

EXPLANATION OF INTENDED EFFECT

STATE ENVIRONMENTAL PLANNING POLICY TO AMEND *STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006* – TO INSERT EAST LEPPINGTON - LIVERPOOL PART PRECINCT PLAN

Introduction

The proposed SEPP will amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (**Growth Centres SEPP**) by:

- 1) Amending the Liverpool Growth Centres Precinct Plan 2013 (**Precinct Plan**) to make it apply to certain land in East Leppington Precinct (**the Precinct**).
- 2) making other amendments to the provisions and the maps to the Growth Centres SEPP, to make the East Leppington amendments to the Precinct Plan effective.

The Precinct Plan will identify the land to which the planning controls will apply, establish objectives for development of that land and specify development that is permissible without consent (including exempt development), with consent (including complying development) and development that is prohibited. The Precinct Plan will also establish controls for development within the Precinct such as the maximum height of buildings, minimum lot sizes for the subdivision of land and minimum dwelling densities (number of dwellings per hectare of land) for residential areas. The purpose and application of these controls is explained in later sections of this document.

The Precinct Plan sets the broad legislative framework for development of land within the Growth Centres that is located within the Liverpool LGA. This will include land in the East Leppington Precinct if the proposed amendments are approved and enacted. The Precinct Plan will be amended to incorporate planning controls that are specifically related to the future development of the land in East Leppington Precinct.

Once this land in East Leppington is rezoned, the Precinct Plan (as amended) will apply to all future development.

The proposed East Leppington amendment contains six parts. This Explanation of Intended Effect provides a “plain English” description of the planning controls that are intended to apply to the Precinct.

Each of the following sections of this document explains the planning controls that exist and will be adopted under the Liverpool Growth Centres Precinct Plan 2013, those that are to be updated or amended and any new controls:

1. Preliminary. This part of the Precinct Plan sets out things like the land to which the planning controls will apply, who the consent authority is for development (i.e. who assesses and approves development applications) and other administrative matters.

This part will be updated to also refer to land within the East Leppington Precinct.

2. Permitted and prohibited development. This part of the Precinct Plan establishes the zoning of land and the land uses that are permitted without consent, permitted with consent or are prohibited in each zone.

This part will remain unchanged with the exception that it is proposed to make “highway service centre” (adjoining Camden Valley Way), a permissible use with consent in the B1 Neighbourhood Centre zone for land within the East Leppington Precinct

3. Exempt and complying development. This part of the Precinct Plan identifies development that is either exempt development or complying development under the Precinct Plan, in addition to exempt and complying development that is specified in other environmental planning instruments.

No changes are proposed to this part.

4. Principal development standards. This part of the Precinct Plan establishes controls on the size and scale of development.

No changes are proposed to this part with the exception of the addition of the height control for development in the Neighbourhood Centre.

5. Miscellaneous provisions. These provisions control particular types of development in more detail than the controls in the previous parts of the Precinct Plan.

No changes are proposed to these provisions other than the nomination of the RMS as the acquisition authority for road widening on Denham Court Road between the Gas Easement and the precinct boundary to the east.

6. Additional local provisions. These provisions specify controls for development that are required to address issues that are unique or of particular importance in the Precinct.

The additional provisions for East Leppington are covered in section 6 of this Explanation of Intended Effect and relate to Restricted Premises and setting a limit on gross floor area for the retail uses in the Neighbourhood Centre.

The Precinct Plan contains schedules with additional land uses that may be carried out in addition to those identified in Part 2, and the location and type of heritage items in the Precinct.

The proposed SEPP will establish planning controls (controls which have legislative force). The controls are based on the draft Indicative Layout Plan (ILP), which provides an indication of how the Precinct will develop over time. The draft ILP is proposed to be part of the Liverpool Growth Centre

Precincts Development Control Plan amendments which will apply to the land and be publicly exhibited at the same time as this Explanation of Intended Effect. The draft DCP schedule provides more detailed guidance for development in East Leppington, and supports the controls in the Precinct Plan.

