

Leppington

Precinct Planning Report

To view an electronic version in PDF format, visit the Growth Centres website: www.growthcentres.nsw.gov.au

© Crown Copyright 2014

Department of Planning and Environment

Printed June 2014

Disclaimer

While every reasonable effort has been made to ensure that this document is correct at the time of printing, the State of New South Wales, its agents and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance or upon the whole or any part of this document.

Copyright Notice

In keeping with the Department of Planning and Environment's commitment to encourage the availability of information, you are welcome to reproduce the material that appears in this Precinct Planning Report for personal, in-house or non-commercial use without formal permission or charge. All other rights are reserved. If you wish to reproduce, alter, store or transmit material appearing in this Precinct Planning Report for any other purpose, a request for formal permission should be directed to:

Corporate Communications
The Department of Planning and Environment
Level 5, 10 Valentine Avenue
Parramatta NSW 2150

You are required to acknowledge that the material is provided by the Department or the owner of the copyright as indicated in this Precinct Planning Report and to include this copyright notice and disclaimer in any copy. You are also required to acknowledge the author (the Department of Planning and Environment) of the material as indicated in this Precinct Planning Report.

Contents

Executive Summary	viii
1. Background	1
1.1 Introduction	1
1.2 Purpose and Structure of this Report	3
2. Precinct Planning Process	4
2.1 Overview	4
2.2 South West Structure Plan	4
2.3 Governance Structure	6
2.4 Precinct Boundary Review Process	7
2.5 Community Involvement	9
State agency and stakeholder consultation	12
3. Precinct Context	13
3.1 Location	13
3.2 Site Description	13
3.3 Current land use and zoning	17
3.4 Surrounding land use and development	18
4. Strategic and Statutory Frameworks	19
4.1 State and regional planning strategies	19
4.1.1 State Plan	19
4.1.2 Draft Metropolitan Strategy for Sydney	19
4.1.3 Draft South West Sub-Regional Strategy	19
4.1.4 South West Growth Centre Structure Plan	20
4.1.5 South West Sector Bus Servicing Plan	20
4.2 Statutory Planning Framework	21
4.2.1 NSW Environmental Planning and Assessment Act 1979	21
Special Infrastructure Contribution	21
4.2.2 Threatened Species Conservation Act 1995	22
4.2.3 Environment Protection and Biodiversity Conservation Act 1999	23
4.2.4 Other Legislation	23
4.2.5 Growth Centres Development Code	23
4.3 Local Planning Framework	24

4.3.1	Camden Council planning policies and strategies	24
5.	Proposed Planning Outcomes	26
5.1	Design philosophy	26
Vision	26	
5.2	Planning principles	26
5.2.1	Public domain and the natural environment	26
5.2.2	Transport and access	27
5.2.3	Land Use	27
5.3	Specialist Studies	28
5.3.1	Land Capability and Contamination	28
5.3.2	Existing Native Vegetation and biodiversity	33
5.3.3	Heritage	37
5.3.4	Bushfire	39
5.3.5	Odour	43
5.3.6	Noise	45
5.4	Overview of the draft ILP	48
5.5	Draft ILP Design	53
5.5.1	Urban structure	53
5.5.2	Local Centres	56
5.5.3	Housing	58
5.5.4	Transport and access	59
5.5.5	Schools, Community Facilities and Parks	66
5.5.6	Riparian corridors, drainage and flooding	67
6.	Development and Infrastructure Staging	71
6.1	Initial Servicing Strategy	71
6.1.1	Development sequencing considerations	72
6.2	Infrastructure Requirements	72
6.2.1	Water Reticulation	72
6.2.2	Sewer	73
6.2.3	Electricity	73
6.2.4	Natural Gas	73
6.2.5	Telecommunications	73
6.2.6	Roads	73
6.2.7	Public Transport	74

6.3	Key issues facing infrastructure delivery and Precinct development	74
6.3.1	Infrastructure delivery schedule and initial development	74
6.3.2	Land fragmentation and infrastructure delivery	75
6.3.3	Funding of local infrastructure above the Section 94 Contributions cap	75
6.3.4	Developing sequencing	76
7.	Draft Statutory and Development Controls	78
7.1	Proposed SEPP Amendment	78
7.2	Draft DCP	80
Appendix A	Consistency with Statutory Directions, South West Growth Centre Structure Plan and Development Code	81
Appendix B	Summary of Relevant Environmental and Planning Legislation	89
	State Environmental Planning Policies	90

Tables

Table 2-1	South West Growth Centre Structure Plan details for the Precinct.....	5
Table 2-2	Community feedback on the preliminary draft Indicative Layout Plan	11
Table 5-1	Summary of area (ha) occupied by TSC listed vegetation and TSC condition	33
Table 5-2	Summary of area (ha) occupied by Cumberland Plain Woodland	33
Table 5-3	Potential Heritage Items and Significance	37
Table 5-4	Draft ILP key features.....	49
Table 5-5	Dwelling Yield and Population Summary	59
Table 7-1	Proposed land use zones and their application	79

Figures

Figure 1-1	Location of North West and South West Growth Centres.....	1
Figure 1-2	South West Growth Centre Precincts	2
Figure 2-1	South West Growth Centre Structure Plan (Edition 3)	5
Figure 2-2	Structure Plan – Leppington and Catherine Fields North (Part) Precinct	6
Figure 2-3	Additional land released following Boundary Review.....	9
Figure 3-1	Leppington Precinct.....	15
Figure 3-2	Existing Features of the Precinct.....	16
Figure 3-3	Current zoning under Camden LEP	17
Figure 5-1	Topography	29
Figure 5-2	Contamination Risk Ranking	30
Figure 5-3	Soil Salinity	32
Figure 5-4	TSC Act vegetation community classification	35
Figure 5-5	EPBC Act vegetation community classification	36
Figure 5-6	Potential Heritage Items	38
Figure 5-7	Aboriginal Archaeological Sensitivity	41
Figure 5-8	Bushfire Asset Protection Zones	42
Figure 5-9	Odour Sources	44
Figure 5-10	Indicative Noise Affection Area	47
Figure 5-11	Draft Leppington ILP	52
Figure 5-12	Urban structure and land use	55
Figure 5-13	Locations of proposed centres	57
Figure 5-14	Leppington road network.....	62
Figure 5-15	Leppington pedestrian and cycleway network	64
Figure 5-16	Leppington public transport network	65
Figure 5-17	Stormwater drainage infrastructure	68
Figure 5-18	Existing 20 Year ARI, 100 Year ARI and PMF flood levels.....	69
Figure 6-1	Initial development plan.....	77

Abbreviations

ABS	Australian Bureau of Statistics
AHIP	Aboriginal Heritage Impact Permit
ARI	Average Recurrence Interval
BASIX	Building and Sustainability Index
CBD	Central Business District
COPC	Contaminants of Potential Concern
DA	Development Application
DCP	Development Control Plan
DEC	Department of Education and Communities
DECCW	Department of Environment, Climate Change and Water
EPA	Environmental Protection Authority
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPBC Act	Environment Protection and Biodiversity Conservation Act
IDP	Infrastructure Delivery Plan
IPART	Independent Pricing and Regulatory Tribunal
ILP	Indicative Layout Plan
LEP	Local Environmental Plan
LGA	Local Government Area
NES	National Environmental Significance
NOW	NSW Office of Water
NPW Act	National Parks and Wildlife Act
OEH	Office of Environment and Heritage
PAD	Potential Archaeological Deposit
PCG	Project Control Group
PMF	Probable Maximum Flood
PWG	Project Working Group
RF Act	Rural Fires Act
RMS	Roads and Maritime Services (formerly RTA)
SEPP	State Environmental Planning Policy
SIC	Special Infrastructure Contribution
SREP	Sydney Regional Environmental Plan
SWRL	South West Rail Link
The Department	NSW Department of Planning and Environment
TSC Act	Threatened Species Conservation Act
WM Act	Water Management Act
WSUD	Water Sensitive Urban Design

Executive Summary

The Leppington Precinct is located in the South West Growth Centre and covers an area of 655 hectares. The Precinct is located wholly within the Camden Local Government Area (LGA), approximately 40 kilometres south-west of the Sydney CBD.

The Leppington Precinct was released by the then Minister for Planning and Infrastructure in November 2011. Following a review of the Precinct's western boundary, an additional 198 hectares from Catherine Fields North Precinct was released in November 2012 to be included in the precinct planning process for Leppington. Since the Precinct boundary was amended in late 2012 the Department of Planning and Environment has been preparing technical investigations and draft planning controls that, when finalised, will enable urban development in the Precinct. The work completed to date is now ready for exhibition and feedback from the community.

The purpose of this Precinct Planning Report is to:

- Explain the process of preparing the draft Indicative Layout Plan (ILP) and draft planning controls;
- Summarise the technical studies that informed the design process; and
- Provide details of infrastructure planning, coordination and delivery to support development.

A new approach to rezoning land in the Growth Centres

The Leppington Precinct has overall capacity for more than 7,000 homes. Parts of the Precinct will have access to essential water, sewer and electricity infrastructure in mid 2016. Rezoning land that can benefit directly from this first stage of infrastructure makes sense, and can provide a good supply of land for new homes over a number of years. However, essential infrastructure is likely to be available in other parts of the Precinct later, meaning that even if the land was rezoned now, urban development would not be possible.

Because infrastructure availability is the key determinant of when land can develop, the Department is consulting with the community during the public exhibition on a new approach that would mean land for up to 2,500 homes in the Precinct is rezoned in late 2014, with the remainder of the Precinct to be rezoned in stages that align with development demand and infrastructure availability. Feedback from land owners, Council and infrastructure agencies will assist to confirm whether this approach is appropriate and whether the first stage rezoning area is adequate and reasonable. Prior to completion of the Precinct Plan, infrastructure delivery arrangements will be better understood and refinements to the staged rezoning approach may occur.

The Precinct Planning Process

The precinct planning process will deliver planning controls that enable urban development in the Precinct. The process integrates natural and man-made opportunities and constraints to maximise housing opportunities and deliver a good quality of life for future residents by providing access to a range of employment and retail opportunities, services and amenities.

Precinct planning addresses issues and benchmarks set out in a range of strategic planning documents including the draft Metropolitan Plan for Sydney, the Long Term Transport Masterplan, South West Structure Plan and the Growth Centres Development Code.

Draft Indicative Layout Plan

The draft ILP provides for approximately 7,190 dwellings, and a population of around 23,680 people. There will be a range of housing types at varying densities across the Precinct. The majority of the Precinct is identified for low density residential development, predominantly single dwellings on lots ranging in size up from 250 square metres and averaging around 450 square metres, typical of urban growth areas in other parts of Sydney.

Medium density development will be concentrated around the Leppington Local Centre, along Ingleburn Road within walking distance of Leppington Major Centre (to the north) and near some parks. Residential development is supported by associated road, drainage and open space infrastructure. The draft plans also recognise the importance of listed and potential heritage items including Raby House Estate in the neighbouring Catherine Fields North Precinct, as well as protecting the landscape and environmental values of ridges and views from higher land across the Precinct. **Table 1** provides a summary of the key features of the draft ILP for the Precinct.

