

Rezoning Review Briefing Report – RR-2024-6

156-166 Rickard Road, Leppington

Element	Description
Date of request	21 February 2024 (Adequate on 19 March 2024)
Department ref. no	RR-2024-6
LGA	Camden
LEP or Instrument to be amended	<i>Camden Local Environmental Plan 2010 (State Environmental Planning Policy (Precincts – Western Parkland City) 2021</i>
Address	156-166 Rickard Road, Leppington
Reason for review	<div><input type="checkbox"/> Council notified the proponent it will not support the proposed amendment</div> <div><input checked="" type="checkbox"/> Council failed to indicate support for the proposal within 90/115 days, or failed to submit the proposal after indicating its support</div>
Has council nominated PPA role	Council does not nominate itself to be the Planning Proposal Authority (PPA)
Brief overview of the timeframe/progress of the planning proposal	<ul style="list-style-type: none">In October 2021, a preliminary lodgment meeting was held between Camden Council (at officer level) and the proponent. Aland advised Council it intended to lodge a planning proposal for 156-166 Rickard Road, Leppington.In November 2022, a scoping proposal was lodged with Camden Council. Aland and the project team briefed Council officers on the progress of the planning proposal for the site, the development vision and some key design strategies. Council officers advised Aland to hold finalising and lodging a planning proposal for the site, until the council-led draft Leppington Town Centre Planning Proposal was placed on exhibition.On 7 March 2022, a meeting was held with council officers and Aland. Aland presented a revised scheme for the Residential Core Master Plan and key design principles.On 4 May 2023, a Planning Overview Report prepared by Urbis, on behalf of Aland, was presented at a meeting with council officers for further discussion. It provided a preliminary review of the existing strategic policy setting for the site, and the region, which underpinned the proposed vision for the Residential Core Master Plan. It also provided an overview of the preliminary Residential Core Master Plan and the key design principles - which informed the master planning process. Council officers indicated that they have not reviewed the information provided by Aland to date and would only provide comments on Aland's planning proposal in the exhibition period.On 22 December 2023, a formal letter was provided by Council to Aland acknowledging receipt of the planning proposal. In its advice, Council

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Element	Description
	<p>recommends the planning proposal be withdrawn and instead, the proponent to make a submission to Council on the council-led draft Leppington Town Centre Planning Proposal, in lieu of progressing with planning proposals with the Leppington Town Centre (Attachment A2).</p> <ul style="list-style-type: none">On 16 January 2024, further discussion took place with council officers, Aland and Urbis. The purpose of the meeting was to discuss the status of Aland's planning proposal lodgement of the Civic Centre and Residential Core Planning Proposals (Attachment A3). Council expressed a number of concerns and suggested that the planning proposal be withdrawn as referred in Council's correspondence dated 22 December 2023 (Attachment A2).
Department contact:	<p>Sung Pak</p> <p>sung.pak@planning.nsw.gov.au</p> <p>(02) 8289 6755</p>