If the proposed SEPP is made by the Governor, the new planning controls will only take effect when they are published on the NSW Legislation website. Until then, the controls under *Liverpool Local Environmental Plan 2008* (**Liverpool LEP 2008**), and the controls that currently apply under the Growth Centres SEPP, will continue to apply to land in East Leppington. The draft DCP schedule will be adopted by the Director General of the Department of Planning & Infrastructure when the proposed SEPP comes into effect.

1 Preliminary

1.1 Objectives

The Precinct Plan intends to:

- Rezone land within the Liverpool Part Precinct to allow urban development to occur in the manner envisaged by the South West Growth Centre Structure Plan and the draft ILP for the East Leppington – Liverpool Part Precinct including the establishment of residential areas, neighbourhood centre, recreational and infrastructure land use zones.
- Deliver housing choice and affordability by accommodating a wide range of residential dwelling types that cater for housing diversity and by encouraging minimum residential targets, to be exceeded in certain conditions.
- Control the bulk and scale of future development by setting maximum building heights (explained in **section 4.1.5**) for some land use zones.
- Protect and enhance riparian corridors and threatened species habitat containing significant natural vegetation through development controls that prevent the further clearing of existing native vegetation on this land.
- Protect areas providing infrastructure services, such as water, gas and electricity by establishing appropriate zones and development controls in these areas to ensure their continued safe operation.
- Protect and enhance areas of heritage significance by establishing development controls in order to maintain and respect the relationships between heritage sites, and their adjacent uses.
- Identify land within the Precinct that needs to be acquired to enable the provision of roads, parks, and drainage.

1.2 Land to which the Precinct Plan applies

The land to which the amendments to the Liverpool Growth Centres Precinct Plan 2013 for East Leppington will apply is shown on the Land Application Map.

1.3 Consent authority

Subject to the *Environmental Planning and Assessment Act 1979* (the Act), Liverpool Council, will be the consent authority under the Precinct Plan for development on land to which the proposed controls will apply.

1.4 Maps

The Growth Centres SEPP contains a series of maps that show how the controls in the Growth Centres SEPP, including the Precinct Plan, apply to land in the Growth Centres Precincts. The proposed SEPP will amend the Growth Centre SEPP maps as they relate to the East Leppington – Liverpool Part Precinct, to give effect to the controls in the proposed SEPP.

Copies of the draft maps are attached to this Explanation of Intended Effect.

1.5 Relationship to other planning instruments

The proposed SEPP will affect the application of some other environmental planning instruments that currently apply in the Precinct, and identify those that will no longer apply to the land to which the Precinct Plan applies.

Liverpool LEP 2008 is the current planning instrument for land in the East Leppington Precinct. Under the proposed SEPP, this LEP will no longer apply to the subject land after the amendment comes into force.

1.6 Savings provision

A savings provision will ensure that any development applications lodged but not determined before the commencement of the Precinct Plan are assessed and determined as if the Precinct Plan had not commenced.

1.7 Suspension of Covenants

If approved by the Governor, a provision will be included in the Precinct Plan that suspends any agreement, covenant or other similar instrument that restricts the carrying out of development to allow development to be carried out under the Precinct Plan or a consent granted under the EP&A Act. There are a number of exceptions to this provision, including:

- (a) a covenant imposed by the Council or that the Council requires to be imposed,
- (b) any prescribed instrument under section 183A of the *Crown Lands Act 1989*,
- (c) any conservation agreement under the *National Parks and Wildlife Act 1974*,
- (d) any Trust agreement under the *Nature Conservation Trust Act 2001*,
- (e) any property vegetation plan under the *Native Vegetation Act 2003*,
- (f) any biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995*,
- (g) any planning agreement under Division 6 of Part 4 of the EP&A Act.

This provision will not affect the rights of interests of any public authority under any registered instrument.

2 Permitted or Prohibited Development

2.1 Unzoned land

The proposed amendment will contain a provision that enables any development to be carried out on “unzoned land” with consent. It is not proposed to include any “unzoned land” in the Precinct Plan at this stage.