Table Key ILP features

ILP Feature	Description
Residential areas	<ul style="list-style-type: none">▪ The draft ILP provides for a minimum 7,190 dwellings and 23,680 people.▪ A mix of housing types ranging from single dwellings on a range of lot sizes to townhouses, terrace style houses and low scale flat buildings.▪ Minimum residential densities to encourage efficient use of land and infrastructure and encourage diverse housing options.▪ Medium density residential areas concentrated close to the Leppington Major Centre, East Leppington's Local Centre, and around Leppington's Local Centre.
Activity Centres	<ul style="list-style-type: none">▪ One Local Centre is located near the existing Heath Road and Eastwood Road intersection, with the capacity for up to 16,700m² of retail and commercial floor space.
Education facilities	<ul style="list-style-type: none">▪ Four new primary schools and one K-12 school are located within walking distance to the sports fields, on collector roads to enable bus access.▪
Road network	<ul style="list-style-type: none">▪ Upgrades to Camden Valley Way are planned for completion date in 2016.▪ It is anticipated that Rickard Road will require upgrading by 2026.▪ It is anticipated that Dickson Road will require upgrading by 2026.▪ Access points along Camden Valley Way are consistent with signalised intersections proposed by RMS.▪ The local road network is generally in the form of a grid network and responds to the existing constraints and topography.▪ There will be 2 new road crossings over Kemps Creek.
Open space network and social infrastructure	<ul style="list-style-type: none">▪ 22.5 hectares of active open space (including 4 sporting fields)▪ 34 hectares of passive open space adjacent to riparian corridors▪ Community centres are located close to ovals and are interconnected with the

ILP Feature	Description
	open space network.
Pedestrian and cycleway network	<ul style="list-style-type: none"> ▪ Pedestrian paths and cycleways within the open space network are located along the riparian corridors. ▪ Several pedestrian bridges will be provided over Kemps Creek and Scalabrini Creek providing additional access in the Precinct. ▪ On road cycle lanes and off-road pedestrian/shared paths on major roads.
Public transport	<ul style="list-style-type: none"> ▪ The road network provides opportunities for bus routes within walking distance of the majority of homes, to provide access to Leppington Major Centre, and to other regional destinations. ▪ Collector roads have been designed to accommodate buses and are located to ensure bus routes can provide good access throughout the Precinct.
Protection of the environment	<ul style="list-style-type: none"> ▪ Where possible, riparian corridors along Kemps Creek and Scalabrini Creek are incorporated into publicly owned drainage and open space reserves. ▪ Non-Certified Existing Native Vegetation is retained and protected to meet the requirements of the Biodiversity Certification.
Heritage	<ul style="list-style-type: none"> ▪ Views to Raby House will be protected by lower density residential development on the neighbouring slopes, and a local park on the ridge line overlooking the property. ▪ Historic subdivisions associated with early large land holdings will inform future subdivision patterns. ▪ A number of locally significant heritage items were identified during Precinct Planning and further investigations are required for these items at the Development Application stage.

Development Control Plan

The Camden Growth Centre Precincts Development Control Plan (DCP) will apply to the Precinct. The DCP provides detailed planning and design guidelines for development. Specific controls have been prepared for the Precinct that respond to local conditions and these will be contained in a new schedule to the DCP.

The DCP deals with the main structural elements of the draft ILP, general controls applying across the Precinct, subdivision design, residential development and development within the centre.

Key issues covered in the schedule include development in the E4 Environmental Living Zone, road noise and development within electricity easements.

Infrastructure Delivery

At present infrastructure in the Precinct is only provided to a rural standard and is not suitable for urban development. The Infrastructure Delivery Plan (IDP) outlines local and regional level infrastructure required to meet the needs of the new community. The IDP outlines the planned provision of electricity, sewerage, drinking water, trunk drainage, roads, schools, open space and community facilities. The IDP also discusses delivery mechanisms for the infrastructure and the likely timing and staging of development, as it relates to essential infrastructure provision.

Servicing the Precinct will require investment by Government in water, sewer, power and road infrastructure. The Department has worked with infrastructure providers to ensure that the delivery of essential infrastructure will match demand from development. Major road upgrades are already underway along Camden Valley Way, and drinking water and sewer infrastructure will be delivered in stages in accordance with Sydney Water's long term servicing strategy.

An initial development area has been identified taking into consideration existing serviceability and where only minor augmentation of existing services is required. The IDP will be refined in further detail with the relevant service providers, Sydney Water and Endeavour Energy, during and after the exhibition of the draft Precinct Plan. Interim services would be funded and delivered by Government agencies and private developers.

Proposed SEPP Amendment

A plain English explanation of the proposed amendment to the Growth Centres SEPP has been prepared along with draft Maps to accompany the amendment. The SEPP Amendment will include statutory development controls for the Precinct that will come into force after Notification.

The SEPP Amendment will include specific clauses, land use tables, zones and other local provisions and will be accompanied by a package of maps that show how the provisions apply to the Precinct. Some of the key maps show the proposed zoning, minimum residential densities, height of buildings and native vegetation to be protected.

The SEPP Amendment will rezone the land within the Precinct for urban development, including new residential, business, recreational, environmental and infrastructure land use zones.

Draft Section 94 Contributions Plan

The Department is preparing a Section 94 Contributions Plan with Camden Council for land within the Precinct to enable Council to collect contributions from developers towards the costs of essential infrastructure including local roads, drainage infrastructure and open space. The draft plan is anticipated to be completed in the near future and will be exhibited by Council.

Consistency with the Biodiversity Certification Order 2007

The draft ILP is consistent with the conditions of the Biodiversity Certification Order 2007 and the Commonwealth Strategic Assessment Program 2012 under the *Environmental Protection and Biodiversity Conservation Act 1999* and includes provisions relating to the protection of Existing Native Vegetation (ENV). Approximately 1.8 hectares of ENV will be protected within the Precinct and will contribute to the maintenance of at least 2,000 hectares of ENV across the Growth Centres.

1. Background

1.1 Introduction

In 2005 the NSW Government identified two growth centres, the North West Growth Centre (NWGC) and the South West Growth Centre (SWGC), to accommodate 181,000 new dwellings, housing 500,000 people, and 2,500 hectares of employment land over the next 30 years. The two growth centres represent 27,000 hectares which have been divided into 34 Precincts. **Figure 1-1** shows the location of the NWGC and SWGC and the proximity to the regional centres of Parramatta and Liverpool and major centres of Blacktown and Campbelltown. **Figure 1-2** illustrates the precincts within the SWGC. The Leppington Precinct is located in the SWGC.

