students and business owners. Engagement tools included:

- General onboarding survey to understand landowner context and provide opportunities for extensive feedback to be provided across 15 questions

- Video to provide an overview of the review to date

Schools Engagement

- Understand future needs and aspirations
- Unique perspective from Camden's future workforce

Webinar

- Understand the current context of the area
- Webinar poll
- Discussion groups regarding housing, open space, retail and commercial opportunities and sustainability
- Next steps for Leppington Town Centre vision

Informed by Strategic Community Engagement

Camden LSPS



The purpose of the Local Strategic Planning Statement (LSPS) is to provide a 20-year strategic land use vision and framework for the Local Government area of Camden, aligning with the current and future needs of the community. Community consultation highlighted the priorities for development should include:

- Appropriate infrastructure
- Protection of the natural environment
- Creating opportunities for economic and industry growth that align with residential growth
- Leppington was considered ideal to accommodate growth and accommodate a professional hub
- Environmental protection is a clear priority and should encapsulate both native bushland and iconic rural landscapes

Camden Housing Strategy



The Camden LGA's Local Housing Strategy (LHS) was created in response to district and local planning strategic goals, delivering a clear framework for existing and future housing. The strategy was developed utilising rigour data analysis to guide the various priorities and objectives for establishing resilient, healthy, and connected housing choices over the next 10 to 20 years. Housing provision needs to accommodate growth, while maintaining character and alignment with infrastructure delivery. Design quality and medium density were key themes regarding housing in Camden.

2.0 Visioning Webinar

Overview

An online visioning workshop was held by Camden Council on 17 February 2021 (using Zoom). This webinar was supported by an independent facilitator (Jo Kelly, People Place and Partnership) and staff from Liverpool City Council.

342 landowners were invited to attend the webinar from both Camden and Liverpool portions of the site. The invitation included a link to the event, an information brochure and the link to a short video update on the project.

Prior to joining the webinar, participants were asked if they had intention of remaining in Leppington, selling their land, redeveloping their land, or held a general interest about this project at this time. Landowners overall sentiment is very proactive, with most participants expressing their willingness for Leppington to commence its path to growth, including rezoning land, improving employment density and education provision.

Of the 85 people who chose to attend the webinar, 40% of participants being landowners interested in redevelopment, and a further 29% expressed a general interest in the project.

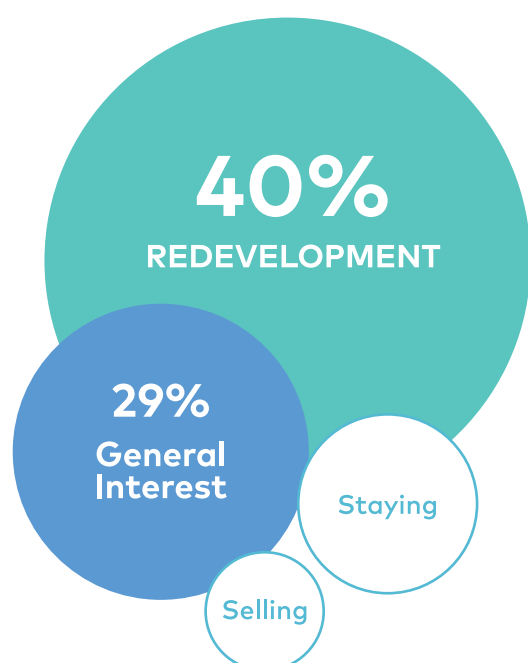


Figure 5 - Graph representing reasons to participate in the Leppington Visioning Webinar



At the start of the webinar, a short video was played outlining a summary of the Leppington Town Centre Review project and recent planning announcements. The video noted that the project was a priority for Council and explained the steps Council needs to take before the Planning Proposal package can be publicly exhibited.

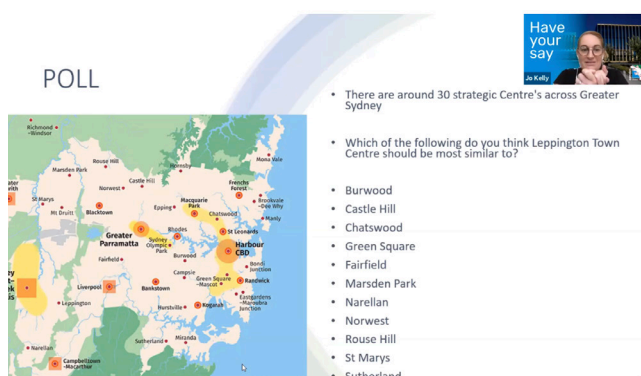
The video was followed by a formal presentation, noting that:

- The webinar would help inform the vision for the Leppington Town Centre; and
- The vision will guide future planning controls for the town centre including the development control plan, the Indicative Layout Plan (ILP) and amendments to the Growth Centres SEPP.

It was explained that Leppington is a place in transition and is identified as a 'strategic centre' within the South West Growth Area – a centre that will provide a hub for jobs, housing and community services. A strategic centre may vary in size, scale and function. There are approximately 30 Strategic centres across Greater Sydney including Narellan, Chatswood and Marsden Park. Narellan is a hub for retail and industrial employment surrounded by low density housing, Chatswood is a hub for professional employment linked to a large public transport network while Marsden Park is a hub for bulky goods with access to the interstate freight network via M4 and M7 motorways.

2.1 Webinar Poll

During the webinar, attendees were invited to participate in a snap poll to indicate which strategic centre Leppington Town Centre should be most similar to (see figures 6 & 7) and provide reasoning to their choices.



Which Strategic Centre should Leppington Town Centre be most similar to?