2.2 Additional development permitted on certain land

The proposed amendment will include a provision that permits certain land uses (to be listed in a schedule to the Precinct Plan) to be carried out on certain land despite the provisions in the land use tables. The purpose of this provision is to provide for certain types of development that, due to the particular circumstances of the Precinct, are suitable on certain land but not on land in other parts of the Precinct. It is proposed to include an additional permitted use to allow an approved Highway Service Centre fronting Camden Valley Way, as part of the proposed Neighbourhood Centre Zone. Refer to cross-hatching on the LZN Map.

2.3 Subdivision

Subdivision of land in the Precinct will require development consent, unless the Precinct Plan or another applicable planning instrument (for example the Exempt and Complying Codes SEPP) makes other provisions for subdivision.

2.4 Demolition

The demolition of a building or work in the Precinct will require development consent, except where the Precinct Plan or another applicable environmental planning instrument makes other provisions for demolition.

2.5 Temporary use of land

The temporary use of land will be permitted in certain circumstances, where the use does not compromise the future development of that land, or have detrimental economic, social, amenity or environmental effects on the land.

2.6 Land use zones and objectives

Land use zones set out land uses that can be carried out or are prohibited on certain land within the Precincts. The Precinct Plan will propose that land use zones apply to land within the East Leppington – Liverpool Part Precinct as follows:

- R2 Low Density Residential, providing for a mix of dwelling types in a predominantly low density residential environment.
- R3 Medium Density Residential, allowing a range of dwelling types in a medium density residential environment, in locations close to the proposed Neighbourhood Centre, open space and public transport routes and facilities.
- B1 Neighbourhood Centre, intended to provide a range of small-scale retail, business and community uses that meet the needs of the local community, as well as local employment opportunities and access to public transport. The B1 zone is proposed to apply to the new Neighbourhood Centre located south of the intersection of Camden Valley Road and Old Cowpasture Road.
- E4 Environmental Living, applying to transitional land adjoining Denham Court Road to provide for very low density residential living.
- SP2 Infrastructure, applying to land required for trunk drainage infrastructure, water supply channel and major roads.
- RE1 Public Recreation, applying to land required for public open space and recreational purposes.

Refer to the attached Land Zoning Map for the proposed zoning of land under the Precinct Plan.

2.7 Land use tables

For each land use zone, the Precinct Plan will have a land use table that defines whether land uses are:

- Permitted without consent (meaning that a development application is not required);
- Permitted with consent (meaning that a development application is required); or
- Prohibited.

The proposed land use tables use “group terms” to describe a range of similar or related land uses. For example “residential accommodation” includes all dwelling types (for example “dwelling houses”, “attached dwellings” and “residential flat buildings”). Where group terms are used this means that all the uses included under that group term are permitted or prohibited (depending upon which column the term is used in). Exceptions to this apply in some instances, such as where a particular land use that is part of a group term is listed in another column in the land use table.

The words used in the zoning tables have particular meanings that are not always exactly the same as that found in common usage. The Dictionary to the Growth Centres SEPP gives the legal interpretation to the meaning of these terms.

Column 1	Column 2	Column 3	Column 4
Zone	Permitted without consent	Permitted with consent	Prohibited
Zone R2 Low Density Residential	Home-based child care; Home occupations	Attached dwellings; Bed and breakfast accommodation; Boarding houses; Business identification signs; Child care centres; Community facilities; Drainage; Dual occupancies; Dwelling houses; Educational establishments; Environmental protection works; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home businesses; Home industries; Multi dwelling housing; Neighbourhood shops; Places of public worship; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing	Any other development not specified in Column 2 or 3

Column 1	Column 2	Column 3	Column 4
Zone	Permitted without consent	Permitted with consent	Prohibited
Zone R3 Medium Density Residential	Home-based child care; Home occupations	Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Group homes; Multi dwelling housing; Neighbourhood shops; Places of public worship; Roads; Seniors housing; Any other development not specified in item 2 or 4	Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat repair facilities; Boat sheds; Business premises; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Electricity generating works; Entertainment facilities; Extractive industries; Freight transport facilities; Function centres; Helipads; Highway service centres; Home occupations (sex services); Industries; Information and education facilities; Marinas; Moorings; Mortuaries; Office premises; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Restricted premises; Retail premises; Rural supplies; Service stations; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Wholesale supplies