Planning Proposal

Table 1. Overview of planning proposal

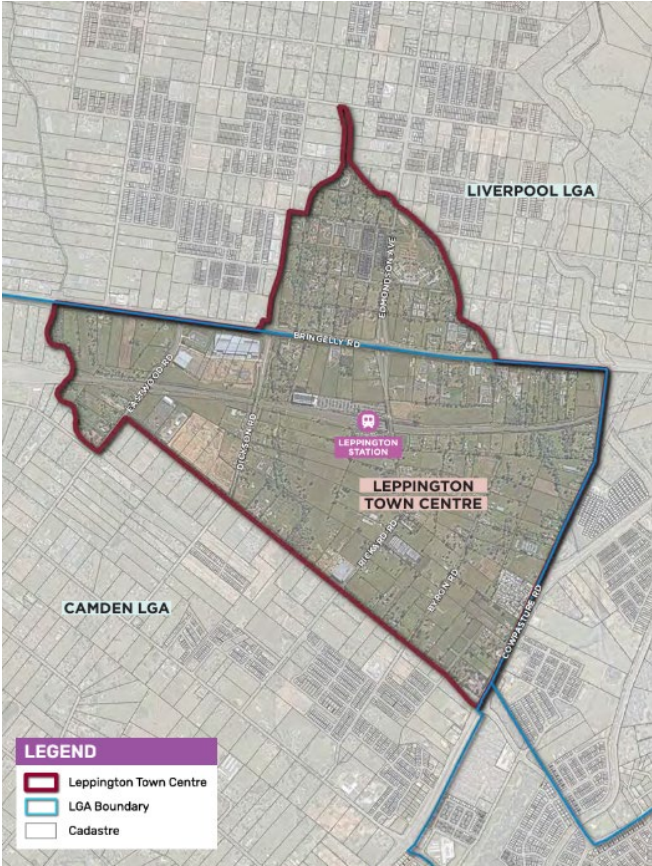
Element	Description
Site Area	Approximately 3.2 ha
Site Description	<p>The site consists of two allotments (Lots 37 and 38A, DP 8979), known as 166 and 156 Rickard Road, Leppington (Attachment B), covering an area approximately 4.3 hectares.</p> <p>The site is located south east of the Leppington Railway Station. Leppington Public School is immediately to the south of the site. The land to the east and west, and other surrounds, is characterised by rural and agricultural settings. There are rural residential dwellings and agricultural structures sporadically spaced between lots (refer to Figure 1 and Figure 2).</p> <p>A site described as 173-183 Rickard Road, Leppington, is located to the north west of the subject site, which is proposed for mixed use development (Aland Civic Centre) concurrently by the proponent. This proposed rezoning is also subject to a rezoning review application (refers to RR-2024-5).</p> <p>The site is within the Leppington Town Centre and the South West Growth Area (SWGA).</p>
Proposal summary	<p>The planning proposal seeks various amendments to the controls that apply to the subject site under the <i>State Environmental Planning Policy (Precincts – Western Parkland City) 2021</i> (Precincts SEPP), as follows:</p> <ul style="list-style-type: none">• rezone the land from B7 Business Park to R4 High Density Residential;• amend the height of building control from 24m to a range of 100m to 124.9m in the northern portion and 25m to 29m in the southern portion of the site;• introduce a floor space ratio control of 3.8:1 for the entire site; and• introduce a site-specific provision, requiring the provision of a minimum of 6,974m² of public open space. <p>The planning proposal also seeks to incorporate a draft site-specific development control plan (DCP) schedule, which is proposed to be included as part of the Leppington Town Centre DCP.</p> <p>The planning proposal is supported by an Architectural Design Report (Attachment A6), which seeks to demonstrate the site’s suitability for approximately;</p> <ul style="list-style-type: none">• 1,305 new dwellings (142,256m²);• 3,016m² non-residential (retail and local services);• 6,974m² of public open space; and• to deliver 150 jobs.