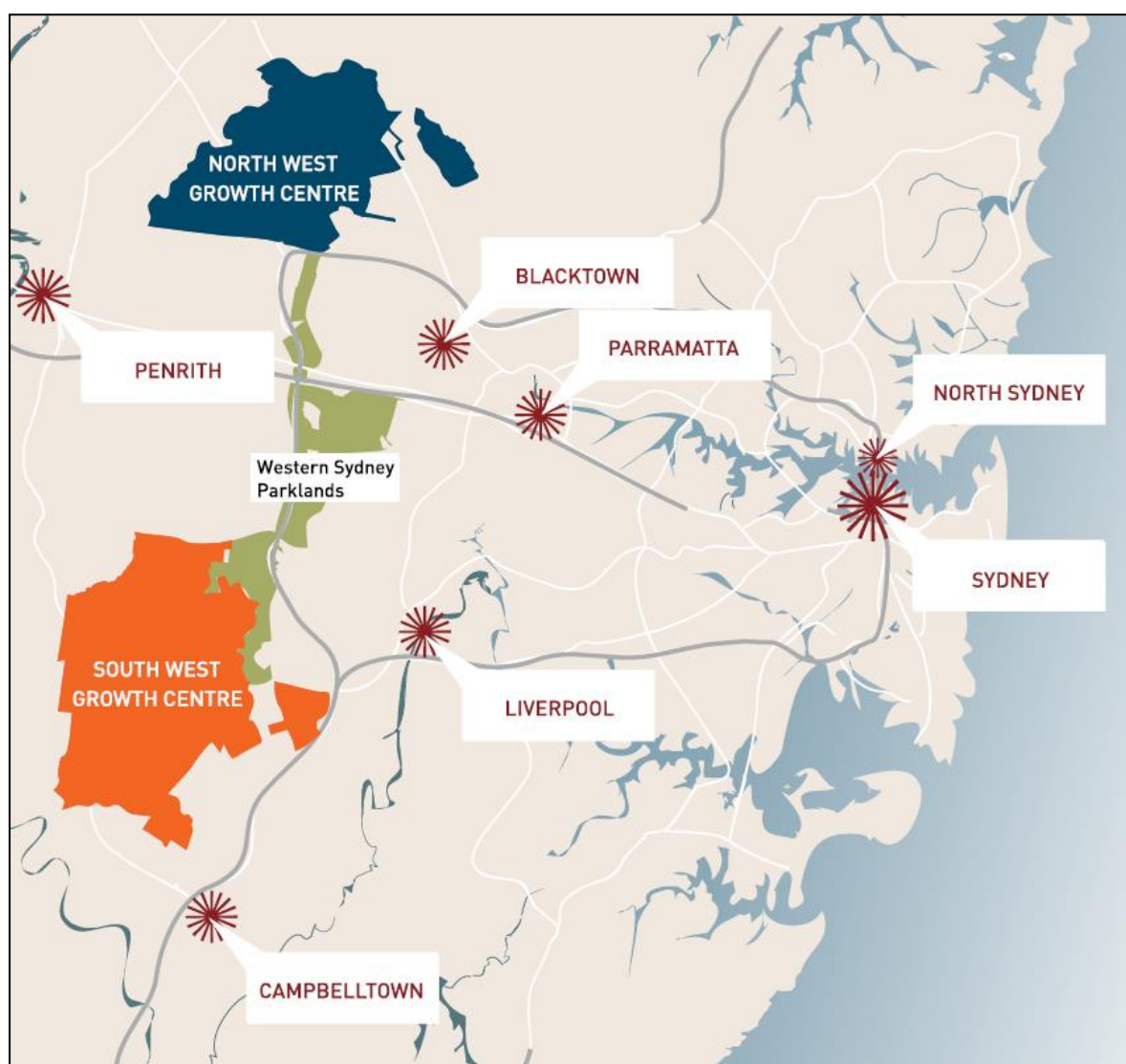


Figure 1-1 Location of North West and South West Growth Centres

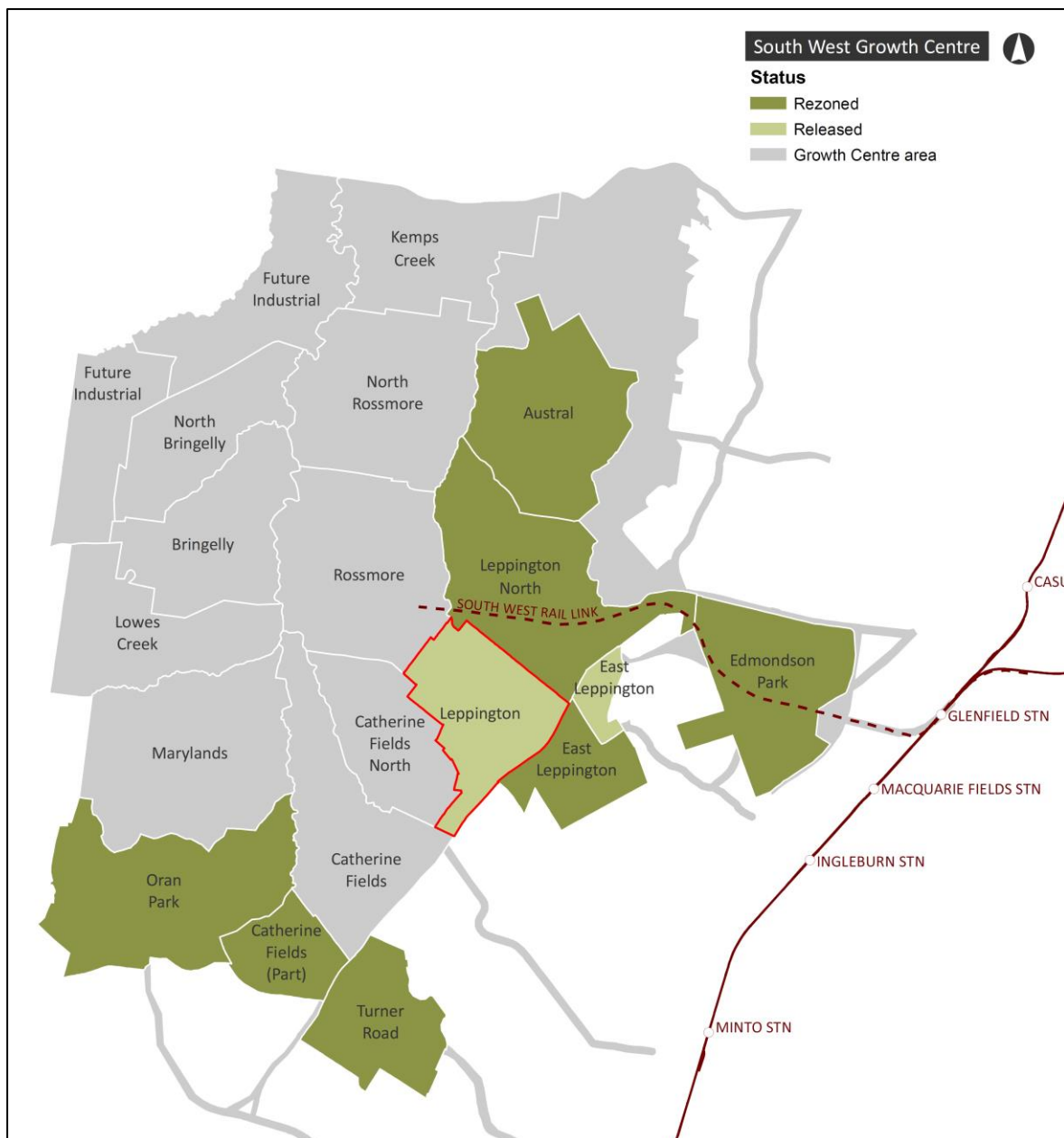


Figure 1-2 South West Growth Centre Precincts

A Structure Plan has been prepared for each Growth Centre to guide planning and development (refer to Section 2.2). In the SWGC, seven precincts (Oran Park, Turner Road, Edmondson Park, Austral, Leppington North, Catherine Fields Part and East Leppington) have been rezoned with Leppington currently undergoing precinct planning.

The process for rezoning requires detailed investigations, studies and ultimately the development of an Indicative Layout Plan (ILP), which are all publicly exhibited. Specifically, the following documents are included in the precinct planning package:

- an Explanation of Intended Effect, explaining the proposed changes to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP);
- a draft Development Control Plan (DCP), including
- a draft ILP representing a master plan for the development of the land, showing proposed road pattern and future land uses;

- a Precinct Planning Report (this document);
- a draft Section 94 Contributions Plan that will be exhibited by Camden Council shortly; and
- an Infrastructure Servicing Strategy and Implementation Plan

The process of precinct planning for land in a Growth Centre can commence once land is 'released for urban development' by the Minister for Planning under Clause 276 of the Environmental Planning and Assessment Regulation 2000. Rezoning of land within a Growth Centre is typically expected to occur within two to three years of release, instead of approximately seven to 10 years as was previously the case.

1.2 Purpose and Structure of this Report

The purpose of this report is to document and explain the development of the draft precinct planning package for the Precinct through:

- examining the existing context of the Precinct;
- identifying environmental constraints;
- exploring development opportunities;
- responding to the legislative requirements and best practice guidelines of state and local government;
- addressing feedback received through community consultation; and
- confirming consistency of the draft planning package with relevant planning documents.

Precinct planning has involved addressing the issues and benchmarks set out in a range of strategic planning documents including the Metropolitan Plan for Sydney 2036, Metropolitan Transport Plan, South West Structure Plan, Draft South West Sub-Regional Strategy, and the Growth Centres Development Code.

Precinct planning works in line with the relevant sub-regional strategy to ensure that development is sustainable on both a local and regional level. The draft ILP is a response to the strategic planning context and inputs from the specialist studies, landowner and stakeholder consultation. Specialist investigations undertaken as part of precinct planning and documented in this report include:

- Social infrastructure and demography;
- Retail and employment;
- Land capability and soil contamination;
- Noise and vibration;
- Odour;
- Indigenous heritage;
- Non-Indigenous heritage;
- Biodiversity;
- Riparian corridors;
- Bushfire risk;
- Water cycle management and flooding;
- Infrastructure services; and
- Transport, traffic and access.

2. Precinct Planning Process

2.1 Overview

The precinct planning process for land within Sydney's Growth Centres includes the release of the Precinct initiated by the NSW Government, through to rezoning allowing development to commence.

The Growth Centres Development Code incorporates guidelines for undertaking Precinct Planning in the Growth Centres and sets out the process that will result in rezoning of the land. The process adopted for the Precinct is generally consistent with the Development Code.

The first phase in the process (up to exhibition of the draft planning documents) has been completed and the process and its outcomes are described in this Report. The explanation of intended effect, draft SEPP maps, draft DCP, and associated background documentation supporting this Precinct Planning Report are publicly available as part of the exhibition process and comment is being sought during the public exhibition period.

The preparation of the draft ILP and associated technical documentation has been integrated to ensure constraints and opportunities have been identified and appropriately addressed.

Following the exhibition period, all submissions will be reviewed and any decision to amend the Precinct Planning documents prior to finalisation will also consider advice from Camden Council and State agencies.

2.2 South West Structure Plan

The SWGC Structure Plan (Edition 3) (**Figure 2-1** and **Table 2-1**) provides a guide to the detailed planning of the identified precincts and sets indicative development parameters for the Precinct. As these were developed at a very broad scale, they provide targets and flag issues that are addressed in much finer detail through the precinct planning process.

It should be noted that the dwelling and population targets below were based on the original precinct boundary and prepared prior to the precinct boundary reviews for the Leppington North and Leppington Precincts. These reviews altered the boundary of the Precinct, and therefore, changed the indicative development parameters as outlined in the Structure Plan.

Once the Leppington boundary review was finalised, part of Catherine Fields North Precinct was incorporated into the Precinct Planning Process, and the Department established revised dwelling and population targets for the Precinct. The actual dwelling yield of 7,190 is below the target yield of the Structure Plan. However, this more closely resembles the results of the housing demand modelling undertaken during precinct planning, and the anticipated lower demand for medium density housing forms.

Table 2-1 South West Growth Centre Structure Plan details for the Precinct

Structure Plan	Leppington Precinct
Target Dwelling Yield	<ul style="list-style-type: none"> 12,000 dwellings
Target Population	<ul style="list-style-type: none"> 33,000 people
Flooding	<ul style="list-style-type: none"> Kemps and Scalabrini Creek and associated tributaries traverse the Leppington Precinct
Rail	<ul style="list-style-type: none"> New station to be constructed at Leppington Major Centre (north of the Leppington Precinct)
Roads	<ul style="list-style-type: none"> Upgrade and widening of Camden Valley Way
Retail	<ul style="list-style-type: none"> Two to three neighbourhood centres located within the Leppington Precinct with several located on the precinct boundary
Public Open Space	<ul style="list-style-type: none"> 2.83 hectares per 1,000 people

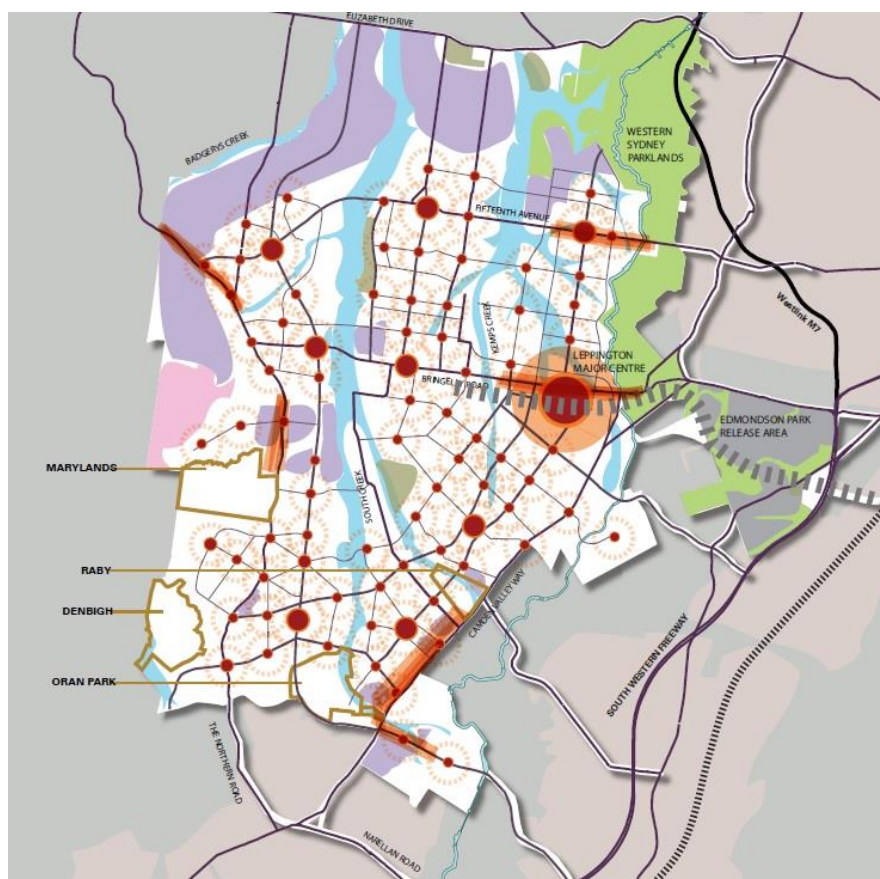


Figure 2-1 South West Growth Centre Structure Plan (Edition 3)

