

# Planning Proposal Request 1370 Camden Valley Way, East Leppington

FACT  
SHEET



Liverpool City Council is exhibiting a planning proposal request which seeks to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the Growth Centres SEPP). Council invites members of the public to view the proposal and provide feedback.

Please note that the planning proposal request has not yet been endorsed by Council. This proposal is being exhibited in order to obtain preliminary feedback from the community.

## What is the Growth Centres SEPP?

The Growth Centres SEPP contains zoning and planning controls to guide future development. Some of the controls include the types of development permitted on a particular site, including floor space and height to which a development can be constructed.

## What changes are proposed?

The planning proposal seeks to expand the area of the Neighbourhood Centre at 1370 Camden Valley Way, East Leppington to accommodate additional retail floor area and to reorganise the development of residential, commercial and recreational uses on the site. The proposal includes rezoning of part of the site from R3 (Medium Density Residential) to B1 (Neighbourhood Centre), RE1 (Public Recreation) to R3 (Medium Density Residential), R2 (Low Density Residential) to RE1 (Public Recreation) and increasing the permissible retail Gross Floor Area (GFA) of the Neighbourhood Centre from 2,500m<sup>2</sup> to 4,800m<sup>2</sup>.

It also amends the minimum lot size map, minimum dwelling density map, and height of building maps under the SEPP.

The increased area of R3 (Medium Density Residential) zoned land is located next to areas zoned for medium density residential development and will allow for a variety of housing choices such as small lot housing, duplexes, terraces and other low rise housing up to 12m in height. There will be no changes to minimum lot sizes for residential development, and the minimum dwelling density requirements for this site are proposed to be the same as surrounding R3 zoned land.

## What happens next?

Public submissions will be considered and reported to Council. If Council provides in-principle support for the planning proposal request, it will then be sent to the Department of Planning, Industry and Environment seeking a Gateway determination. Should a Gateway determination be issued, then the public will have another opportunity to provide further comments.

## How can I make a submission?

Written submissions are to be addressed to the CEO and can be sent to Locked Bag 7064, Liverpool BC NSW 1871; or [lcc@liverpool.nsw.gov.au](mailto:lcc@liverpool.nsw.gov.au). Submissions can also be made online. Submissions should be received by 5pm 16 September 2020, quoting RZ-1/2017.

## Where can I get more information?

Additional information including supporting studies can be found on Council's Public Exhibition and Notices webpage. Enquiries about this proposal can be directed to Masud Hasan, Senior Strategic Planner, by phone on 8711 7383 or at [hasanm@liverpool.nsw.gov.au](mailto:hasanm@liverpool.nsw.gov.au).