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Element	Description
	The planning proposal and supporting documentation can be found in Attachment A .
Relevant State and Local Planning Policies, Instruments	<ul style="list-style-type: none">• Greater Sydney Region Plan: A Metropolis of Three Cities (2018)• Western City District Plan• Western Sydney Aerotropolis Plan• South West Growth Centre Structure Plan 2022• Camden Local Strategic Planning Statement (LSPS)• Camden Local Housing Strategy (LHS)• Camden Spaces and Places Strategy• Camden Centres and Employment Lands Strategy• Camden Community Participation Plan 2021
Relevant Local Plan	<p>Leppington Town Centre Planning Proposal</p> <p>Leppington Town Centre is a 4,400 hectare precinct, located in Sydney's South West Growth Area, which extends across both Camden and Liverpool LGAs.</p> <p>The town centre is focused along three north-south creeks, namely: Kemps Creek to the west, Scalabrini Creek in the centre; and Bonds Creek to the east. An existing primary school sits in the town centre on Richard Road.</p> <p>The Liverpool City Council portion of the town centre is currently transitioning from rural land uses to narrow lot and terraced housing.</p> <p>Leppington Train Station, which opened in 2015, is located in the town centre. The exiting rail line connects to Liverpool, Parramatta and Sydney CBD. Future proposed rail links include a connection to the Western Sydney International Airport (WSA) and Aerotropolis. The Leppington Rail Station is well used, with most users living outside of Leppington.</p> <p>Leppington Town Centre was initially rezoned in 2013. The concept was that it would develop as a business, industrial and commercial hub, focused on an extensive business park. It was anticipated that the centre could deliver between 7,000 and 12,500 jobs and at least 3,000 dwellings by 2036. However, employment uses in Leppington Town Centre have been slow to develop.</p> <p>In 2017, the Department commenced a review of the planning controls in the Leppington Town Centre. Responsibility for the review was transferred to Camden Council and Liverpool City Council in 2019.</p> <p>The review was led by Camden Council and a range of background studies were commissioned to better understand market demand and feasibility for residential and retail development over time.</p> <p>On 8 November 2022, the councils endorsed a joint draft Leppington Town Centre Planning Proposal seeking to amend the <i>State Environmental Planning Policy (Western Parkland City Precincts) 2021</i> to rezone the centre</p>

Element	Description
	<p>to facilitate additional housing, in a transit-oriented development, close to the Western Sydney International Airport and Aerotropolis.</p> <p>The council-led draft Leppington Town Centre Planning Proposal received a Gateway determination on 25 August 2023. The draft plan was publicly exhibited for 90 days and exhibition closed on 6 February 2024.</p> <p>Camden Council received 53 submissions during the exhibition, including a submission from the proponent for the subject site. Submissions were also received from ten State agencies and Council is currently undertaking a review of submissions (Attachment D1).</p>
	<div><p>Figure 1. Leppington Town Centre Precinct (Source: Leppington Town Centre – Planning Proposal Exhibition Brochure)</p></div>

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Figure 2. Subject site (source: Nearmap)

The planning proposal seeks various amendments to the controls that apply to the subject site under Appendix 5 – Camden Growth Centres Precinct Plan of the *State Environmental Planning Policy (Precinct – Western Parkland City) 2021* (Precincts SEPP) as illustrated - following.

Table 2. Current and proposed controls

Control	Current	Leppington Town Centre Planning Proposal	Proposed
Zone	B7 Business Park	B4 Mixed Use (Figure 3) R4 High Density Residential SP2 Infrastructure RE1 Public Recreation	R4 High Density Residential
Maximum height of the building	24 m	36m in the southern portion and 45m in the part of southern and northern portion	25m to 29m in the southern portion and 100m to 124.9m in the northern portion

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Control	Current	Leppington Town Centre Planning Proposal	Proposed
Floor space ratio	NIL	2.8:1 to 3.5:1	3.8:1 for the entire site
Gross Floor Space	NIL	35,458 m ²	145,861m ²
Number of dwellings	Not known	Approximately 10,500 dwellings by 2041	Approximately 1,305 new dwellings
Number of jobs	N/A	Approximately 11,000 jobs by 2041	Approximately 150 jobs

The planning proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved.