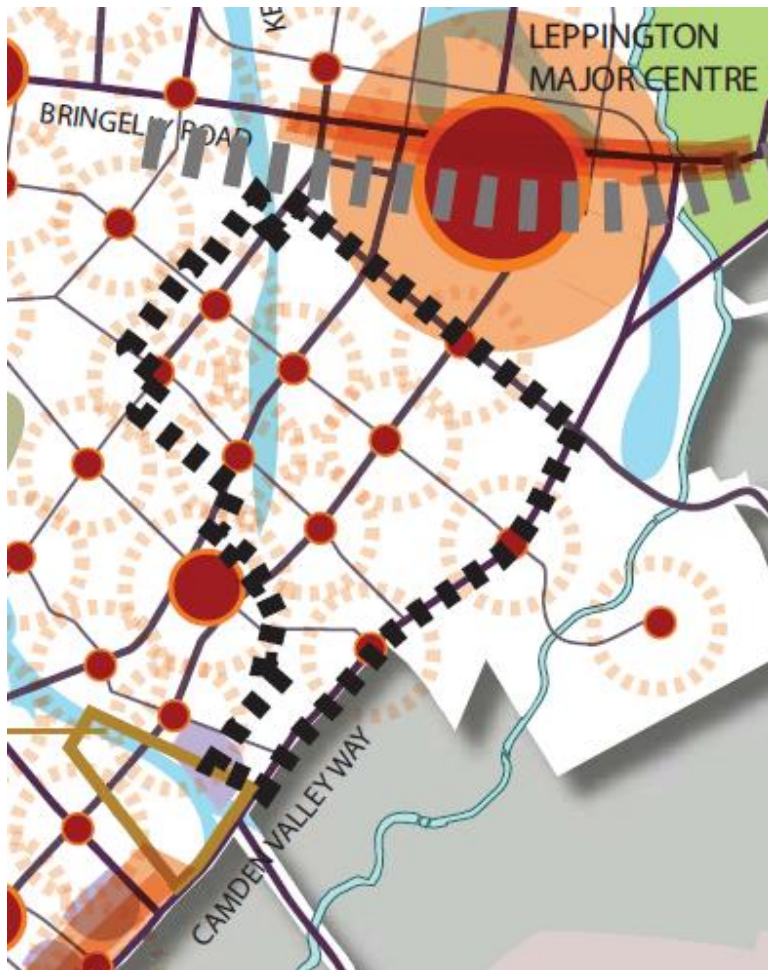


Figure 2-2 Structure Plan – Leppington and Catherine Fields North (Part) Precinct

2.3 Governance Structure

The Minister has responsibility for recommending (or not) to the Governor the gazettal of the proposed amendment to the Growth Centres SEPP. The Secretary of Planning and Environment has the authority to adopt the proposed Development Control Plan (DCP). Council has responsibility for the implementation of the DCP.

The planning process is overseen and directed by a Project Control Group (PCG) that is responsible for reviewing and directing the project at a strategic level, including financial matters, the program and high level negotiations. The PCG consists of representatives from the Department and Council.

The ongoing detailed planning work is undertaken by the Precinct Working Group (PWG). The PWG consists of representatives from the Department, Council, the master planning consultant, with attendance by government agencies and technical specialists as required. The role of the PWG is to facilitate effective management, communications and decision making at an operational level, and assist in negotiations with and coordinate input and decisions from government agencies.

The nature of the precinct planning process requires a high degree of consultation and integration with specialist consultants, Council's technical specialists and key government stakeholders, as required, on an ongoing basis. This highly iterative process has allowed issues/conflicts to be identified and solutions investigated, in an attempt to balance competing environmental, social and economic goals.

2.4 Precinct Boundary Review Process

As part of ensuring the orderly and efficient delivery of land, a Precinct Boundary Review Process is undertaken once a precinct is released to facilitate logical adjustments to boundaries, where appropriate.

The process begins once a Precinct has been released for planning and is not intended to consider major changes to the external Growth Centre boundary. Any amendment to a Precinct boundary does not change the land use indicated on the South West and North West Structure Plan.

As the Leppington Precinct is bounded by the rezoned precincts of Leppington North and East Leppington, the boundary review was only able to consider the western boundary, which at that time, largely ran along the centre of Kemps Creek.

Consultation

The Boundary Review Process began in November 2011 and the submission period ran for nine weeks from 28 November 2011 to 31 January 2012. The extended submission period was in line with the Department's policy of extending exhibition periods over the Christmas and New Year holiday period.

At the start of the exhibition period, a letter seeking submissions as part of the boundary review was sent to property owners on or adjoining the boundary under review. Relevant State Government agencies and Camden Council were also invited to make a submission. On 7 December 2011, a public notice inviting submissions was placed in the following metropolitan and local newspapers; Sydney Morning Herald, Daily Telegraph, Camden Advertiser, Liverpool Champion, South West Advertiser. On 6 December a public notice was placed in the Liverpool Leader.

A total of 15 submissions were received from Council, land owners and government agencies.

Submissions

A total of 15 submissions were received. These included

- 2 submissions from consultants on behalf of landowners,
- 4 submissions from government agencies,
- 8 individual submissions from landowners,
- 1 submission from Camden Council,

The submissions sought to expand the precinct further west, generally to incorporate more of Kemps Creek drainage catchment, or at least entire properties traversed by Kemps Creek.

Assessment and Proposed New Boundary

The following criteria are used to assess whether a boundary should be amended;

- the orderly and efficient delivery of land to the market,
- service and drainage catchments,
- integrated land use and transport,
- cadastral boundaries, and
- net public benefit.

The submissions were considered by the Department and an independent boundary Review panel, which comprised members of Sydney Water, NSW Treasury, and the then Department of Planning and Infrastructure (Sydney Region West).

After assessing the submissions against the above criteria, the Boundary Review Panel recommended that no changes be made to the original Precinct boundary. However, this recommendation was not endorsed by the Minister and a revised boundary alignment was prepared by the Department with Camden Council (see **Figure 2-3** below). This revised boundary proposed to release an additional 193 ha from the Catherine Fields North Precinct, increasing the amount of land to be planned to 655ha. The amended boundary:

- Was supported by Council officers and was based on Councils' submission to the Boundary Review;
- Followed roads and cadastral boundaries, resolving concerns raised in submissions from land owners that the former boundary would result in some lots only being partially rezoned; and
- Retained land in Catherine Fields North Precinct identified in the SWGC Structure Plan as a town centre, to be released at a later date.

Members of the Boundary review Panel were consulted on the proposed realignment and no objections were raised. The Minister endorsed the boundary realignment on 15 August 2012 and formal consultation with Council was undertaken to formally release part of the Catherine Fields North (Part) Precinct under clause 276(3) of the *Environmental Planning and Assessment Regulation 2000*.

Camden Council raised no objections to the partial release of the land in the Catherine Fields North Precinct and subsequently on Friday 23 November 2012, the additional land was formally released for Precinct Planning in association with the Leppington Precinct.

The Precinct boundary amendment, to include the additional land from the Catherine Fields North Precinct in the Leppington Precinct, will not occur until the Leppington Precinct Plan is gazetted. However, since the release of the additional land, the Department has been progressing planning for the whole area as one project.

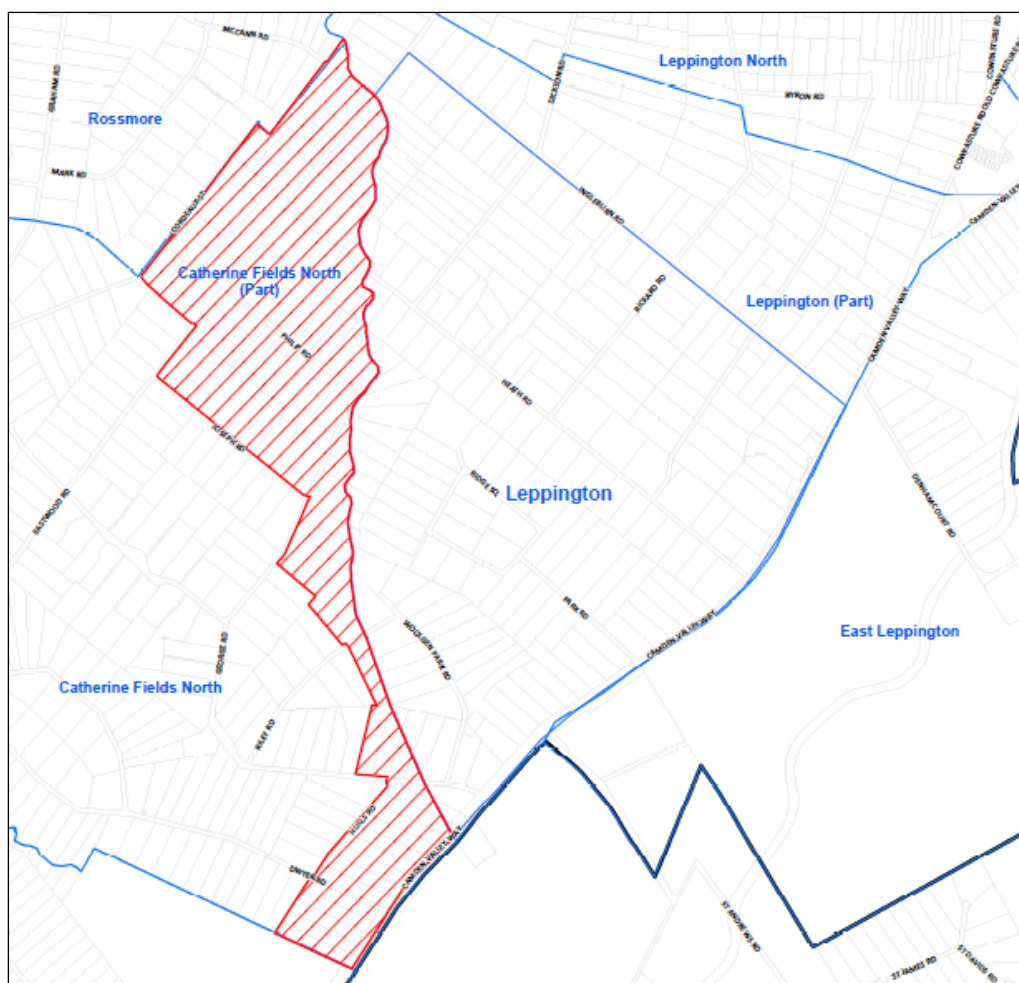


Figure 2-3 Additional land released following Boundary Review

2.5 Community Involvement

There are a total of 284 separate land parcels with 266 different landowners within the Leppington Precinct. The focus of consultation with landowners has been to provide information about the precinct planning process and to engage and inform landowners during precinct planning, exhibition and rezoning. Consultation with landowners and the broader community has been conducted through:

- The Department's and Council's websites
- Community Information Sessions
- Community newsletters
- Growth Centres Community Information telephone and email service
- Newspaper advertisements
- Public exhibition material
- Individual meetings as requested

Community Information Sessions

Three Community Information Sessions were held at the Narellan Library on 1, 3 and 8 May 2012. Approximately 135 landowner and community members plus a Council representative attended these sessions.

