



**Liverpoolcitycouncil**  
creating our future together

Our Ref: 170808.2013  
Contact: Megan Hill 9821 9285

9 September 2013

Ms Nyambura Mwaniki  
Precinct Project Manager – East Leppington  
Strategies and Land Release  
Department of Planning and Infrastructure  
GPO Box 39  
**Sydney NSW 2001**

By email: Nyambura.Mwaniki@planning.nsw.gov.au

Dear Nyambura,

I write in response to the recent East Leppington Liverpool Part Precinct Planning Exhibition by the Department of Planning and Infrastructure. Council appreciates the opportunity to provide comments in relation to the exhibition.

Council supports the planning for the East Leppington South West Growth Centre Precinct, subject to a number of outstanding issues, identified errors and recommended improvements being resolved.

### **Outstanding Issues**

Council previously objected to the East Leppington Precinct Planning Exhibition on the following basis;

- a) No supporting Contributions Plan prepared in conjunction with the Indicative Layout Plan,
- b) Uncertainty regarding the review and application of the State Governments Special Infrastructure Contributions levy,
- c) No commitment from the State Government to fund critical infrastructure or acquire required land,
- d) State Government restrictions relating to Councils developer contributions and the impact on community creation,
- e) The lack of Council involvement in decision making in relation to proceeding to exhibition,
- f) The need for updated and consistent background reports to underpin the Indicative Layout Plan,
- g) The need for amendments to the Indicative Layout Plan and Development Control Plan, and
- h) The need for the Explanation of Intended Effect and associated draft mapping to be reviewed in consultation with Council.

Many of these items have been rectified with the revised precinct planning package, however Council remains concerned:

- a) That the Contributions Plan has not been made available at the same time as the exhibition material,

- b) There is still no commitment regarding the State Governments Special Infrastructure Contributions levy,
- c) There is no commitment from the State Government to fund critical infrastructure or acquire required land; and
- d) State government restrictions relating to Councils developer contributions still apply and the impact on community creation.

It is considered essential that the draft Contributions Plan be completed as a matter of urgency to be in place as soon as possible following rezoning. This is critical for this release area given the acceleration of sewer services due to the nearby Stockland development.

### **Identified Errors**

- On page 54 of the Precinct Planning Report, the intersection of Denham Court Road and the new road to service the E4 zoned land is noted as being a left in left out only. However Council was of the understanding that "seagulls" would be constructed to facilitate right turn movements in and out of the new road. This infrastructure needs to be included in delivery of the road upgrade through the SIC or other State funding mechanisms.

### **Recommended Improvements**

- The inclusion of "highway service centre" as additional use in B1 zone is not supported. The additional use is unnecessary as service stations and food and drink premises are already permissible in the B1 zone.

The definition of highway service centre is:

"building or place used as a facility to provide refreshments and vehicle services to highway users, and which may include any one or more of the following:

- (a) restaurants or take away food and drink premises,
- (b) service stations and facilities for emergency vehicle towing and repairs,
- (c) parking for vehicles,
- (d) rest areas and public amenities."

Council is not supportive of facilities for emergency vehicle towing and repairs or additional parking for vehicles being developed on the site. The inclusion of highway service centre in the B1 zone opens up this possibility and introduces potential for negative impacts on nearby residents.

- Clause 2.4 relating to demolition is unclear. The existing provision in the Liverpool Growth Centres Precinct Plan should be retained.
- Clause 4.1.2 includes minimum lot sizes that are different to the controls in the Liverpool Growth Centres Precinct Plan. Council understands this is an attempt to be consistent with the Campbelltown portion of the East Leppington Precinct. However, as the approach is now to create LGA based Precinct Plans in the SEPP, the minimum lot size clause should be consistent with the existing Liverpool Growth Centres Precinct Plan.

Dwelling type	Minimum lot size LGCPP	Minimum lot size ELPP
Dwelling houses (detached)	200 square metres	250 square metres
Semi-detached dwellings	200 square metres	400 square metres
Dual occupancies	500 square metres	500 square metres
Secondary dwellings	450 square metres	450 square metres
Attached dwellings	375 square metres	375 square metres
Multi dwelling housing	1,000 square metres	1500 square metres
Residential flat buildings	1,000 square metres	2000 square metres

Furthermore, the draft amendment to the Growth Centres SEPP currently on exhibition known as the Housing Delivery Package would result in further changes to the minimum lot size requirement for residential development. This should be considered also.