*Referenced in comments only

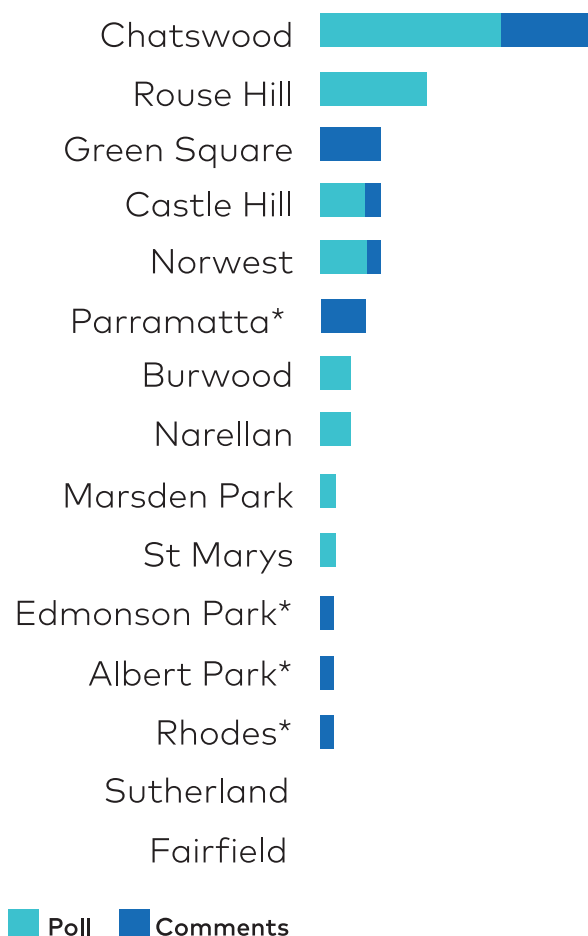


Figure 6 & 7 - Poll Question and responses

Chatswood came out as the top result of the poll (12 responses + 6 votes within the comments) considering its housing and employment density, its active workforce with complementing service, retail and entertainment precincts. Parramatta and Green Square were considered good examples for Leppington to follow based on the density of development, the proximity to a train station and unique building identity, that aligns with the place identity.

The online chat section gave participants the ability to provide more information about what it was that they liked about the place they chose. The graphic below represents a snapshot of responses:

"Chatswood because of the job opportunities"

"Shopping centre needs to be on or near station easy to access walk in from station Rhodes new shopping centre perfect example"

"The fringe areas should have housing similar to Albert Park. North facing windows to allow in lots of sunlight."

"For the core Green Square buildings, lots of glass and interesting design"

"Chatswood, they have incorporated open and passive space quite effectively"

"Chatswood has become more a community food/shopping, and entertainment precinct."

Figure 8 - Selected responses as to why should Leppington be similar to certain Strategic Centres

2.2 Discussion Group

Participants were divided into 4 groups and sent to an online breakout room to discuss 2 of 4 available topics. The topics included Homes, Open Space, Retail and Commercial and Sustainability.



GROUP 1: HOMES

This discussion group was asked about what type of homes they considered most suitable in Leppington Town Centre. Participants expressed they wanted interesting and vibrant streets such as those seen in Rouse Hill and Green Square.

When asked about building heights, there was a range of responses. Some participants wanted to see 12 story buildings in the core, others did not want the building heights to be overwhelming. Others considered a diverse mix of dwellings a more balanced approach.

In terms of houses, the group considered medium and high-density dwellings to be most suitable to the Leppington Town Centre core area, within 800m from Leppington train station. They also thought terraced apartments, and terraced dwellings were best suited to the fringe of Leppington Town Centre.

Most people considered large scale apartment complexes as not suitable for Leppington Town Centre. There was some thought that low density dwellings were either not appropriate at all within the Town Centre or should be restricted to the outskirts of the town centre. This was followed by comments that Leppington Town Centre was at risk of becoming sterilised if development was not economically feasible.

Participants were generally interested in active street front for residential developments, ensuring streets have a degree of retail activity that provides an attractive and lively place.

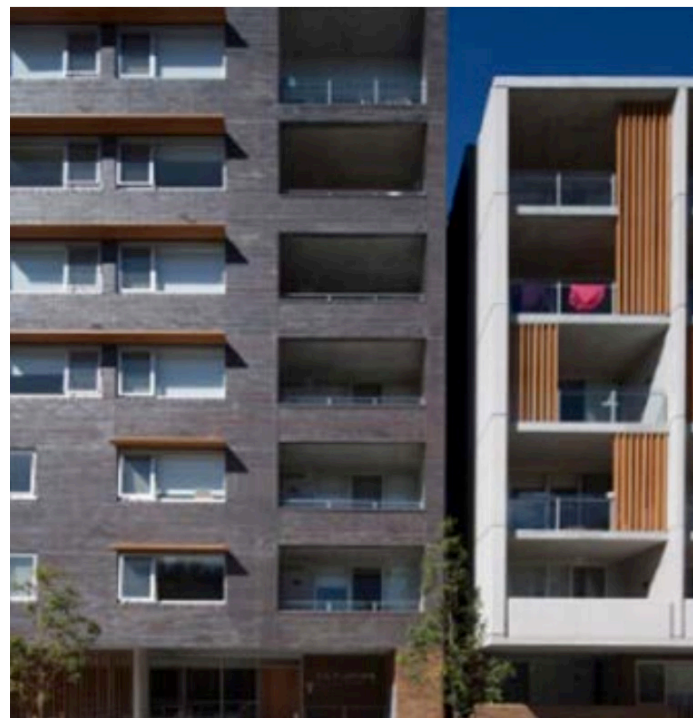
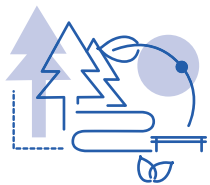


Figure 9 - Terraced Apartments

Key Take Aways

Participants highlighted the importance of having a variety of housing choices and densities available within Leppington's Town Centre

- **Housing mix should include affordable housing**
- **Residential developments should integrate retail tenancies**



GROUP 2: OPEN SPACE

Participants within this discussion group were asked about what kinds of things should be included in any future open space within Leppington Town Centre, and to share examples of places that they liked to visit.