Column 1	Column 2	Column 3	Column 4
Zone	Permitted without consent	Permitted with consent	Prohibited
Zone B1 Neighbourhood Centre	Home-based child care; Home occupations	Amusement centres; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Child care centres; Community facilities; Drainage; Educational establishments; Environmental facilities; Environmental protection works; Flood mitigation works; Food and drink premises; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Kiosks; Medical centres; Neighbourhood shops; Office premises; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Roads; Service stations; Serviced apartments; Shops; Shop top housing; Veterinary hospitals	Any other development not specified in Column 2 or 3
Zone SP2 Infrastructure	Roads	The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.	Any other development not specified in Column 2 or 3
Zone RE1 Public Recreation	Environmental protection works	Building identification signs; Business identification signs; Child care centres; Community facilities; Drainage; Environmental facilities; Flood mitigation works; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Restaurants; Roads; Take away food and drink premises; Water recreation structures; Waterbodies (artificial)	Any development not specified in Column 2 or 3

Column 1	Column 2	Column 3	Column 4
Zone	Permitted without consent	Permitted with consent	Prohibited
Zone E4 Environmental Living	Home-based child care; home occupations	Bed and breakfast accommodation; Child care centres; Community facilities; Drainage; Dual occupancies; Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Extensive agriculture; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Home industries; Horticulture; Places of public worship; Recreation areas; Roads; Secondary dwellings; Waterbodies (artificial)	Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

3 Exempt and complying development

The EP&A Act enables certain development that is of minimal environmental impact to be undertaken as exempt development. This means that it does not require development consent or approval under the EP&A Act.

The EP&A Act enables certain types of development that meet specified development standards to be carried out as complying development. Complying development can be carried out under a complying development certificate that is issued either by the relevant Council or a private certifier.

The Precinct Plan does not introduce any new controls for exempt and complying development. It instead relies upon the existing provisions within *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* and Schedule 1 to the Growth Centres SEPP.

Exempt or complying development will not be permitted on any environmentally sensitive area.

Note: Environmentally sensitive areas are defined in the Precinct Plan and include land mapped as Existing Native Vegetation or a Native Vegetation Retention Area, or for riparian protection or land in Zone E2 Environmental Conservation. In this part of the East Leppington Precinct areas of environmental sensitivity are those identified as Existing Native Vegetation and Native Vegetation Retention Area.

4 Principal Development Standards

The Precinct Plan will contain the following development standards:

- Minimum lot sizes for subdivision and minimum lot sizes for different types of residential accommodation.
- Minimum residential density (ie. number of dwellings per hectare).
- Maximum height of buildings.

The standards for minimum subdivision lot sizes, height of buildings and dwelling densities will be supported by maps which show how the controls apply to land in the Precinct.

4.1.1 Minimum subdivision lot size

The Precinct Plan will specify minimum lot sizes for the subdivision of land in the Precinct. Varying minimum lot sizes are proposed to respond to different environmental constraints including protection of native vegetation, minimising risks of impacts on water quality in the Sydney Catchment Authority Upper Canal and existing infrastructure easements. The proposed minimum subdivision lot sizes are as shown on the Minimum Lot Size Map.

4.1.2 Minimum lot sizes for residential development

An additional clause is proposed in the Precinct Plan for land in East Leppington Precinct that establishes minimum lot sizes for a range of dwelling types on land that is not identified on the Lot Size Map.

The following minimum lot sizes for the different types of dwellings will apply on land not identified on the Minimum Lot Size map for the East Leppington Precinct.

Dwelling type	Minimum lot size
Dwelling houses	250m ²
Semi-detached dwellings	400m ²
Dual occupancy	500m ²
Secondary dwellings	450m ²
Attached dwellings	375m ²
Multi dwelling housing	1500m ²
Residential flat buildings	2000m ²

4.1.3 Minimum lot size for Very Low Density Residential

The Precinct Plan will limit the minimum subdivision lot size for areas proposed for very low density residential development to 2,000m². This will apply to all new development in the areas shown on the Lot Size Map.