- The proposed lot size of 2000 square metres for residential zoned land west of canal is too large to achieve the objective of residential streetscape with long lots to accommodate the electricity easement. The shortest lot created in this area will be 60 metres deep and the minimum lot width in the Liverpool Growth Centres Development Control Plan is 10 metres. A more appropriate minimum lot size for this area would be approximately 800 square metres.
- The Liverpool Growth Centres Precinct Plan currently does not have a clause relating to restricted premises. As restricted premises are not permissible in any zones proposed in East Leppington, this clause is not necessary. Furthermore, the inclusion of this clause would be problematic as it could only apply to East Leppington. This Explanation of Intended Effect applies only to East Leppington and not to Austral and Leppington North Precincts. The amendment to the Liverpool Growth Centres Precinct Plan would have to differentiate between East Leppington and Austral/Leppington North for this clause. This added complication in the document is not necessary for a use that is not permissible in the plan.

It is recommended to remove this clause from the East Leppington Precinct Plan. This clause can be considered as an amendment to the Liverpool Growth Centre Precinct Plan at a later time, if necessary.

- Clause 6.1.4 is not clear as to whether it applies to all of the B1 zoned land. The Explanation of Intended Effect should not refer to a site called the "East Leppington Neighbourhood Centre" as this is not in any of the SEPP maps. The Explanation of Intended Effect should only refer to land zoned B1 within the East Leppington precinct in this clause.
- Attachment 1 shows a number of marked up maps with minor errors or inconsistencies that will need to be addressed.

### **Relationship to the Existing Liverpool Growth Centres Precinct Plan**

- The Explanation of Intended Effect applies only to East Leppington and not to Austral and Leppington North Precincts. The amendment to the Liverpool Growth Centres Precinct Plan would have to differentiate between East Leppington and Austral/Leppington North should clauses that are different be required. This added complication in the document should be avoided.

The implementation of the Explanation of Intended Effect will require careful consideration of any changes to the Liverpool Growth Centres Precinct Plan that may potentially affect the Austral or Leppington North Precincts.

Thank you for the opportunity to participate in the precinct planning process.

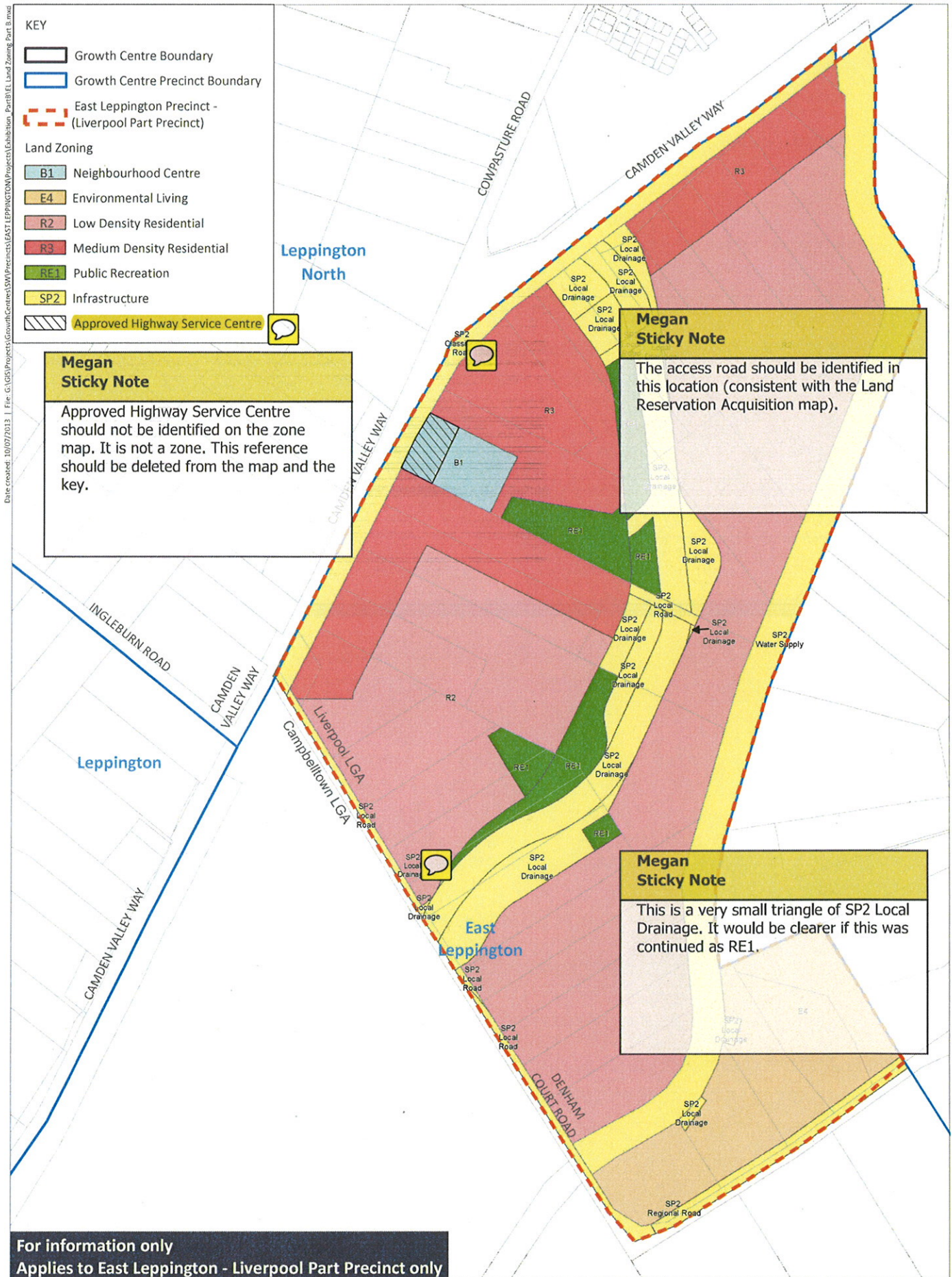
Should you require any further information on this matter, please do not hesitate to contact Megan Hill, Senior Strategic Planner on 9821 9285.