The group focused heavily on uses that can be incorporated within designated open space such as sports fields and court, walking and cycling tracks, and the natural environment. One theme within the discussion group was access to water in different forms including natural ponds for ducks, fountains, children's water play parks, or public swimming pools.

Active uses for open space included basketball courts, public pools and water parks, playgrounds and fitness equipment, public libraries and community halls, and picnic shelters with BBQ areas. Other interesting responses included interactive spaces, off leash dog areas and parks, and utilising community halls for pop up community events.

Some participants wanted to see more trees within the open space for additional shading, to assist in reducing the urban heat island effect, as also as an extension of natural areas and for these to continue into the adjoining streets.

There were a few people within the discussion group who wanted public artworks within open spaces and thought it would be best suited for indigenous and heritage influence artworks and sculptures.

The group also discussed accessibility of open space, with suggestions open space be located along key infrastructure corridors like the railway lines and is accessible via train. Others wanted a separated car park to provide sufficient access to walking trails for any person who wanted to use them.

Accessible rooftop gardens with connected walking trails in higher density areas was also suggested as a potential idea for integrating open space within an urbanised environment. Cycling tracks would be more suited to lower density area.



Figure 10 - Mt Annan Leisure Centre

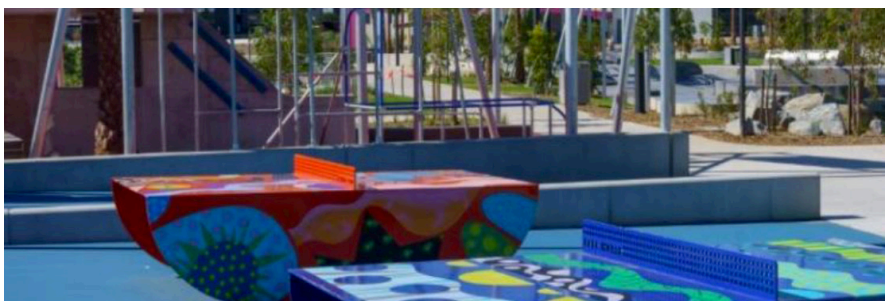


Figure 11 - Julia Reserve

Key Take Aways

Participants highlighted the importance of integrating interesting and accessible open spaces within Leppington's Town Centre that:

- Respond to community needs
- Connect existing spaces to future public space
- Provide public amenity



GROUP 3: RETAIL & COMMERCIAL

The initial question for this discussion group was to identify things that make a successful retail and commercial environment. The group was encouraged to provide examples of places that they liked or did not like, and to share some reasons why.

The retail and commercial development discussion group provided many examples of places that Leppington Town Centre should draw inspiration from. Many of these places were well known commercial and retail hubs, with wide shared streets or narrower pedestrian only laneways. These examples have a unique and vibrant feel that attracts people for a particular purpose such as a dining district within the Melbourne laneways, Darling Square as an entertainment precinct, or Rouse Hill as a retail and shopping hub.

The ideas for retail and commercial spaces, and the types of places that were shared show that community want to see a diverse and interesting retail and commercial area, with outdoor dining and bars, day and night market, commercial office spaces and shared streets for pedestrians.

The group was conscious of the impacts mixed uses may have on nearby residential population and thought that some uses are best separated into their own district, such as larger sporting or entertainment facilities.

There was support for pop up style retail and commercial in the early stages of development, acknowledging that the vibrant and active streetscape would take time to develop and could be activated by residential dwellings above or nearby.

Some participants within the group thought that having single ownership over the commercial and retail space, particularly the retail, would enable the vibrant and active streets the group had previously discussed, and provide a holistic outcome, similar to Edmonson Park.

Bulky goods were considered inappropriate for the core of the town centre, and the group thought the best location for these uses was along Bringelly Rd.

There was little discussion regarding suitable height limits applied to the commercial and retail area with one person commenting Leppington should not have a height limit, or perhaps 20 storey limit within the entertainment precinct area.

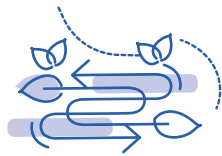


Figure 12 - Narellan Town Centre

Key Take Aways

Participants were generally interested in active street front for residential developments, ensuring streets have a degree of retail activity that provides an attractive and lively place.

- To add vibrancy to retail and commercial areas, a varied offer which includes night economy, office spaces and activated laneways was suggested
- Early stages of development were considered best to test pop up retail initiatives



GROUP 4: SUSTAINABILITY

The group was asked to talk about a range of different mechanisms that could help facilitate a low carbon precinct. This included brief discussion about Green Star rated buildings, sharing resources such as rain water or solar energy through a community or strata title co-op, mandating white and light colours to reflect heat and reduce the impact of the urban heat island effect and providing charging stations for electric vehicles parked within the town centre.

The group generally supported all of these ideas however noted the costs of these ideas largely fall to the developers to pay, and that negative impacts to feasibility may make it hard to encourage early development, and potentially sterilise Leppington in the short and midterm.