Following completion of the precinct boundary review, a further information session was held, also in the Narellan Library, on 5 September 2012 attended by 31 people. The objective of these sessions was to explain the precinct planning process as well as giving the community an opportunity to meet Department representatives and ask questions.

Pre-Exhibition Community Workshops

The Department held three workshops to consult the community prior to exhibition of the draft ILP. The workshops gathered the views of the community which helped finalise the ILP for exhibition. The workshops presented information on the key technical studies, and demonstrated how those studies had informed the development of the ILP.

After a brief presentation, participants separated to smaller tables for group discussions where they could ask questions, contribute their ideas, or other feedback. There were five areas which the Department requested specific input, these were based on the size and location of key elements of the ILP such as local parks, mix of housing, the neighbourhood centre and community centres.

The workshops were held at Hoxton Park Anglican Church on Thursday 25 July, Tuesday 30 July and Tuesday 6 August 2013. Approximately 140 attendees attended the three sessions.

A summary of feedback from these sessions relevant to the ILP is provided in **Table 2-2** below. Many of the comments supported the general direction of the ILP presented at the workshops. Generally speaking, support was shown for:

- Local Centre location
- The overall size and location of local parks
- Medium density surrounding the Local Centre, and close to the Leppington Major Centre
- Distribution of school locations and community centre sites

In addition to the comments in **Table 2-2**, a number of general queries and comments were raised at the workshops which could not be addressed in preparing the ILP for exhibition. These included:

- Timing for the construction of schools
- Timeframe for development
- Impact of land values on rates and land tax
- Timing and delivery of sewerage infrastructure

These issues are dealt with in other documents including the Infrastructure Delivery Plan and in the Frequently Asked Questions on the Growth Centres web site.

Table 2-2 Community feedback on the preliminary draft Indicative Layout Plan

ILP Workshop Feedback	Response in draft ILP
Increased medium density could be located around the existing Pat Kontista oval, to the north of the proposed Leppington Neighbourhood Centre, along some of the riparian areas, and close to the East Leppington Town Centre.	In preparing the ILP for exhibition, the distribution of medium density has been further investigated, in particular, medium density is now proposed in close proximity to the East Leppington Town Centre and along Camden Valley Way. It's important to locate medium density housing in locations that will be close to services and infrastructure.
Is there an opportunity to increase the size of the local parks?	A number of the local parks have been expanded to provide more useable space, particularly those parks that were positioned to incorporate existing native vegetation.
There should be a school located in the south of the Precinct.	The Department of Education and Communities, Transport for New South Wales and Camden Council each have specific and sometimes competing requirements and preferences for the selection of school sites. The current sites have been chosen as they provide the best balance of those competing preferences. The topography at the south of the precinct is too steep to provide for a suitable school site in this area. Also the existing road network supports the current proposed locations.
Light industrial area is located too close to a proposed school site, can it be moved or removed all together as there is sufficient provision for Light Industrial land uses in nearby in Leppington North.	The light industrial zone has been removed from the Leppington Precinct.
Can there be bulky goods along Camden Valley way?	The South West Growth Centre Structure Plan doesn't identify any bulky goods in this part of the Growth Centre, and the relevant technical studies didn't identify any demand for bulky goods. The ILP was not amended to provide for this land use.
What opportunities are there for lower densities in the Precinct, particularly along the power line easements?	The residential zones have been investigated further to identify opportunities for lower density residential development, particularly in locations with infrastructure or environmental constraints. The ILP now provides for very low density along the power line easements.
Are there any mixed use land uses proposed?	The South West Growth Centre Structure Plan doesn't identify any mixed use in this part of the Growth Centre, and the relevant technical studies didn't identify any demand for mixed use. The ILP was not amended to provide for this land use.
Can there be corner shops elsewhere in the precinct other than in the Neighbourhood Centre?	Yes, although not specifically shown in the ILP, businesses such as corner shops are permissible in the R2 low density zone. It will be up to individual applicants to decide if they wish to lodge a Development Application with Camden Council to operate a corner store once the new planning controls apply to the Precinct.

Community Newsletters

The focus of the newsletters has been to keep the community informed about precinct planning. Three newsletters have been sent to landowners within the Precinct. Regular newsletters were sent out to all landowners outlining progress and other updates.

Rickard Road Strategic Route Study

Additional consultation was held with affected landowners of the Rickard Road Strategic Route Study, many of whom are located in the Leppington Precinct. These workshops were used to inform landowners on the preferred route alignment of the extension to Rickard Road.

Public Exhibition

The precinct planning package will be exhibited for six weeks. Submissions are invited and will be considered by the Department in the finalisation of the draft package. The following mechanisms will be employed throughout the public exhibition process:

- Distribution of exhibition alerts as per previous Department exhibitions, by way of newspaper advertisements, website updates, e-news alerts and letters to landowners and relevant stakeholders (industry groups, State agencies, Council) inviting comment.
- Links from the Department's and Camden Council's websites.
- Exhibition material located at Department and Council offices, and other local venues such as Narellan libraries.
- Media releases and Ministerial announcements, complemented by fact sheets of key land use features, such as housing densities, local employment, community facilities and infrastructure delivery to the local community.
- Approximately 3 community information sessions to be held at local venues such as Leppington Progress Hall.

Consultation by other State Agencies

In addition to community consultation undertaken by the Department, the Roads and Maritime Service (formerly RTA) also previously undertook community consultation for the upgrade of Camden Valley Way. Methods included community information sessions and meetings as well as the RMS website, advertisements and community updates.

State agency and stakeholder consultation

The Department and Council have been partners throughout the precinct planning process, representing State and local government interests with government agencies and technical specialists through site visits, workshops and focus meetings. Two rounds of workshops were conducted for: traffic and transport; infrastructure servicing; community facilities and schools; and environment and heritage. The draft ILP was presented and discussed at the agency workshops.

State agency input to Precinct Planning is essential to achieving consistency with relevant legislation and the effective coordination of infrastructure and services provision. As the responsibilities of agencies are often inter-related, the Department has facilitated and coordinated agency input. Agencies have also reviewed various technical studies that address their areas of responsibility, and provided input to the development of the ILP, explanation of intended effect and draft DCP.

Agency and stakeholder consultation will continue following the exhibition period. The Minister for Planning and Environment will consult with relevant Ministers prior to finalising the Amendment to the Growth Centres SEPP.

3. Precinct Context

3.1 Location

The Precinct is located approximately 40 kilometres south west of the Sydney CBD and is in the Camden Council local government area (LGA). The recently rezoned East Leppington Precinct adjoins the Precinct to the east. Austral and Leppington North Precincts were rezoned in late 2013 and adjoin the Precinct to the north. Catherine Fields (Part) Precinct, rezoned in December 2013, and the developing urban areas of Oran Park and Turner Road are located to the south. East of Camden Valley Way, the Emerald Hills and Gledswood Hills release areas have recently been rezoned by Camden Council.

Figure 3-1 illustrates the location of the Precinct within a local context.

3.2 Site Description

The Precinct is approximately 655 hectares in area and is bounded by Camden Valley Way to the east. The north of the Precinct is bounded by Ingleburn Road and the west by various streets and lot boundaries.

There are 284 individual lots in the Precinct with 266 owners. The land is predominantly characterised by cleared grazed land, market gardens and rural industries, rural lifestyle homes and farm dams. The Precinct also contains patches of existing native vegetation (ENV).

Figure 3-2 illustrates the existing features of the Precinct.

Access

Heath Road is the major east-west road in the Precinct and Camden Valley Way is currently the major north-south transport corridor serving the Precinct. Access to the M7 and M5 motorways is relatively direct via Camden Valley Way. Rickard Road will eventually be extended south to fulfil its role as a transport boulevard, complementing Camden Valley way as a north-south transport corridor.

Waterways

Kemps Creek and Scalabrini Creek traverse the Precinct, from the south-east of the Precinct to the northern boundary. Both creeks flow intermittently, although some sections of the watercourses retain permanent water in ponds during all but the driest conditions. Localised flooding occurs along these creeks following heavy rain. A key feature of the existing Precinct is the large number of farm dams that are located along these water courses and other drainage depressions.

Topography and Landform

The highest point of the Precinct is at the water storage facility on Woolgen Park Road, with an elevation of approximately 130 m RL. The lowest points within the Precinct coincide with the northern most extent of the Kemps Creek and Scalabrini Creek at Ingleburn Road and Eastwood Road. There

is a ridgeline which slopes to the creeks and localised slopes up to 12° in the southern area of the Precinct at Hulls Road, providing some views and vistas across the surrounding area.

Flood liable land

Hydraulic modelling results from the Upper South Creek Flood Study by WMA Water, show that the existing peak 100 year Annual Recurrence Interval (ARI) flood level in the Precinct ranges from 85.01m AHD at upstream boundary at Rickard Road and 73.08m AHD at the downstream boundary of Scalabrini Creek.

