

ORD02

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SUBJECT: PRE PUBLIC EXHIBITION - CAMDEN GROWTH AREAS CONTRIBUTIONS PLAN - AMENDMENT 4 - LEPPINGTON TOWN CENTRE

FROM: Director Growth and Finance

EDMS #: 23/529051

PURPOSE OF REPORT

The purpose of the report is to inform Council of the draft Camden Growth Areas Contributions Plan Amendment 4 and to recommend that it be endorsed for public exhibition.

BACKGROUND

The Leppington Town Centre (LTC) is currently subject to the planning proposal process seeking to amend the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* (SEPP) to facilitate the following:

- 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.

Amendment 4 to the Camden Growth Areas Contributions Plan (CGACP) has been prepared in response to the LTC planning proposal and to facilitate the delivery of local infrastructure to meet demand in conjunction with any future rezoning.

A Councillor briefing was held to discuss this report on 24 October 2023.

MAIN REPORT

Status of the Leppington Town Centre Planning Proposal

In November 2022, the planning proposal was reported to Council and endorsed to be submitted for Gateway determination. Subsequently, Council submitted the planning proposal to the Department of Planning and Environment (DPE) seeking a Gateway determination. In August 2023, a Gateway determination was received enabling the planning proposal to be placed on public exhibition. The planning proposal is intended to commence public exhibition in the fourth quarter of 2023 and conclude in the first quarter of 2024.

Amendment 4 to the Camden Growth Areas Contributions Plan

Amendment 4 has been prepared in response to the LTC Planning Proposal to enable Council to fund local infrastructure to meet the demands of the future population. In March 2022, Council engaged HillPDA to assist in the preparation of Amendment 4. Amendment 4 has been based on the LTC planning proposal's infrastructure strategy, *Delivering Leppington*, as well as other supporting technical studies. The cost of the Infrastructure works were derived from quantity surveyor (QS) costings from WT Partnerships and finalised by a review by Rider Levett Bucknall (RLB). Unit costs for land were prepared by HillPDA and peer reviewed by Herron Todd White (HTW).

The overall monetary value for local infrastructure within LTC under Amendment 4 is **\$860,072,034** and is summarised in **Table 1**. The per lot rate can be seen in **Table 2**.

Table 1 – Summary of LTC infrastructure

	Land	Works	Total
Open Space	\$259,916,314	\$101,868,828	\$361,785,142
Community Facilities (Land only)	\$3,488,016	\$0	\$3,488,016
Transport	\$219,207,220	\$169,437,229	\$388,644,449
Stormwater	\$65,084,728	\$36,453,309	\$101,538,037
Plan Administration	\$0	\$4,616,390	\$4,616,390
TOTAL	\$547,696,278	\$312,375,756	\$860,072,034

Table 2 – Per lot rate in LTC

	Medium Density Residential (R3)	High Density Residential (R4)	Mixed Use Residential (B4)
<i>Dwellings/ha</i>	42	73	86
<i>Occupancy rate</i>	2.6	1.8	1.8
Rate per lot	\$92,831	\$55,355	\$52,099

The additional proposed infrastructure under the Amendment 4 works list includes:

- Additional roads, half roads fronting open space and upgraded intersections;
- Additional open space from 19.4 hectares to 50.6 hectares, including two double playing fields;
- New civic parks and linear plaza; and
- Additional drainage infrastructure.

Leppington and Lowes Creek Maryland under Amendment 4

Amendment 4 covers Leppington Town Centre, Leppington and Lowes Creek Maryland. There are no changes proposed to the works list in either the Leppington or Lowes Creek Maryland precincts. The only update is to the Leppington works list costings which have been updated based on the QS review and land valuation. Lowes Creek Maryland has been updated as part of Amendment 3 and no further changes are proposed under Amendment 4.

Application to IPART and transitional arrangements

Should Amendment 4 come into force, it will require an application to the Independent Pricing and Regulatory Tribunal (IPART) to charge above the \$30,000 development contribution cap. However, Amendment 4 includes a savings and transitional arrangements clause that allows Council to continue to charge rates based on Amendment 3, which was IPART reviewed for LTC and Leppington, until the new rates are reviewed and approved by IPART.

Public Exhibition

Should Council endorse the draft Amendment 4, it will be placed on public exhibition concurrently with the LTC planning proposal. It will be available on public exhibition until the end of the LTC Planning Proposal public exhibition period.

As part of the exhibition, the documents will be placed on the 'Your Voice' portal (on Council's website) and physical copies will be available at Council's administration building and libraries for public review and comment.

At the conclusion of the exhibition period, should any changes to the ILP be required, or any submissions made for Amendment 4 that require changes, it will be amended and reported back to Council post-exhibition for consideration.

FINANCIAL IMPLICATIONS

Amendment 4 provides an important funding source for the additional local infrastructure required as part of the planning proposal process. The proposed rezoning increases the monetary value of the plan to **\$860,072,034** compared to the current value of **\$273,862,040** under Amendment 3. Should Council not adopt an amended works list for Leppington Town Centre in line with the planning proposal, there will be a funding deficit of approximately \$586,209,994.

As discussed above, should Council adopt Amendment 4, it will be subject to the \$30,000 per dwelling cap. However, a savings and transitional arrangements clause has been drafted into the provisions of the plan to allow Council to continue charging at the uncapped rate as per Amendment 3. Council officers intend to apply to IPART as soon as practicably possible to facilitate the IPART review process to collect contributions from development within LTC in accordance with the plan.

CONCLUSION

Amendment 4 to the CGACP has been prepared to enable the delivery of local infrastructure to meet the demand generated by the proposed rezoning of the LTC precinct. The monetary value of local infrastructure under Amendment 4 is approximately \$860 million. Council officers consider the infrastructure provisions under Amendment 4 to meet the demand generated by the future proposed population of the LTC precinct.

RECOMMENDED

That Council:

- i. endorse Amendment 4 to the Camden Growth Areas Contributions Plan to be placed on public exhibition in accordance with the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2021*;
- ii. following the exhibition period be provided a further report to consider submissions made during the exhibition period; and
- iii. endorse Amendment 4 to the Camden Growth Areas Contributions Plan to be forwarded to IPART for review.

ATTACHMENTS

1. CGACP Amendment 4 - Draft Main Document LTC CP - November 2023
2. CGACP Amendment 4 - Draft Technical Document LTC CP - November 2023