When asked if marketing Leppington Town Centre as a sustainable precinct would attract residents, the response was no. When asked if marketing Leppington Town Centre as a sustainable precinct would cause future residents to pay a premium to live there, the response was also no.

Additional thoughts were generally that additional measures would impact the ability to deliver affordable housing which was the core purpose in their eyes of the growth centres. Alternatively, excessive sustainable measures may deter development altogether despite a general agreeance within the group that projects were ready to commence.

The group noted that many of these were already included within the SEPP 65 and BASIX requirements, and exceeding

these targets would need to be optional or incentivised. It was also noted that sustainable obligations would make development more challenging in the early stages.

Rhodes was provided as an example of developers delivering social and sustainable technologies through incentives.



Figure 13 - Carparking facilities

Key Take Aways

Sustainable development practices were generally supported, however participants highlighted the additional costs may be considers barriers to development in the Leppington Town Centre.

- Affordable housing was considered the key deliverable for growth centres
- Rhodes was highlighted for incentives to sustainable and social technologies

One new idea was to explore a decentralised water treatment and recycling plant, like one in place in Box Hill. It was noted the size and scale would be difficult to implement, but it was worth consideration.

Additional ideas to create a more sustainable Leppington Town Centre were community gardens and increasing the tree canopy. These additional ideas were valued by the group in addition to exploring greater connectivity with the Western Sydney Parklands.

The group were asked if Leppington Town Centre could be marketed as a low carbon precinct, and did they think that would attract people to the town centre to live, work and visit? One participant said growth areas were designated for affordable homes, and the additional cost of sustainable features may impact the ability to provide affordable dwellings.

Some members of the group thought the review was needed, but was taking longer than anticipated, and the ongoing holding costs would impact development feasibility. Some thought the delivery of affordable housing should be prioritised over the delivery of sustainable outcomes.

Camden Council would like to thank the participants of the webinar for their contributions to the visioning work for Leppington Town Centre.



Figure 14 - Engagement Session

3.0 Community Survey

Overview

To enable participants of the webinar a chance to further expand their ideas, a supplementary survey was sent to all landowners who had been invited to attend the online webinar. The survey was completed by 50 participants, many of which had attended the webinar, and contained 15 questions.

Question 1 asked what the interest in landownership was for each participant. Figure 15 shows the landownership interest of those who completed the survey. This information suggests locals are equally supportive of redevelopment when compared to participants who live elsewhere in greater Sydney.

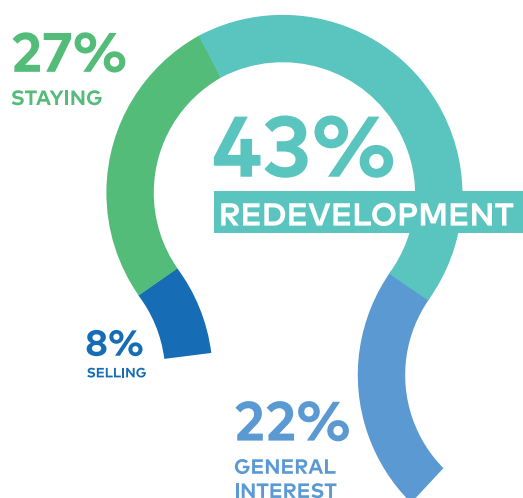


Figure 15 - Landowner Level of Interest in Leppington Town Centre

Participants were asked to choose 3 strategic centres that Leppington Town Centre should look to for inspiration. 70% of responses suggested Chatswood and 32% suggested Green Square. This was across all landownership types with exception to people looking to sell their land rating Green Square slightly higher for this question.

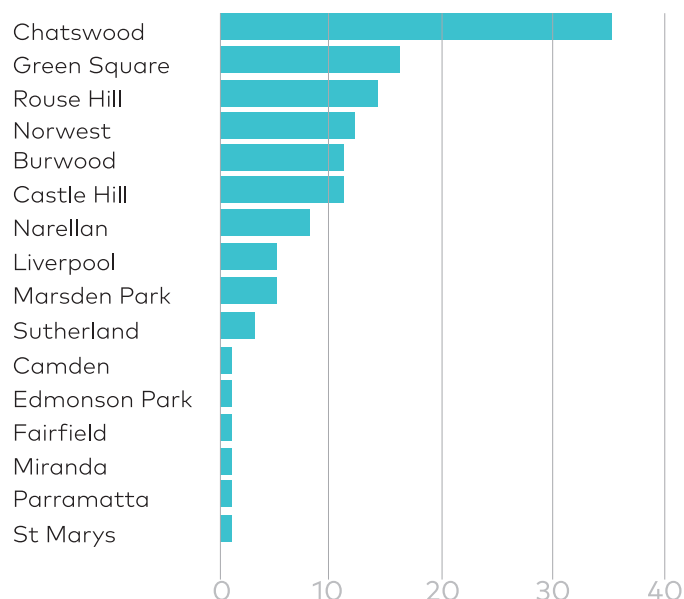


Figure 16 - Development Aspirational Suburbs

Participants were asked why they chose their top responses and the following insights were provided.



Figure 17 - Key themes that should be reflected in the future of Leppington Town Centre

Top 5 items that you would like to see in Leppington Town Centre to make it an attractive place for people to live, work and visit.

Streetscapes

The following section of the survey looked at streetscapes and asked participants to consider 5 different aspects of streetscapes, and how frequently these should occur within Leppington Town Centre.

The 5 aspects included separated cycleways, shared streets, dedicated bus lanes, green and shaded streets and parking. Participants were asked to consider if these were most appropriate on every streets, several key streets, a limited number of streets or not appropriate for Leppington.