It is proposed to rezone one of these areas located adjacent to the Upper Canal as R2 Low Density Residential. The second area which is located adjacent to Denham Court Suburb is proposed to be zoned E4 Environmental Living and to act as a transition area between future urban development in East Leppington and the Denham Court suburb. The intent in limiting the lot size for development is to reflect the desired future character of these areas and respond to environmental and infrastructure parameters.

4.1.4 Residential density

The Precinct Plan will establish minimum dwelling density requirements for development that involves subdivision or the erection of a dwelling house on land in Zone R2 Low Density Residential (except for the very low density residential areas as shown on the ILP) and Zone R3 Medium Density Residential. The purpose of the residential density control is to ensure that all relevant development achieves minimum dwelling densities that will contribute to the efficient use of land for urban development and the cost-effective provision of essential infrastructure.

The minimum residential density requirements will be shown on the Residential Density Map. The density of dwellings, or the number of dwelling entitlements created by a subdivision, must not be less than that shown on the Residential Density Map.

4.1.5 Height of buildings

The purpose of the maximum height of building controls is to control the scale of development to ensure buildings are in keeping with the environment. For example, higher buildings are permitted where more dense development is appropriate to support mixed use development within and near the proposed neighbourhood centre, and in locations where residents have good access to public transport.

The proposed building heights are as shown on the attached Height of Buildings map.

The height control is expressed in metres and is measured from the existing ground level to the highest point of the building. The method of calculating building height is defined in the Dictionary to the Growth Centres SEPP.

4.1.6 Exceptions to development standards

Exceptions to development standards will be permitted in certain circumstances to provide flexibility and achieve better development outcomes. The variation to the standard must be justified, be in the public interest and have the concurrence of the Director General.

Specific requirements apply to applications seeking to vary subdivision lot size in rural, environmental, transitional and large lot residential zones. In these cases exceptions will not be permitted where subdivision will result in two or more lots of less than the minimum area specified for such lots by a development standard, or where subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.

5 Miscellaneous provisions

5.1.1 Land acquisition

The Precinct Plan will identify the public authorities required to acquire land for public purposes (such as roads, open space and drainage) under the owner-initiated acquisition provisions of the *Land Acquisition (Just Terms Compensation) Act 1991*. The reserved land is identified on the Land Reservation Acquisition Map and the following table identifies the acquisition authorities.

Type of land shown on Map	Acquiring authority
Zone RE1 Public Recreation and marked "Local Open Space"	Liverpool City Council
Zone SP2 Infrastructure and marked "Classified Road"	Roads and Maritime Services
Zone SP2 Infrastructure and marked "Local Road"	Liverpool City Council
Zone SP2 Infrastructure and marked "Local Drainage"	Liverpool City Council
Zone SP2 Infrastructure and marked "Regional Road"	Roads and Maritime Services

5.1.2 Classification and reclassification of public land

Land that is owned by Council for a public purpose can be classified under the *Local Government Act 1993* as either "community" or "operational" land. The classification of public land can be nominated or changed by an environmental planning instrument. The proposed SEPP will contain standard provisions enabling the classification and reclassification of public land under the *Local Government Act 1993*. The Precinct Plan does not propose to classify or reclassify any land at this stage.

5.1.3 Development near zone boundaries

There is a flexible zone boundaries provision in the Precinct Plan that applies to land within a specified distance on either side of adjoining land use zones. This provision allows for flexibility when considering development along the zone boundaries. Flexibility is particularly needed where investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site. The flexible zone boundary clause enables development to occur in these situations without the need to rezone land.

The existing zone boundary provisions in the Precinct Plan will apply to land in East Leppington precinct. These include a distance of 10m between Public Recreation and any other zone, 10m between Environmental Conservation and any other zone and 30m between any two zones (except for public recreation and environmental conservation).

5.1.4 Heritage Conservation

The Precinct Plan identifies a heritage item that will be protected by heritage conservation provisions contained in the plan. The controls include requirements to assess the impacts of proposed

development on heritage items and consideration of the heritage values of the item by the consent authority when determining an application.

The heritage item that is proposed to be listed and shown on the attached Heritage Map is:

Heritage Item	Location
Upper Nepean Scheme – Upper Canal	Between Camden Valley Way and Denham Court Road Lot 1 DP 596351

The provision also includes the consideration of archaeological sites, Aboriginal places of heritage significance and Aboriginal objects.