Yours sincerely

A handwritten signature in blue ink that reads "Tanya O'Brien". The signature is written in a cursive, flowing style.

**Tanya O'Brien**  
Manager Strategic Planning





- KEY**
- Growth Centre Boundary
  - Growth Centre Precinct Boundary
  - East Leppington Precinct - (Liverpool Part Precinct)
- Land Zoning**
- B1 Neighbourhood Centre
  - E4 Environmental Living
  - R2 Low Density Residential
  - R3 Medium Density Residential
  - RE1 Public Recreation
  - SP2 Infrastructure
  - Approved Highway Service Centre

**Megan Sticky Note**

Approved Highway Service Centre should not be identified on the zone map. It is not a zone. This reference should be deleted from the map and the key.

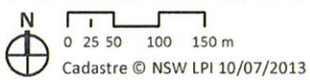
**Megan Sticky Note**

The access road should be identified in this location (consistent with the Land Reservation Acquisition map).

**Megan Sticky Note**

This is a very small triangle of SP2 Local Drainage. It would be clearer if this was continued as RE1.

**For information only**  
**Applies to East Leppington - Liverpool Part Precinct only**



**East Leppington - Liverpool Part Precinct - South West Growth Centre Land Zoning Map**

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Disclaimer: The information contained on this map is, to the best of the Government's knowledge, correct. However, no warranty or guarantee is provided by the Government and no liability is accepted for any loss or damage resulting from any person relying upon or using the information contained in the map.



**Planning & Infrastructure**



Date created: 10/07/2013 | File: G:\S\Projects\GrowthCentres\SW\Projects\East\LEPPINGTON\Projects\Exhibition\_PartB\EL Land Reservation Acquisition Part B.mxd

**KEY**

- Growth Centre Boundary
- Growth Centre Precinct Boundary
- East Leppington Precinct - (Liverpool Part Precinct)
- Land Reservation Acquisition**
- Classified Road (SP2)
- Local Drainage (SP2)
- Local Open Space (RE1)
- Local Road (SP2)