The most popular responses show dedicated bus lanes and separated cycleways were best suited to several key streets across Leppington Town Centre. The results also showed that most people wanted green and shaded shared streets with priority to pedestrians and parking on most streets within Leppington Town Centre.

Participants were also asked to share other street features that should be included within Leppington Town Centre, and may include examples of places.

Landowners who hold a general interest in Leppington were the most innovative with their responses, which included wayfinding technology, cobblestone streets, European style seating, beautiful climate suited trees and car accessible businesses. This group gave examples that included the Champs-Élysées in Paris and La Rambla in Barcelona.

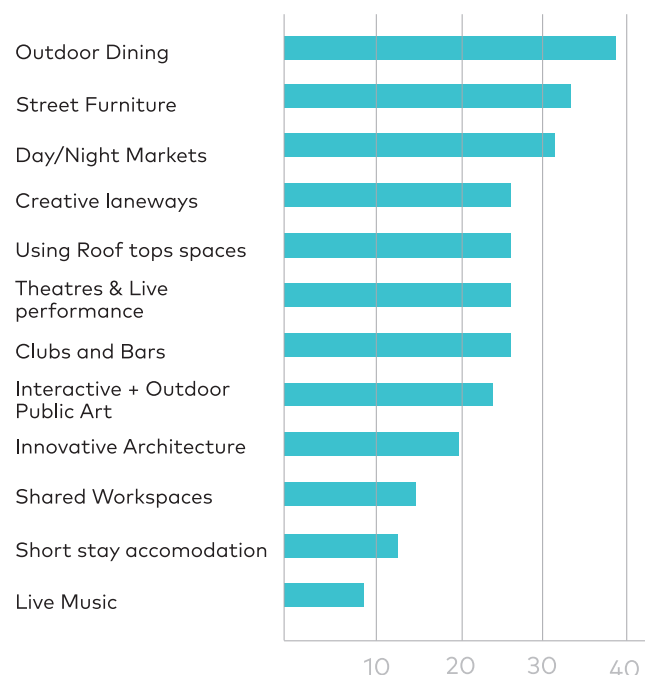


Figure 18 - What would participants like to see in Leppington streetscape

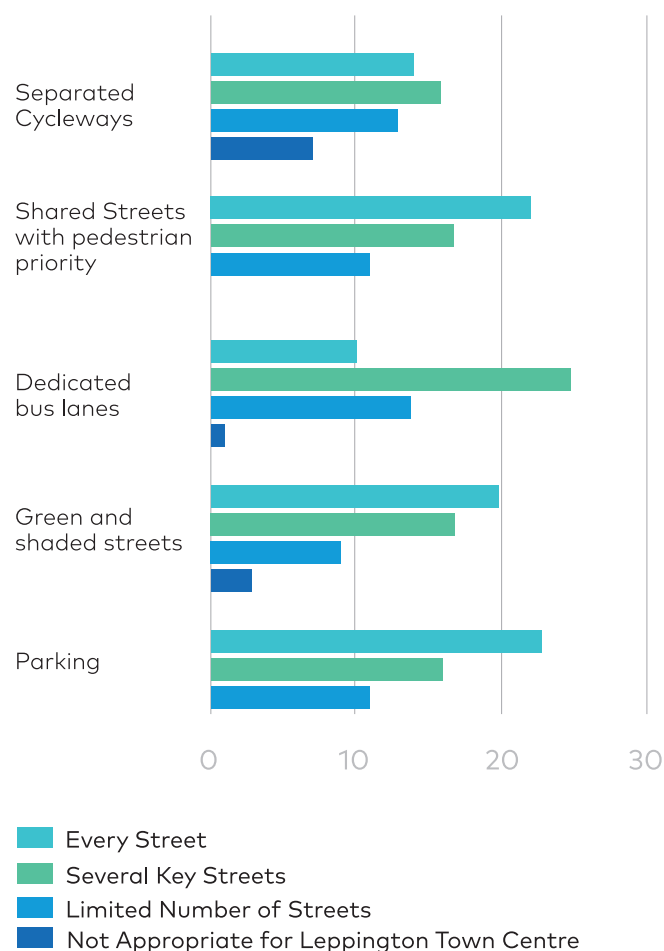


Figure 19 - Allocation of transport amenity in streetscapes

Dwellings

The following survey asked what kinds of dwellings participants considered most suited closer to the station and on the fringe of the town centre. The fringe was defined as more than a 10-minute walk (or 800m) from Leppington station. There was a range of housing types given, ranging in scale from single standalone homes (detached dwellings) through to large scale apartment complexes.

Most groups of landowners looking to stay, sell or redevelop consider detached housing and duplexes as not a suitable style of home to be found within the town centre in any location.

Groups who were looking to sell or redevelop preferred larger scaled developments than the other groups,

while people who hold a general interest considered all dwelling types as suitable somewhere within Leppington.

People who would like to stay in Leppington generally did not feel large scale apartment complexes, such as those in Green Square, belonged in Leppington.

Overall, homes considered most suited nearest to the station were medium and high-rise apartments, with terraced homes and terraces apartments best suited to the fringes of Leppington. This demonstrates a clear preference for increased densities around the station, and lower densities towards the fringes rather than a uniform density across the whole town centre.