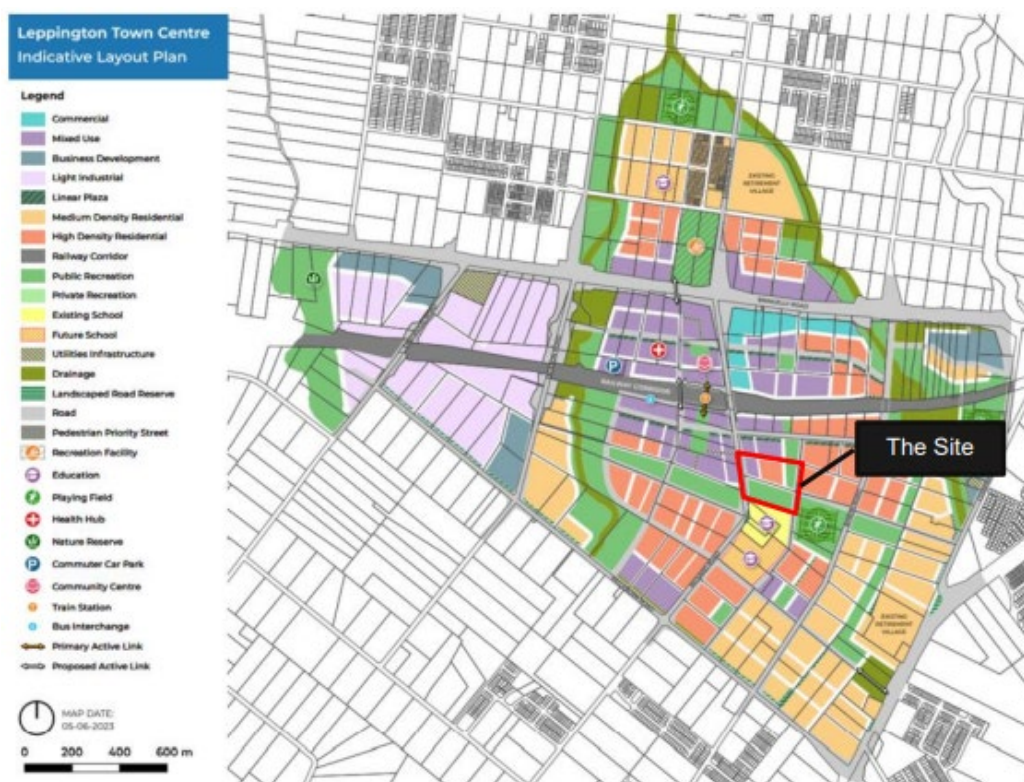


Figure 3. Leppington Town Centre Structure Plan (Source: Leppington Town Centre Planning Proposal)

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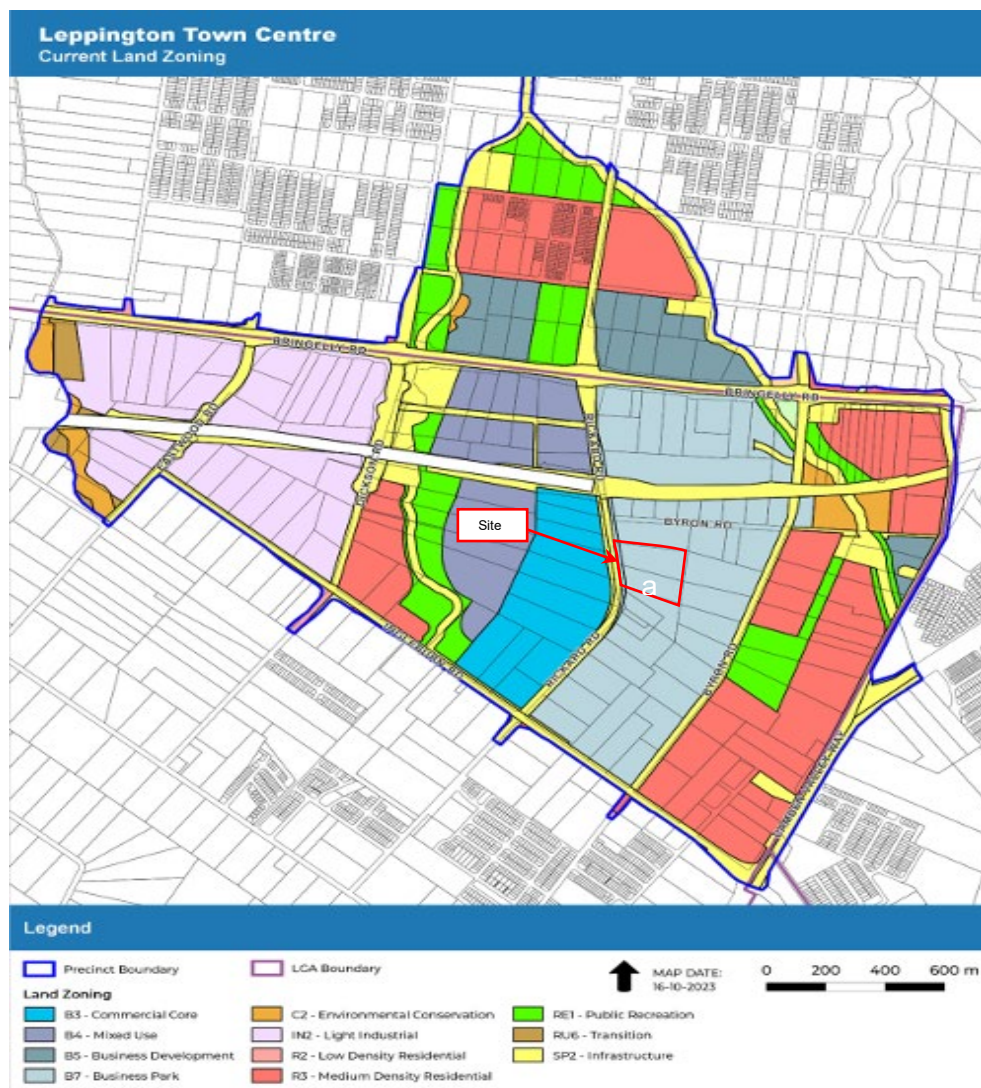