5.1.5 Other miscellaneous provisions in this part

The proposed SEPP contains a number of miscellaneous provisions as described below. These provisions establish controls for certain forms of development including development standards, enabling certain types of development to be carried out with or without consent or as complying development:

- (a) Controls relating to miscellaneous permissible uses including bed and breakfast accommodation, home businesses, home industries, kiosks, neighbourhood shops, roadside stalls and secondary dwellings.
- (b) Controls relating to architectural roof features to ensure that they are decorative elements only and that the majority are contained within the prescribed building height.
- (c) A standard provision relating to the conversion of fire alarms.
- (d) Trees and vegetation located on land to which this Plan applies will be subject to strict controls in order to preserve the amenity of the area.
- (e) Ensuring the Precinct Plan does not place any restrictions on infrastructure development by a public authority that is enabled by *State Environmental Planning Policy (Infrastructure) 2007* and use of buildings by the Crown.
- (f) Bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without consent.

6 Additional local provisions

The Precinct Plan will contain local provisions that relate to matters that require Precinct specific development controls due to the nature of the Precinct.

In some cases, local provisions will be used to avoid making changes to the range of permissible land uses in the zoning tables, so as to maintain consistency with Liverpool Council's planning controls. In other cases, local provisions have been included to respond to specific environmental issues. Following is a summary of the intent of each of the existing and/or proposed local provisions.

6.1.1 Public utility infrastructure

A standard provision exists in the Precinct Plan which provides that Council must not grant consent to development unless public utility infrastructure (which includes water and electricity supply or sewage disposal and management) is available to the site or will be made available when required. No change is proposed to this provision.

6.1.2 Protection of native vegetation retention areas and existing native vegetation

Existing provisions applying to Native Vegetation Retention Areas and Existing Native Vegetation Areas (shown on the attached Native Vegetation Protection Map) detailing matters that must be addressed before development consent can be granted will be retained. The intent of the provisions is to:

- Prohibit clearing of native vegetation that is required to ensure the Precinct Plan is consistent with the biodiversity certification of the Growth Centres SEPP, under the *Threatened Species Conservation Act 1995*. These measures require the protection of 2,000 hectares of "Existing Native Vegetation" across the Growth Centres, and the Existing Native Vegetation to be protected within the East Leppington – Liverpool Part Precinct is to be mapped and protected by the provisions proposed in the amendment as shown on the Native Vegetation Protection Map.
- Ensure the Precinct Plan is consistent with the Strategic Assessment approval by the Commonwealth under the *Environmental Protection and Biodiversity Conservation Act 1999*.
- Facilitate the protection of remnant native vegetation and regeneration of native vegetation in environmentally sensitive areas, such as along watercourses.
- Facilitate the recovery of native flora and fauna species and populations.

6.1.3 Restricted premises

A new provision to apply to land in East Leppington is proposed in the Precinct Plan that restricts the approval of restricted premises if the premises will be located on land that abuts, or is separated only by a road from land:

- in Zone R2 Low Density Residential, Zone R3 Medium Density Residential or Zone RE1 Public Recreation, or
- used for the purposes of a community facility, school or place of public worship.

The provision would also require the Council to consider:

- the impact of the proposed development on places of high pedestrian activity, and
- the impact of the proposed development on land frequented by children for care, recreational or cultural purposes, and
- whether the appearance of the restricted premises is sufficiently discreet.

6.1.4 Maximum gross floor area for retail premises in Zone B1 Neighbourhood Centre

A new provision is proposed to cap the gross floor area of retail premises/shops to 2,500square metres within the East Leppington Neighbourhood Centre zoned B1 Neighbourhood Centre. Access to the neighbourhood centre for local retail and convenience needs will be primarily from local streets internal to the Precinct and not from Camden Valley Way.

Additional Use Schedule

- It is proposed to permit highway service centre uses within the Zone B1 Neighbourhood Centre for East Leppington as approval has previously been given by Council for the development of a service station and a fast food restaurant on land directly adjoining Camden Valley Way. Access to the highway service centre would however be only directly off Camden Valley Way.