Transmission Lines

TransGrid manages an electricity easement for overhead 330kV electricity transmission lines that run north to south, through the Precinct. A small portion of the TransGrid easement at the north of the Precinct runs through flood prone land. There are currently no plans to relocate the overhead lines or place them underground. Any proposed works within or in close proximity to a TransGrid easement is subject to the compliance of TransGrids guidelines

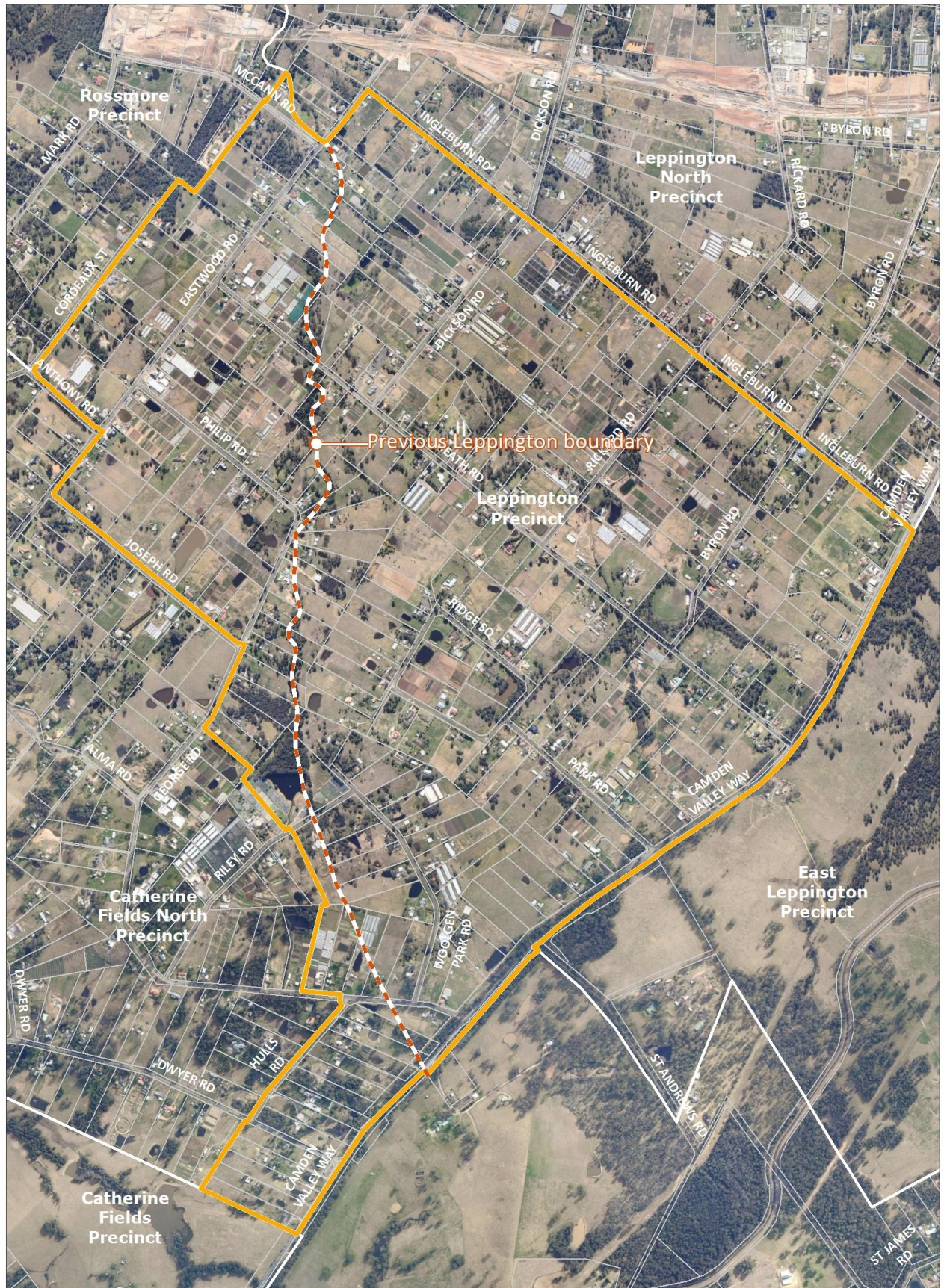


Figure 3-1 Leppington Precinct

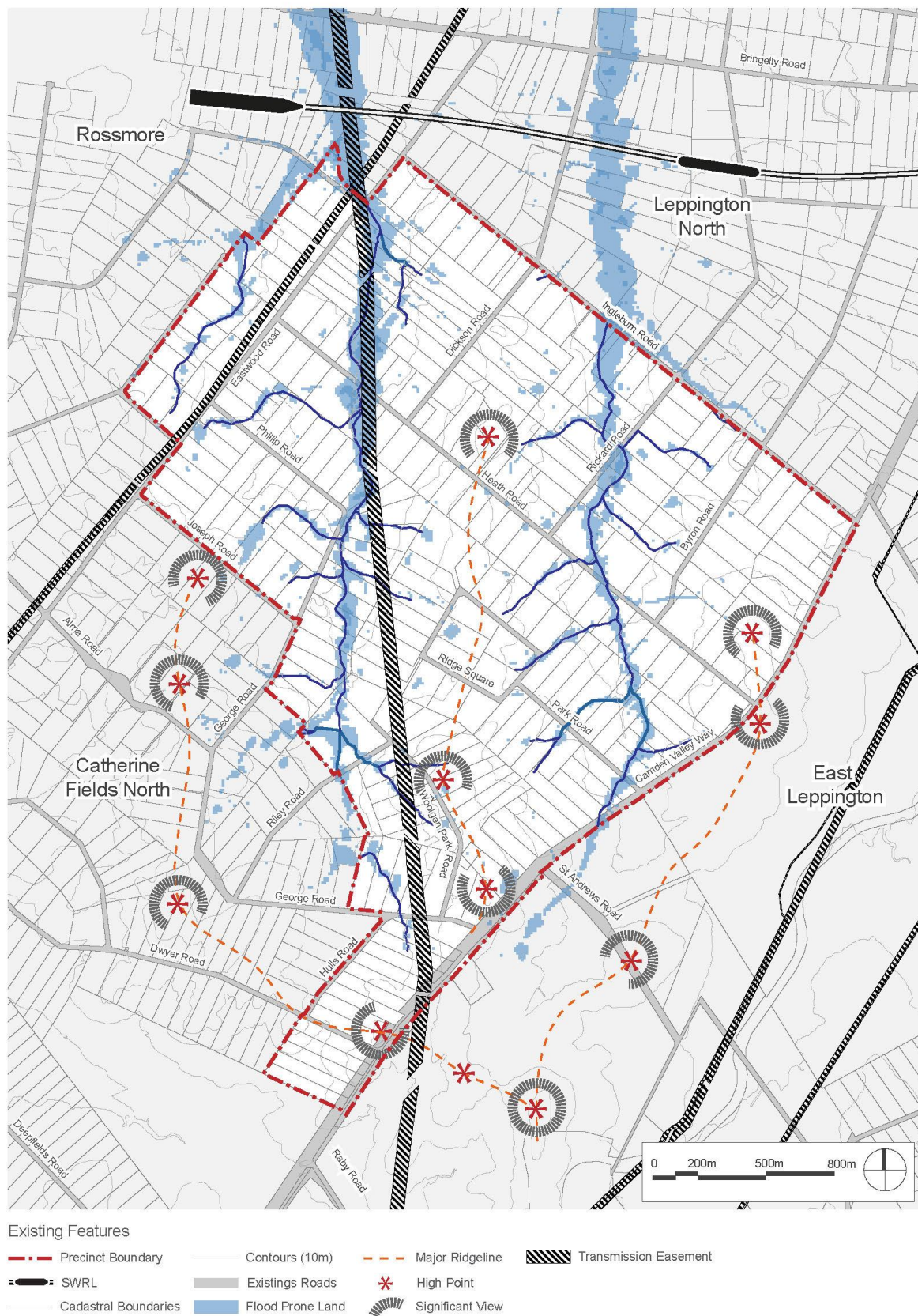


Figure 3-2 Existing Features of the Precinct

3.3 Current land use and zoning

Camden LEP 2010 is the principal planning instrument affecting land use within the Camden LGA. The current zoning of land in the Precinct is RU4 Primary Production Small Lots. Current zoning is shown on **Figure 3-3**. Current land uses generally consist of rural residential land and small lot agricultural activities including market gardens, grazing and poultry farms.

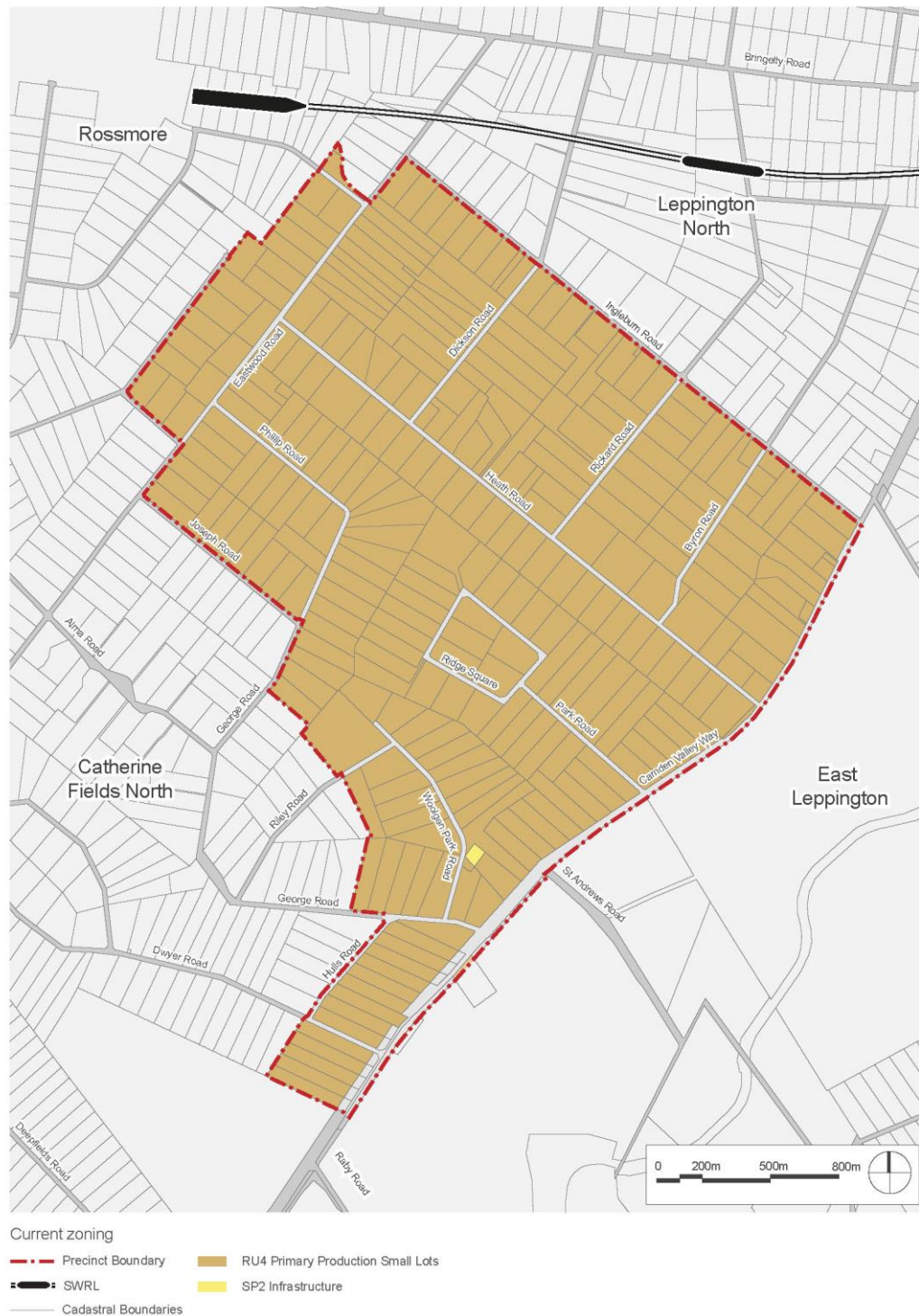


Figure 3-3 Current zoning under Camden LEP

3.4 Surrounding land use and development

Existing land uses and likely future development on land in the vicinity of the Precinct include:

- Austral and Leppington North Precincts, north of the precinct, were rezoned in December 2013 and provide for approximately 17,350 dwellings and 13,000 jobs, and includes the Leppington Major Centre and Leppington Railway Station which is currently under construction and expected to commence operations in 2015.
- East Leppington (Campbelltown and Camden Part) Precinct, to the east, was rezoned in March 2013. East Leppington (Liverpool) Part is anticipated to be rezoned in mid-2014. East Leppington provides for a total of 4,450 dwellings.
- Catherine Fields (Part) Precinct was rezoned in December 2013 and provides for 3,200 dwellings.
- Raby House, a State Heritage Listed Heritage Item, is immediately south of the Precinct.
- Rossmore Precinct and the remainder of Catherine Fields North Precincts are located to the west of the Precinct. These Precincts have not yet been released and planning controls under Camden LEP continue to apply.