Figure 4. Current zoning (source: Leppington Town Centre Planning Proposal)

Key Issues

Issue: Strategic Merit

Council view

The Planning Proposal does not have strategic merit as 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.

The Leppington Town Centre Planning Proposal by Camden and Liverpool Councils received a Gateway determination on 25 August 2023 and the draft plan was publicly exhibited from 7 November 2023 to 6 February 2024. The draft planning proposal is the result of a detailed land use zoning and development standards review for Leppington Town Centre, which is to create a new vision and strategic direction for the centre. The draft planning proposal is to enable Leppington Town Centre to facilitate 10,500 new dwellings and 11,000 jobs by 2041.

Council states that Leppington Town Centre must be planned as a single, unified precinct and 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 proposal.

Council also states, 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 the Department and is being completed by Council.

Council received 53 submissions during the exhibition, including ten submissions from State agencies and a submission from the proponent for the subject site. A significant number of submissions from stakeholders are seeking to make site-specific amendments to the draft plan (**Attachment D1**).

Proponent view

The Planning Proposal demonstrates strategic merit as it:

- is located in the civic heart of the planned Leppington Town Centre and is key to delivering the State Government's vision for Leppington to become a strategic centre;
- capitalises on existing and planned infrastructure within the Leppington Town Centre and the broader SWGA;
- provides greater housing choice and affordability for Camden's growing and changing population through the provision of high-rise residential living in a market which has been predominately characterised by detached and attached dwellings; and
- facilitates new employment opportunities within the Leppington Town Centre which is earmarked to become a strategic centre within the SWGA and proposed to accommodate a large portion of the 7,000-12,500 jobs identified for Leppington.

Issue: Site-specific Merit

Council view

Council states that the planning proposal seeks a significant uplift for the site rather than the site-specific outcomes envisaged in the council-led draft Leppington Town Centre Planning Proposal. The subject planning proposal seeks to:

- Increase gross floor space by more than 400%;
- Increase the height of buildings by more than 200%; and
- Reduce open space by more than half.