Figure 20 - Affordable housing



Figure 22 - Townhouse



Figure 21 - Apartment Buildings

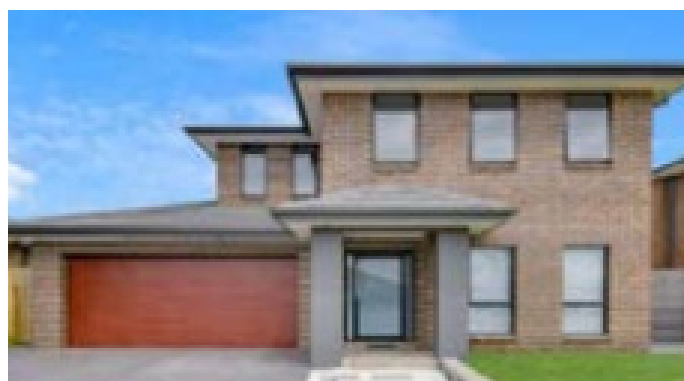


Figure 23 - Land Release Areas

Retail and Commercial Space

Participants were asked what aspects of retail and commercial development should be encouraged within Leppington, but also what should be discouraged.

The question provided 6 pre-set responses in addition to their own. The choices included;

- Local retail experiences that open to the street
- Rooftop retail and commercial (bars, gyms, classes etc)
- Outdoor dining
- Larger shopping centres
- Bulky goods stores
- Hotel and short stay accommodation

The top 3 responses were similarly valued by the group and included outdoor dining, larger shopping centre and a local retail experience.

14 participants chose an alternative option to the ones provided. The most popular response added was entertainment related.



Figure 24 - Narellan Shopping Centre

Which of the following retail and commercial spaces would make Leppington Town Centre vibrant and attractive?

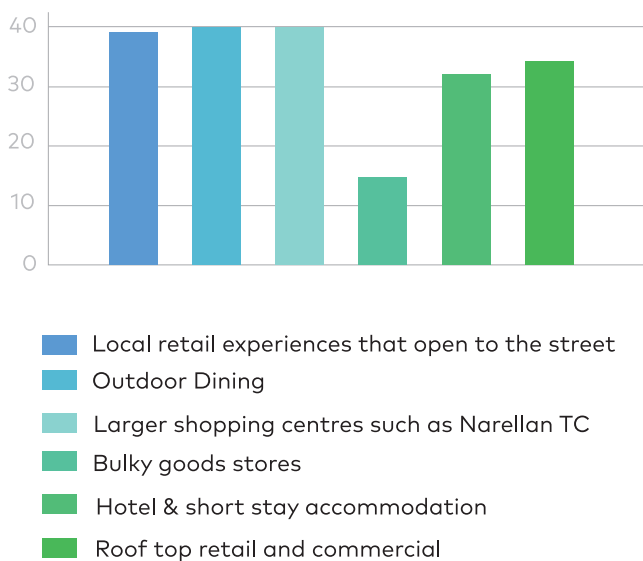


Figure 25 - Mix of retail and commercial spaces

When asked what kinds of commercial activities do not belong in Leppington, the same list of pre-set responses was provided and there was a strong response against bulky goods type developments as suited to the town centre. The next least popular development type with only half the votes was hotel and short stay accommodation.

9 participants provided additional thoughts about other commercial activities that are not suited to Leppington. Service stations and industrial development were considered the most common responses in addition to more bulky goods style developments.

"Everything should have a place in Leppington"

Sustainable Development

The survey asked participants about how to best encourage new development to be low carbon. Several ideas were suggested with participants asked to rank which one they considered to be the most effective.

The most effective way to encourage sustainable development within Leppington was prescriptive design requirements where new controls and objectives are drafted, and any development application is required to be consistent with these new controls.

The second most effective way to encourage sustainable development was sharing resources through a co-op style arrangement. This included a strata title development collecting rainwater or solar energy and using it as a shared resource amongst all occupants.

The third most effective way to encourage a low carbon Leppington Town Centre was through the use of bonuses and incentives, where development that met a specific criteria in terms of sustainability would be entitled to a bonus of some type.

When participants were asked to provide more ideas on how to achieve a low carbon precinct, consistent with direction from the Western City District Plan and the Camden Local Strategic Planning Statement, many of the ideas could be classified as prescriptive design requirements such as rooftop solar with batteries, rooftop gardens and green rated buildings,

or the use of alternative building materials. Other ideas included allowing for shared cars throughout the town centre and encouraging shop top housing to reduce the distances between residents and essential daily services.

5 participants noted that while sustainable development was a positive goal, there should also be an awareness towards the increased costs to the overall development, and this increase would be passed on to future homeowners.

"There needs to be a balance. Sustainable development is important and needs to play a part, however not too strict to slow down and deter investment"



Figure 26 - Participants responses to effective ways to encourage sustainable development

General Feedback Provided

Participants were also asked for additional final thoughts on other inclusions for the town centre that would attract people to live, work and visit. Half of the participants had further ideas that they wanted to share.

Overall, participants wanted to see a vibrant and interesting Town Centre environment that provided a high level of public amenity suitable for a large portion of the community. This includes a highly walkable town centre with access to lively entertainment and restaurant environment, supported by education and medical facilities.

In terms of dwellings, medium and high-density dwellings were considered appropriate close to the station and surrounding the commercial core, with fringes best suited to medium density dwellings such as terraced apartments and terraced dwellings. Generally detached dwellings were not supported within the town centre.

There was support for an environmentally sustainable town centre if the added costs to implementation was not unreasonable. Shared streets with plenty of tree canopy, lots of open space with a broad range of passive and active functions were noted.

These findings will be used to inform the visioning statement for Leppington Town Centre.