4. Strategic and Statutory Frameworks

4.1 State and regional planning strategies

4.1.1 State Plan

The NSW 2021 State Plan – A Plan to Make NSW Number One is a 10 year plan to guide government policy and budget decision making and deliver on community priorities. The five key strategies are:

- rebuild the economy;
- return quality services;
- renovate infrastructure;
- strengthen local environments and communities; and
- restore accountability to Government.

A total of 32 goals have been developed in association with the five key strategies. The State Plan goals and targets that relate to precinct planning are as follows:

- Goal 3 - Drive economic growth in regional NSW;
- Goal 4 - Increase the competitiveness of doing business in NSW;
- Goal 5 - Place downward pressure on the cost of living;
- Goal 20 - Build liveable centres;
- Goal 29 - Restore confidence and integrity in the planning system; and
- Goal 32 - Involve the community in decision-making on Government policy, services and projects.

4.1.2 Draft Metropolitan Strategy for Sydney

The draft Metropolitan Strategy provides a framework for Sydney's growth to help plan for housing, employment, transport, infrastructure, the environment and open space. The strategy updates the current Metropolitan Plan for Sydney and provides coordination with the government's infrastructure plans – the Long Term Transport Master Plan and the State Infrastructure Strategy. Key issues highlighted in the paper include planning for enough housing and jobs of the right type in the right place, properly serviced by infrastructure and transport networks.

4.1.3 Draft South West Sub-Regional Strategy

Subregional strategies have been prepared to translate objectives of the Metropolitan Plan, the Metropolitan Plan and State Plan to the local level. The South West Sub-Region covers an area broader than just the South West Growth Centre. The draft South West Subregional Strategy prepared in December 2007 aims to guide land use planning until 2031.

The vision for the South West region involves achieving eight key directions:

- Plan for major housing growth (an additional 155,000 new homes, approximately 100,000 in the South West Growth Centre)

- Plan for major employment growth (an additional 89,000 jobs in the region)
- Develop Liverpool as a Regional City
- Intensify existing areas around existing retail centres and public transport corridors
- Strengthen centres with public transport
- Extend transport networks to connect the South West Growth Centre to existing centres
- Recognise and support unique rural character
- Protect resource lands

The Precinct Planning process for the Precinct has considered these directions to achieve optimal land use planning outcomes such as:

- Providing 7,191 new homes within the Precinct.
- Residential densities are concentrated in close proximity to the Leppington Major Centre and local centres and along key transport routes and open space.
- Integrating key road upgrades into the planning for the Precinct and surrounds.
- A range of housing types and land designated for open space and conservation serve to protect unique areas within the Precinct whilst balancing the residential and employment land requirements for the Precinct.

4.1.4 South West Growth Centre Structure Plan

The Structure Plan was prepared by the then Department of Planning in 2005 and is a guide to the detailed planning of the Precinct. Under the Structure Plan and associated documents, over 110,000 new dwellings are planned to be delivered in the South West Growth Centre over the next 25 to 30 years.

The Structure Plan acts as a starting point for the precinct planning process and identifies key site constraints, opportunities for different land uses and development as well as setting approximate residential dwelling and population targets for the Precinct. A breakdown of key planning parameters of the Structure Plan that have informed the precinct planning process is provided in Section 5.4.

4.1.5 South West Sector Bus Servicing Plan

In February 2009, the Ministry of Transport released the South West Sector Bus Servicing Plan which defines the future long-term bus service needs for the South West Sector. Development guidelines for bus routes within the South West Sector include provision of services that:

- link to regional centres
- pass through patronage generators such as district centres, TAFE colleges, hospitals and universities
- connect with other transport modes
- are multifunctional (serving journeys to work, education, shopping and recreation)
- are frequent and direct
- meet specified network planning benchmarks.

Precinct Planning for the Precinct has taken these objectives into consideration. The specialist studies undertaken for the Precinct have incorporated the above strategies and proposed a number of strategic corridors and local connections into the proposed bus network. A review of the Strategy is currently being undertaken by Transport for NSW, including details on how bus services will integrate with the SWRL project.

4.2 Statutory Planning Framework

4.2.1 NSW Environmental Planning and Assessment Act 1979

The NSW *Environmental Planning and Assessment Act 1979* (EP&A Act) and the NSW *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) provide the statutory planning context for environmental assessment and approval in NSW.

Clauses 275 and 276 in the EP&A Regulation relate to the release of land in growth centres for urban development and the preparation of a Development Code to provide guidelines in conjunction with the Growth Centre Structure Plan. In accordance with Clause 276(1) of the EP&A Regulation the Minister for Planning released the Leppington Precinct in November 2011, and in November 2012 released part of Catherine Fields North Precinct to be planned in conjunction with the Leppington Precinct.

SEPP (Sydney Region Growth Centres) 2006

The Growth Centres SEPP is the primary statutory plan governing the release and rezoning of land in the Growth Centres and establishes the broad planning controls required to oversee the development of the Growth Centres.

Precinct Planning for Leppington will result in an Amendment to the Growth Centres SEPP to establish the zoning and planning controls for the Precinct.

Special Infrastructure Contribution

Under Sections 94ED through to 94EM of the EP&A Act a Special Infrastructure Contribution (SIC) Plan was established for the Growth Centres. It provides for a one-off financial contribution payable by any developer or landowner in the Growth Centres who is developing or subdividing land in a manner triggered by the provisions of the plan. The SIC will help fund regional infrastructure required for development in the North West and South West Growth Centres over the next 30 years.

The Infrastructure Delivery Plan describes the regional and state infrastructure to be funded by the Contribution in relation to the Precinct. For more information refer to the Special Infrastructure Contribution Determination (on www.growthcentres.nsw.gov.au). Specific infrastructure items for the Precinct to be funded at least in part by the SIC include:

- Camden Valley Way
- Ingleburn Road
- Rickard Road

- Eastwood Road

Section 94

Section 94 of the EP&A Act provides for a local council to prepare and implement a plan to capture payment to fund the provision of local services required by a development.

On 31 August 2010, the Minister for Planning announced that development contributions for Greenfield sites are to be capped at \$30,000 per residential lot. Contributions Plans may exceed the cap only if approved by the Minister for Planning following a review process led by the Independent Pricing and Regulatory Tribunal (IPART).

Based on the current local infrastructure planning undertaken for the Precinct, the maximum residential contribution rates are anticipated to be above \$30,000 per lot and IPART will be required to review the plan.

Section 117

Section 117 Directions of the EP&A Act require councils to address a range of matters when seeking to rezone land with a LEP. There is no statutory requirement for the directions to be considered during precinct planning. Nevertheless, the directions have been addressed as part of precinct planning and the draft ILP and associated documentation is generally consistent with relevant directions, as summarised in **Appendix A**.

4.2.2 Threatened Species Conservation Act 1995

The *Threatened Species Conservation Act 1995* (TSC Act) identifies and protects threatened and endangered species, populations and ecological communities. The objectives of the Act include:

- conserving biological diversity and promoting ecologically sustainable development
- preventing the extinction and promoting the recovery of threatened species, populations and ecological communities
- protecting critical habitats
- encouraging the conservation of threatened species, populations and ecological communities.

The TSC Act also provides for the Biodiversity Certification of environmental planning instruments such as the Growth Centres SEPP (as outlined above). The adoption of the Biodiversity Certification for the Growth Centres means that development on lands that are subject to certification no longer requires assessment under the TSC Act.

As part of the biodiversity certification of the Growth Centres SEPP the Growth Centres Biodiversity Offset Program was established. The program aims to permanently protect bushland inside and outside the Growth Centres through the acquisition of land for new reserves, and by establishing in-perpetuity conservation agreements, such as bio-banking agreements directly with landowners.

The Precinct Planning process has considered the presence of species, populations and communities listed under the TSC Act, and where possible has sought to conserve them. This issue is further addressed in Section 5.3.2.

4.2.3 Environment Protection and Biodiversity Conservation Act 1999

The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) protects matters of National Environmental Significance (NES).

A Strategic Assessment of the Growth Centres under the EPBC Act was undertaken to enable development to proceed in the Growth Centres while protecting the environment. The Strategic Assessment considered the potential impacts of development on matters of national environmental significance for the whole of Sydney's Growth Centres. This allows strategic conservation outcomes to be identified and secured. It also provides greater certainty for those constructing new houses and employment areas, as well as infrastructure providers in the Growth Centres. The Strategic Assessment operates in parallel with Biodiversity Certification under the TSC Act.

4.2.4 Other Legislation

Other legislation and planning instruments influence the planning outcomes for the Precinct. **Appendix C** provides a summary of relevant Acts and planning instruments, and technical studies have addressed relevant legislative requirements.

4.2.5 Growth Centres Development Code

The Growth Centres Development Code was released in October 2006 to guide the precinct planning process. The Development Code contains precinct development parameters, guidelines for the preparation of an ILP, including an environmental analysis of a Precinct and an urban form analysis for development of a Precinct.

The Development Code has been used by the project team as a reference document in the undertaking of all studies and generally as part of the precinct planning process. Refer to **Appendix A** for a discussion on the consistency of the ILP with the Development Code.

4.3 Local Planning Framework

4.3.1 Camden Council planning policies and strategies

Camden 2040

Camden 2040 was adopted by Camden Shire Council on 14 December 2010. The Plan represents a vision for the future development of Camden. The vision for Camden is a “dynamic, modern, urban place that is defined by its unique history and rural backdrop, and has realized the many opportunities presented by urban development and population growth”. The plan focuses on collaboration between the different agencies to deliver its key vision and outcomes. The vision for Camden 2040 is as follows:

- Creating a new residential development that maintains and enhances the rural setting / country town character of the area;
- Promote a sense of community through design and planning;
- Efficiently and effectively managing the development of Catherine Fields throughout master planning, construction and operation;
- Provision of and community, health and recreation services and facilities and promoting better use of existing facilities; and
- Provision of trees, parks and open space.

Camden 2025 - A Strategic Plan for Camden

The Camden 2025 Strategic Plan was adopted by Camden Council on 13 December 1999. The strategy intends to provide the framework for Council's management documents to guide the planning of Camden up to 2025. The strategic plan identifies five key areas to provide quality of life in Camden:

- Managing urban growth;
- Accessibility;
- Environmental Systems;
- Economic and Community Development; and
- Governance.