Table 3. Key differences proposed for the Aland Residential Core Planning Proposal to the Leppington Town Centre Planning Proposal (Attachment D3)

	Leppington Town Centre Planning Proposal	Aland Civic Precinct Planning Proposal	Implications
Land Zoning	B4 Mixed Use (1,872m ²) SP2 Infrastructure (5,339m ²) RE1 Public Recreation (19,204m ²) R4 High Density Residential (12,715m ²)	R4 High Density Residential (43,035m ²)	The removal of SP2 and RE1 zoning reduces certainty for the delivery of community infrastructure and public open space.
Open Space	19,204m ²	6,974m ² ¹	The Aland Planning Proposal seeks to reduce the planned public open space. Aland's proposed 5,657m ² of open space, consists of both private and public space.
Maximum Building Height	36-45m	North Precinct 100-124.9m ² South Precinct 25-29.9m ³	The Aland Planning Proposal seeks to increase the height of building for the Civic Core by more than 150%.
Gross Floor Space	35,458m ²	145,861m ² ⁴	The Aland Planning Proposal seeks to increase the gross floor space for the Civic Centre by more than 300%.

1-3 Aland Residential Core Planning Proposal, page 8, Project Background

4 Aland Residential Core Planning Proposal, Page 46, Table 7 Breakdown of GFA by Building

Council believes 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 privacy concerns, and the precinct as a whole for development potential, as well as, the provision of infrastructure, market appetite and orderly development.

Council also emphasises that the provision of open space is a key feature of the planning proposal for Leppington Town Centre (refer to Council's supporting Open Space and Infrastructure Strategy – **Figure 5**, following). The residential density is projected to increase 10,500 dwellings by 2041, and potentially 30,000 dwellings by 2060. Council believes significant increases in residential density must be supported by increases in amenity, notably public space, to assist in the development of community.

Council states it will carefully review all suggested amendments identified 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, it is important to note that the proponent's argument that the proposed open space on 156 Rickard Road is not supported by School Infrastructure NSW is contradicted by a submission received by Council. (**Attachment D1**)