Entertainment

"Water park and big playground"

"Bars, nightlife, restaurants, movie theatres and entertainment"

"Great shopping"

"Chippendale Green is a great example. There are galleries, restaurants, green spaces and provisions for a supermarket to service the residential population, as well as attract people to the space"



Transport Connections

"Public transport opportunities should be optimised to ensure Leppington realises its vision as a sustainable low carbon precinct and vibrant hub"

"A good range of jobs, a good range of housing stock and a well-designed transport network that encourages walking, cycling and public transport usage but can accommodate the private motor vehicle"



Architecture

"It has to be well designed. Modern, innovative in Architecture and design. Needs to be aesthetically pleasing"

"A good range of housing stock"

"Landmark buildings"



Safe & Inviting Place

"It needs to be fresh, exciting and an inviting place"

"Leppington should have places where the young and old can interact. And places where people feel safe and it does not become a ghost town after 9pm"

"Need to build police station, hospital, secondary school, CCTV camera so people can feel safe and more services"

Figure 27 - Snapshot of additional feedback provided

4.0 Leppington Public School Visit

Overview

An engagement session was held on Friday 19th March 2021 at Leppington Public School with approximately 45 students in grade 6. Gaining the students insights is important as some of them are likely going to live and work in the Town Centre as adults.

The session began with a presentation from Council officers to the students explaining:

- The need for a vision for Leppington Town Centre;
- The characteristics of Leppington Town Centre;
- How the student's ideas and insights would help prepare the vision; and
- An overview of the engagement activities.

ACTIVITY 1: BIG IDEA FOR LEPPINGTON

Students were asked to think about a big idea for Leppington and record their ideas on a post-it note. They were encouraged to draw or write their idea in any way they liked. No limitations were placed on their ideas in terms of scope or scale resulting in 185 great ideas.

These ideas were divided into common themes. 30% of ideas were centred around what kind of shops and businesses should be located within Leppington Town Centre, including known retail outlets, as well as some really interesting ideas not seen before like a zero-gravity chamber within a cinema. 14 of these ideas were in relation to food ranging from grocery shops to shops that only sold one flavour of popcorn.

The second most common ideas focused on



Figure 28 - Schools Engagement

4.0 Leppington Public School Visit

were recreational activities such as adventure parks and playgrounds, a broad range of sports facilities and video arcades.

Many of the students wanted to see a public swimming pool, outdoor lake for fishing or feeding the ducks and even a water park.

Some of the cultural and tourist attractions included art galleries, dinosaur museums, aquariums, laser tag arenas and music studios.

A wide range of educational facilities were included in the ideas from the students like childcare/ day care, bigger primary schools, new high schools, TAFE and university, and a traditional indigenous learning place.



Figure 29 - Big Ideas from students



Figure 30 - Students ideas

Number
of Ideas for
themes

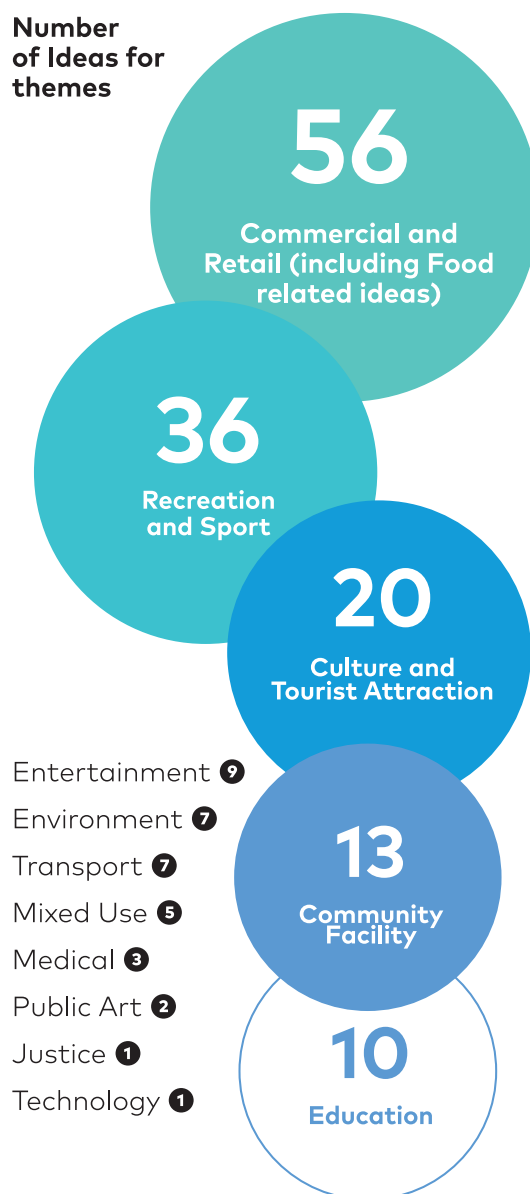


Figure 31 - Infographic of categorisation of Big Ideas per theme

ACTIVITY 2: OPEN SPACE IDEAS

The second activity that the students completed was about what kinds of things they wanted to see in the open space within the Town Centre. The students provided 109 ideas that were themed into groups and the students then voted which they considered the most important group of ideas.

While the most popular ideas were “adventure based” such as parkour courses, extreme bungee jumping, tree top or rock climbing and flying fox ziplines, the children also rated skate and bike parks as the second most popular category.

The natural environment was also important to the students with 32 responses around flora and fauna. This included dog parks, specific types of trees and flowers including native food plants, and environments where animals could be seen and fed such as bird houses or duck/fish ponds.

The students had a broad range of ideas for sports fields including multi-purpose fields and arenas for future Olympic games. Access to nearby kiosk style food was also important with many wanting to see ice-cream vans.



Figure 32 - School Engagement Session



Figure 33 - School Engagement Session



Figure 34 - School Engagement Session

The final activity was to ask the students what they wanted to do for a career when they were adults, and how they imagined they would travel to work. The purpose of this activity was to gain insight into the styles of careers that may be needed in the future, consider what types of educational facilities are needed to train people along these career paths, and to understand future transportation needs.