**Megan Sticky Note**

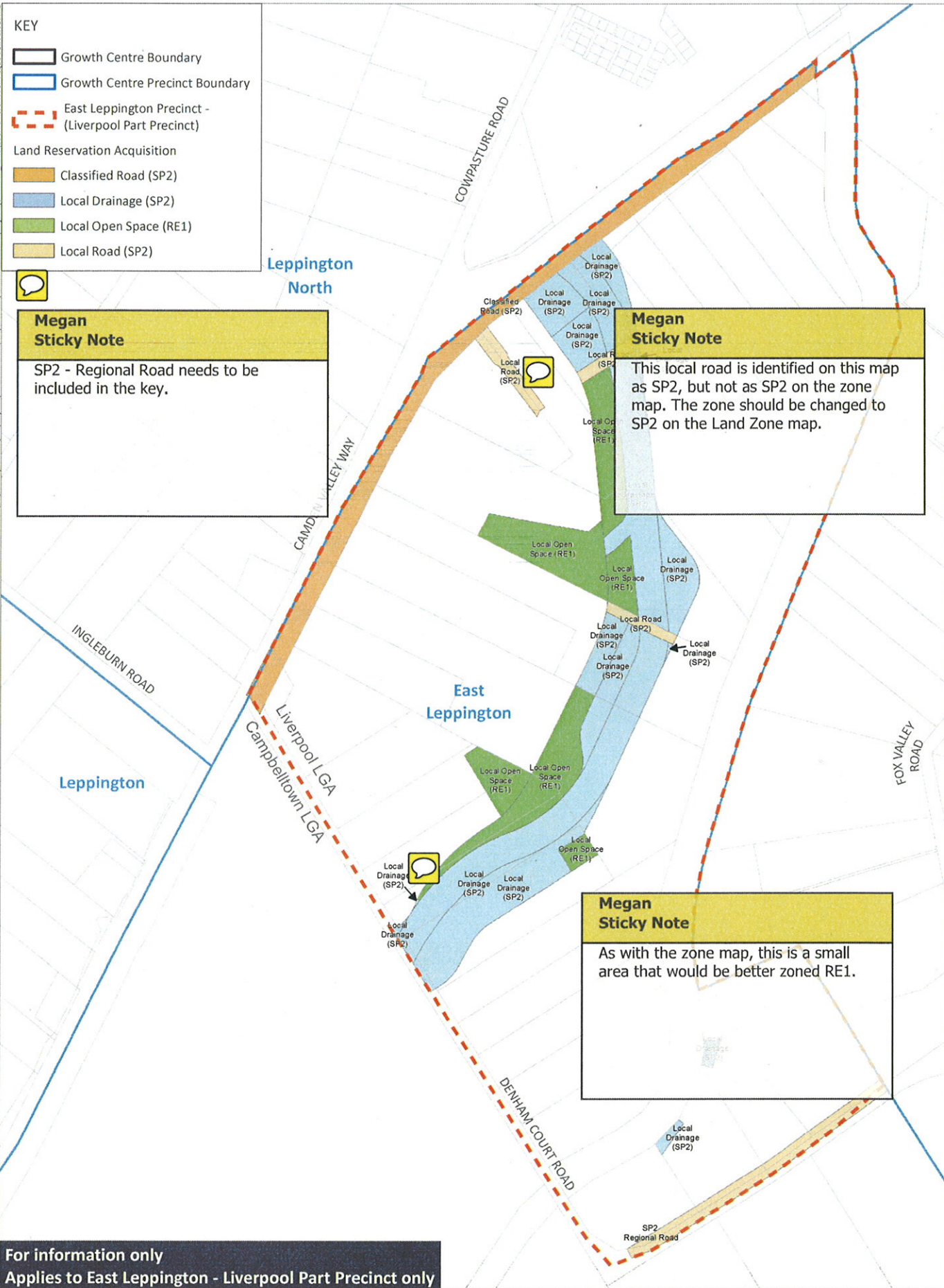
SP2 - Regional Road needs to be included in the key.

**Megan Sticky Note**

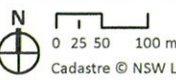
This local road is identified on this map as SP2, but not as SP2 on the zone map. The zone should be changed to SP2 on the Land Zone map.

**Megan Sticky Note**

As with the zone map, this is a small area that would be better zoned RE1.



**For information only**  
**Applies to East Leppington - Liverpool Part Precinct only**



**East Leppington - Liverpool Part Precinct - South West Growth Centre Land Reservation Acquisition Map**  
 State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Disclaimer: The information contained on this map is, to the best of the Government's knowledge, correct. However, no warranty or guarantee is provided by the Government and no liability is accepted for any loss or damage resulting from any person relying upon or using the information contained in the map.



**Planning & Infrastructure**