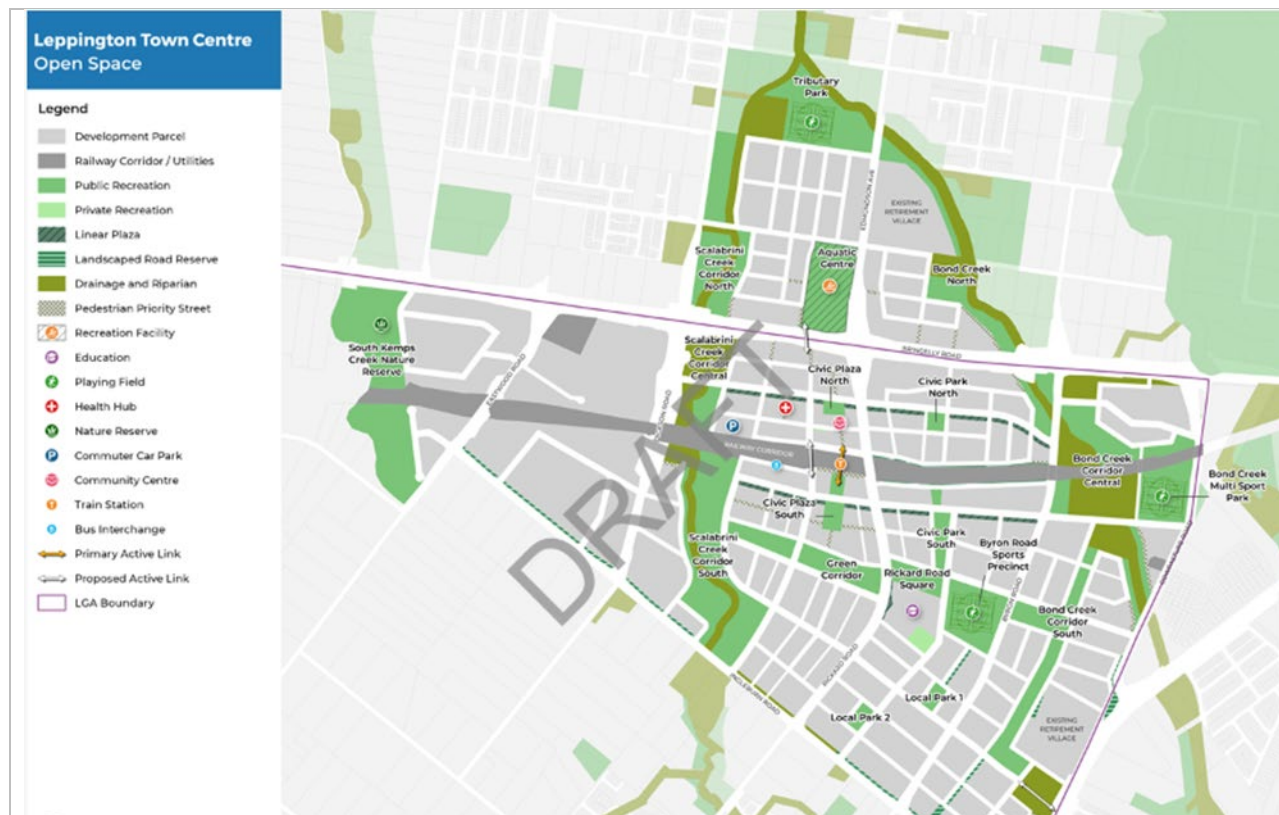


Figure 5. Open Space and Recreational Areas (source: Council-led Planning Proposal Leppington Town Centre Open Space and Infrastructure Strategy)

Proponent view

The Planning Proposal demonstrates site-specific merit for the following reasons:

- The site is a large contiguous landholding amalgamating two land parcels comprising a total site area of 4.3ha, allowing a holistic master planning of the site to deliver new open space, local roads, as well as, mixed use development sites.
- The ground floor plane will be majority public domain and will therefore activate a key landholding adjacent to Leppington Public School and will contribute to the activation of the town centre's civic heart.
- The site is situated to the south of Leppington Train Station, which is an ideal location to support transit-oriented development and to establish the desired civic character within Leppington town Centre.
- The proposal supports the establishment of a fully integrated and legible pedestrian environment with direct links to the station.
- The site is serviced by existing utility services and is located to allow incoming residents and workers to capitalise on the existing and planned infrastructure and services within the area.
- The preliminary services infrastructure assessment confirms that there is sufficient capacity to accommodate the proposed density on the site. Servicing for water, sewer and electricity are readily available, while a gas service, can be made available if required.
- The site is currently zoned B7 Business Park and is intended for urban development and activation within the heart of Leppington Town Centre. The proposed uses under

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the Masterplan intend to provide greater urban development, and activation, within the site and is therefore consistent with the intent to deliver a town centre. There are no known natural hazards, critical habitats, threatened species or ecological communities located on the site, and therefore, the likelihood of any negative impacts will be negligible.

- The site leverages proximity to the Leppington Railway Station. As envisioned by the South West Growth Area Structure Plan, the future development of this key site has the potential to contribute to a transit-oriented development and enhance retail and community amenities within the heart of the centre.
- Preliminary traffic investigations confirm that there is sufficient capacity within the proposed interim road network and ultimate road network, as part of the Leppington Town Centre Indicative Layout Plan, and the indicative yield of this Planning Proposal is likely to have negligible impact on the road network.
- The proposed built form complies with ADG setback requirements and separation distances.

The proponent states that the planning proposal is consistent with the aims and objectives of the local and State strategic planning framework, and the SWGA Structure Plan. The planning proposal is consistent with applicable strategic planning documents, particularly as these relate to the general objectives for housing and employment outcomes.

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8/5/24

Terry Doran

Manager, Local Planning

A handwritten signature in black ink, appearing to be "Felicity No".

(Date) (Signature)

8/5/24

Felicity No

Director, Local Planning (Central, West & South)

Assessment officer

Sung Pak

Senior Planning Officer, Local Planning & Council Support

(02) 8289 6755

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Attachments

Attachment A1 – A22	Rezoning Review Package (form and planning proposal)
Attachment B	Site Location and context
Attachment C	Existing and proposed maps
Attachment D1 – D3	Councils comments and supporting documents

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