Many of the professions chosen are likely to require further education beyond high school such as TAFE or university training.

18% of students said they were most likely going to travel to work via public transport, and 5% said they would be working from home.

The students provided so many wonderful ideas and insights as to what they hope to see in the town centre, and how they may use the town centre as adults. Their ideas will be incorporated into the overall vision for Leppington Town Centre.

Teacher

CRICKETER

HAIR STYLIST

ENVIRONMENTALIST

WEBSITE DESIGNER

ARCHITECT

MIDWIFE

BOXER

MAGICIAN

ACTOR

PHARMACIST

VET

GAMER

ANIMATOR

ENGINEER

ASTRONOMER

DETECTIVE

ILLUSTRATOR

FIREFIGHTER

Nurse

Doctor

LAWYER

Youtuber

POLICE OFFICER

SCIENTIST

SOCCER PLAYER

ACCOUNTANT

FOOTBALLER

Real Estate Agent

MILITARY PERSONNEL

FASHION DESIGNER

BUILDER

MUSICIAN

PALEONTOLOGIST

RACING DRIVER

Figure 35 - Students Dream Jobs Word Cloud



Figure 36 - Schools Engagement

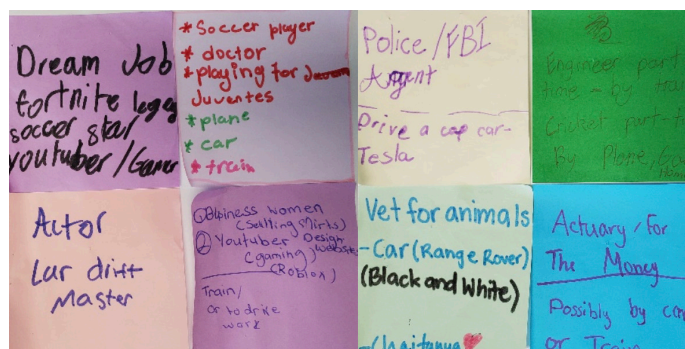


Figure 37 - Selected responses on the Dream Job activity

5.0 Key Findings

The analysis of key findings from the three engagement initiatives for the Leppington Town Centre focused on finding the commonalities regarding aspirations that lead to the Vision, as well as identifying concerns and constraints to inform specific planning controls.



INFORMING THE VISION

- Provide housing opportunities that compliments the unique identity of the community and existing infrastructure
- Deliver an attractive and lively place
- Retain existing place qualities while accommodating growth
- Prioritise public open spaces ensuring equitable distribution and access
- Ensure the places responds to the needs and aspirations of people and communities
- Create attractive buildings that are inclusive to the local and wider community
- Align to the demographic of the community
- Retail and commercial spaces should be unique and vibrant that attracts people creating a destination experience
- Delivering a success place that well contribute to the community's health and wellbeing
- Diverse and interesting retail experience that align with community needs, whilst being attractive and interesting

INFORMING PLANNING CONTROLS

Housing

- Provide affordable housing choices
- Residential infrastructure should be mixed use in the town centre
- Diverse housing options that provides a balance
- Sensible approach to residential housing

Open Space

- Designated open space should be well connected and accessible
- Equitable distribution of public open space
- Provide amenities for community benefit including sporting facilities, walking tracks, public swimming pools
- Connect to existing space
- Offerings of public amenities within designated open public space
- Parking amenities to provide opportunities to enhance usability and align with community needs
- Elements of public artwork that engage with the heritage of Leppington and Indigenous ties
- Provide increased canopy cover along the public streets

Movement

- The movement networks should be well connected that supports the town centre and neighbourhood catchment
- Provide coherence between public spaces and the urban environment
- Increase the ability to walk and cycle to local services, retail and public spaces

Retail & Commercial

- Integrate alfresco dinning opportunities to provide spaces for public to enjoy
- Wide Shared Streets
- Integrated within new residential infrastructure
- Infrastructure height restrictions should be appropriately discussed to ensure local character is not diminished



EDUCATION

- Education facilities were suggested particularly during schools engagement
- New high schools and tertiary education were highlighted during engagement
- A traditional indigenous learning space was also highlighted as a gap in educational provision



SUSTAINABILITY

- Sustainable technologies should be promoted through incentives and prescriptive design requirements
- Sustainable initiatives suggested to be applied included solar powered street lighting and co-op resource sharing



SENSE OF PLACE

- Initiatives to improve Leppington's Town Centre include public domain and public artwork
- The indigenous culture and heritage influence should be celebrated
- Character retail and entertainment was considered to improve Leppington's sense of place and add vibrancy

6.0 Next Steps

This Preliminary Community Engagement Report will be analysed to inform a draft vision and local character statement for Leppington Town Centre. To form a clear strategic vision for the centre that effectively and accurately informs planning controls for the area, it is key to, not only analyse current aspirations and character of Leppington Town Centre, but also to accommodate future growth and intended character.

Moreover, considering the contextual growth, in particular surrounding strategic centres and Leppington's relationship with the Western City and the Aerotropolis. It is also important to achieve a suitable balance of commercial, residential and open space uses.

The future vision statement will form part of the Indicative Layout Plan (ILP) and be included in the Planning Proposal package presented to Camden and Liverpool Councilors for endorsement.

Should Council endorse the Planning Proposal package, the package will be forwarded to the Department of Planning, Industry and Environment for a Gateway determination and subsequently placed on public exhibition for formal comment

Leppington

Town Centre Review

Preliminary Community Engagement Report

For further information contact

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