



17 April 2024

The Secretary
Department of Planning, Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

Attention: Terry Doran

Dear Terry,

RE: RESPONSE TO REQUEST FOR A REZONING REVIEW – ALAND LEPPINGTON CIVIC CENTRE PLANNING PROPOSAL – 173-183 RICKARD ROAD, LEPPINGTON – RR-2024-5 / PP-2023-2032

I refer to your correspondence dated 20 March 2024 regarding the request for a Rezoning Review in relation to the Aland Leppington Civic Centre Planning Proposal (Planning Proposal) on land at 173-183 Rickard Road, Leppington (located within the Leppington Town Centre). It is noted that the request has been made by Urbis on behalf of Aland Development Pty Ltd (the proponent).

It is noted that the rezoning review is being requested on the basis that Council notified the proponent that the request to prepare a planning proposal was not supported. Council officers have not advised the proponent that their planning proposal is not supported.

In correspondence to the proponent dated 22 December 2023 (**Attachment A**), Council officers noted that there would be significant complexities in assessing the proponent's and Council's planning proposals concurrently and advised that a coordinated and holistic approach to the planning for Leppington Town Centre was the preferred process. Council officers suggested the proponent lodge a submission during the public exhibition of the draft Leppington Town Centre Review Planning Proposal in preference to continuing with a site-specific planning proposal.

Leppington Town Centre Review Planning Proposal & Aland Residential Core Planning Proposal

On 8 November 2022, Camden Council endorsed a draft Leppington Town Centre Planning Proposal seeking to amend the *State Environmental Planning Policy (Western Parkland City Precincts) 2021* to rezone Leppington Town Centre to facilitate additional housing and jobs, in a transit-oriented development, close to the Western Sydney International (Nancy-Bird Walton) Airport and Aerotropolis.



The draft Leppington Town Centre Planning Proposal received a Gateway determination from the Department of Planning, Housing and Infrastructure (DPHI) on 25 August 2023. The draft plan was publicly exhibited between 7 November 2023 and 6 February 2024.

The draft Planning Proposal is the product of a detailed review of land use zoning and development standards for Leppington Town Centre. The review was initiated by DPHI in 2017, with responsibility transferred to Camden and Liverpool City Councils in 2019.

The purpose of the review was to develop a new vision for Leppington Town Centre whilst considering the changing strategic context. The rezoning of Leppington Town Centre is expected to facilitate significant growth of new housing and employment floor space. Leppington Town Centre will grow to include 10,500 dwellings and 11,000 jobs by 2041.

Camden Council received 53 community submissions during the exhibition, including a submission from the proponent for the subject site, with a significant number of these submissions from stakeholders seeking to make site-specific amendments to the draft plan. Submissions were also received from 10 State agencies.

Many of the submissions received during the exhibition are quite complex and seek significant modifications to the draft plan. Council's response to several State Agency submissions will likely require the involvement of DPHI (and possibly the Planning Delivery Unit) to facilitate resolutions in a timely and efficient manner.

Council officers are currently undertaking a detailed review of all the submissions received and will carefully consider each submission on its merit.

Since its rezoning for urban purposes in 2013, Leppington Town Centre has been planned as a single, unified precinct. The draft Leppington Town Centre Planning Proposal was developed from the vision of the precinct as a strategic centre, able to make a significant contribution to meeting the housing and jobs demand in the Western Parkland City.

Changes to the planning of any one site within the precinct, as requested by the Planning Proposal, will have significant implications for the planning of the precinct, which have not been addressed as part of the Planning Proposal.

Leppington Town Centre must be planned as a single place and not as a series of fragmented lots. This was the purpose of the Leppington Town Centre Review process, which was initiated by DPHI and is being completed by Council. The draft Leppington Town Centre Planning Proposal has now not only received a Gateway determination but has also completed a 3-month public exhibition and is proceeding towards finalisation.

For these reasons, **Council officers believe that the Planning Proposal does not have strategic merit.** It does not consider the planning for the Leppington Town Centre precinct as a whole or the broader implications of the site-specific planning amendments it proposes. Matters raised in the



Planning Proposal are more appropriately considered as a submission to the exhibition of the draft Leppington Town Centre Planning Proposal.

Site-specific Merit

Council officers note that the Planning Proposal seeks a significant uplift as compared to the site-specific outcomes included in the draft Leppington Town Centre Planning Proposal for 173-183 Rickard Road, Leppington. The Aland Civic Centre Planning Proposal seeks to:

- Increase gross floor space by more than 300%;
 - Increase the height of buildings by more than 150%; and
 - Reduce planned public open space.
- (Please see **Attachment B** for details)

Significant amendments to the zoning and development standards for individual sites have implications that must be assessed in context; in relation to neighbouring sites (such as overshadowing and overlooking) and the precinct as a whole (development potential, provision of infrastructure, market appetite and orderly development).

The 2018 Western City District Plan designated Leppington Town Centre as a planned precinct that would develop into a strategic centre, providing significant opportunities for jobs and housing in close proximity to the Western Sydney International Airport. As part of the Leppington Town Centre Review process, Council officers organised a series of consultations with stakeholders, which developed the vision of Leppington Town Centre as a green, walkable, high-density, mixed-use centre.

A key feature of the planning for Leppington Town Centre has been the provision of open space. Increased residential density is projected to lead to the development of 10,500 dwellings by 2041, potentially increasing to 30,000 dwellings by 2060. Significant increases in residential density must be supported by increases in amenity, notably public open space, to assist in the development of community.

Council officers will carefully review all suggested amendments by the proponent for the subject site, as part of the review of submissions, including the quantity, location and design of public open space. However, Council officers note that the proposed Civic Park plays an integral role in anchoring the open space network, providing the heart of Leppington Town Centre. This park is envisioned to be a landmark arrival point from Leppington Station, providing quality, well-designed open space that has the potential to be adapted into a well activated place for civic events.

Planning Proposal Authority

DPHI have requested that Council consider whether it would like to be considered for the Planning Proposal Authority (PPA) role should the Rezoning Review be supported by the Sydney Western City Planning Panel to proceed to Gateway Determination. Given that Council officers are currently assessing the Council-led Leppington Town Centre Planning Proposal, which incorporates the sites



for both Aland Planning Proposals, Council officers believe it is not appropriate for Council to be considered as the PPA should the Rezoning Review progress.

Recommendation

It is Council officers' recommendation that the Panel determine that the Aland Leppington Civic Centre Planning Proposal does not have strategic merit and should not proceed to a Gateway determination. It is Council officers' priority to proceed with the necessary assessment and progression of the Leppington Town Centre Planning Proposal (with required support from DPHI) in a timely and efficient manner to facilitate the growth and development anticipated for Leppington Town Centre.

Council officers will carefully consider the proponents submission to draft Leppington Town Centre Planning Proposal and would welcome further discussions with the proponent at the appropriate time to ensure a positive outcome can be achieved for the Leppington Town Centre precinct.

Should you have any questions or require any further information, please do not hesitate to contact Graham Matthews, Executive Strategic Planner of Council's Strategic Planning Branch on (02) 4654 7770 or alternatively via email at graham.matthews@camden.nsw.gov.au.

Yours sincerely,

Josh Pownell
MANAGER STRATEGIC PLANNING

Attachments

Attachment A – Council Acknowledgement Letter – 173-183 Rickard Road, Leppington – 22 December 2023

Attachment B – Key differences proposed by Aland for the Civic Centre Planning Proposal to the Leppington Town Centre Planning Proposal