The Plan places a strong emphasis on the rural character of Camden and its importance to the local community.

Camden Local Environmental Plan 2010

Camden Local Environmental Plan 2010 (Camden LEP) was gazetted on 3 September 2010 and applies to all land within the Camden LGA. Under the Camden LEP the Precinct is predominately zoned RU4 Rural Small Holdings. Once the Precinct Plan and the associated amendment to the Growth Centres SEPP is notified, the planning controls in the Precinct Plan will come into force and the planning controls in Camden LEP 2010 will no longer apply to land within the Precinct. Camden LEP (including maps) is available at www.legislation.nsw.gov.au

Camden Growth Centres Development Control Plan

Camden Growth Centres Development Control Plan 2011 currently applies. Once the Amendment to the Growth Centres SEPP is notified and the draft Camden Growth Centre Precincts DCP is adopted, this will provide the detailed controls for all forms of development in the Precinct.

5. Proposed Planning Outcomes

This Section provides an overview of the vision, objectives and planning principles that were used to inform the draft Indicative Layout Plan (ILP) for the Precinct. An overview of the draft ILP including a description of the urban structure, proposed zones, densities and population yields is provided.

Section 5.3 summarises the technical studies undertaken for the Precinct and Section 5.5 identifies how the key technical issues and constraints were addressed as part of the precinct planning process and incorporated into the draft ILP.

5.1 Design philosophy

Vision

The vision for the Precinct is sustainable development of housing to meet the needs of a well-connected and diverse community, supported by local facilities and infrastructure.

Objectives

The design of the draft ILP is based on these objectives:

1. Planning controls are integrated and enable environmentally, economic and socially sustainable development;
2. To offer a diverse housing mix that caters to a range of household types;
3. To ensure that the Precinct is connected to services, facilities, amenities and open space, and Leppington major Centre; and
4. To create an urban identity that respects and capitalises on the natural features of the Precinct.

5.2 Planning principles

The draft ILP is underpinned by the planning principles set out in the following subsections. The principles are based on the specialist investigations summarised in Appendix B, the South West Growth Centre Structure Plan and Explanatory Notes, the Growth Centres Development Code and input from stakeholders including State agencies and Camden Council.

5.2.1 Public domain and the natural environment

- A public domain framework of streets and open space that creates a connected network linking places within the Precinct and places adjoining the Precinct, particularly along Kemps Creek and Scalabrini Creek.
- A strong neighbourhood structure focused on a local centre and social hubs such as a school and community centre. Residential neighbourhoods also have community or open space activity nodes within walking distance of 400 metres of most homes, and these neighbourhood nodes are linked by the open space and road networks.
- Local and neighbourhood parks take advantage of and retain the key environmental features of the Precinct, including high points, views to surrounding areas, creeks and areas of existing vegetation.

- The two main watercourses of Kemps and Scalabrini Creeks will be integrated with the drainage and open space network to create a spine with passive recreation and connectivity opportunities. These corridors will be majority publicly owned and managed.
- Areas of biodiversity value are protected within the riparian corridor and flood prone land, mostly through an Environmental Conservation zoning; and
- Some areas of Aboriginal cultural heritage importance are also protected within the environmental corridor and open space network.

5.2.2 Transport and access

- A hierarchy of roads that ensures efficient movement of vehicles and pedestrians around the Precinct, minimises conflicts between through and local traffic and residential amenity, and provides direct access to the planned Local Centre and the Leppington Major Centre.
- The road network enables bus routes that mean the majority of residents are within walking distance of a bus stop.
- The street and open space networks respond to the site's historic landscape context topography, regional and local views, existing watercourses and vegetation;
- The road network utilises existing road and boundary alignments where possible to avoid potential ownership complications/issues and facilitate development;
- The layout promotes walking and cycling generally with convenient and safe connections throughout the local area and to open space and activity centres; and
- Local streets have been located adjacent to the open space and riparian corridors to provide activity and surveillance and to take advantage of the amenity these areas will provide.

5.2.3 Land Use

- A mix of housing types and sizes is permissible to create housing choice for a wide range of buyers or renters, and to encourage a diverse community.
- Housing density and form responds to environmental constraints, including topography, riparian corridors, infrastructure easements, flood prone land and vistas to heritage elements.
- Within the low density residential areas a variety of housing choices will be available whilst maintaining a low density residential character, with small lot, attached and semi-detached housing located around activity nodes and public transport routes, and larger lots adjoining areas of heritage and environmental importance, and
- A small amount of medium density housing is located in close proximity to the neighbourhood centre, parks and major roads to provide a range of housing types and to take advantage of access to transport and services;
- The Local Centre, including the new neighbourhood centre and open space, will be the internal hub for the Precinct, providing recreational and community uses, and some convenience retail;
- The existing electrical easement is managed and integrated within the design of the urban pattern.

5.3 Specialist Studies

Specialist studies provided baseline information and analysis to inform the preparation of the draft ILP. The following provides an overview of the investigations and recommendations from these specialist studies which are contained in the Precinct Planning Exhibition Package and are available on the Department's Growth Centres website www.growthcentres.nsw.gov.au.

5.3.1 Land Capability and Contamination

Worley Parsons prepared a Land Capability, Salinity and Contamination Assessment for the Precinct. An overview of the key observations, findings and implications are provided below.

Land capability – Geotechnical Findings

The Geotechnical assessment considered factors such as slope stability, shrink and swell of the soil due to seasonal variations and other issues relating to foundations and pavements which may pose a constraint to development following rezoning of the Precinct. In general, slopes within the precinct are relatively gentle and less than 4°, although four localised areas with slopes between 6° and 12° were identified in the vicinity of Hulls Road in the South of the Precinct.

The areas identified with a slope between 6° and 12° were considered to present a potential risk of creep instability. Creep instability is generally an extremely slow (less than 15mm per year) shallow mechanism. It does not generally pose a risk to life but is likely to pose a moderate risk to property damage over time. Worley Parsons note in their report that due to the lack of site access, this risk level may be revised on site specific mapping and assessment.

Topography within the precinct is indicated in **Figure 5-1**. The report recommended that further individual lot-based geotechnical assessments should be undertaken for areas of moderate risk of slope movement and potential alluvial soils, prior to any construction.

Land contamination

Preliminary assessment of potential contamination sources within the Precinct was undertaken using a combination of desktop sources, field observations, and limited field sampling with laboratory testing. Given the large number of properties within the Precinct, a simplified risk ranking process was used to assign a ranking of low, medium or high to each property. The purpose of the assessment was to identify any past or present potentially contaminating activities and provide a preliminary assessment of site contamination.

The preliminary assessment concluded that there is the potential for some contamination of parts of the Precinct to have occurred as a result of past and present activities. However, the potential contamination may be removed or managed by the application of commonly used remediation methods. Consequently, the potential for contamination risk was not found to represent a significant barrier to the future development of the Precinct. Where a risk of contamination occurs on a site, more detailed investigations are to be undertaken at the development application stage.

The results of the contamination risk ranking are detailed in **Figure 5-2**.

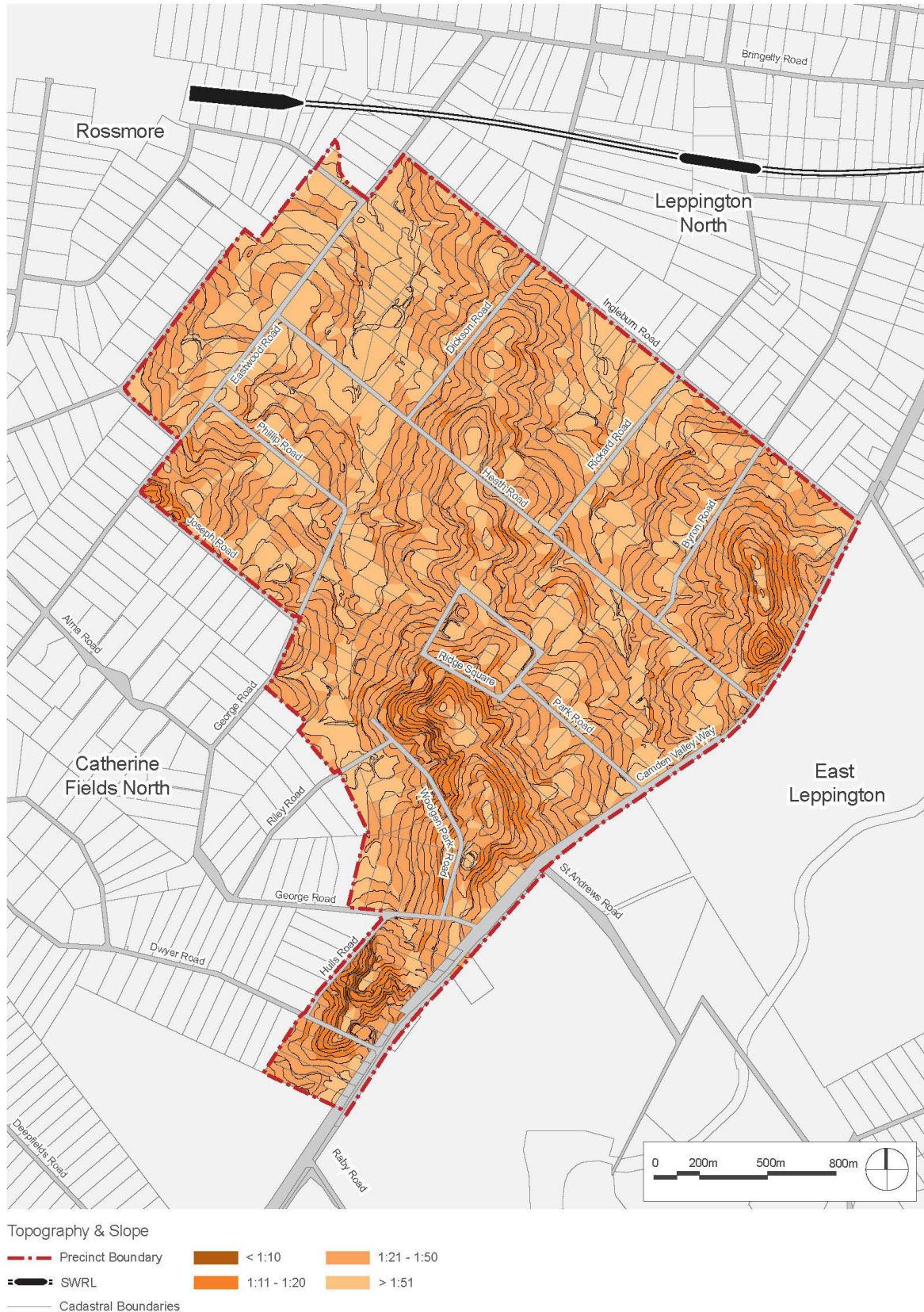


Figure 5-1 Topography

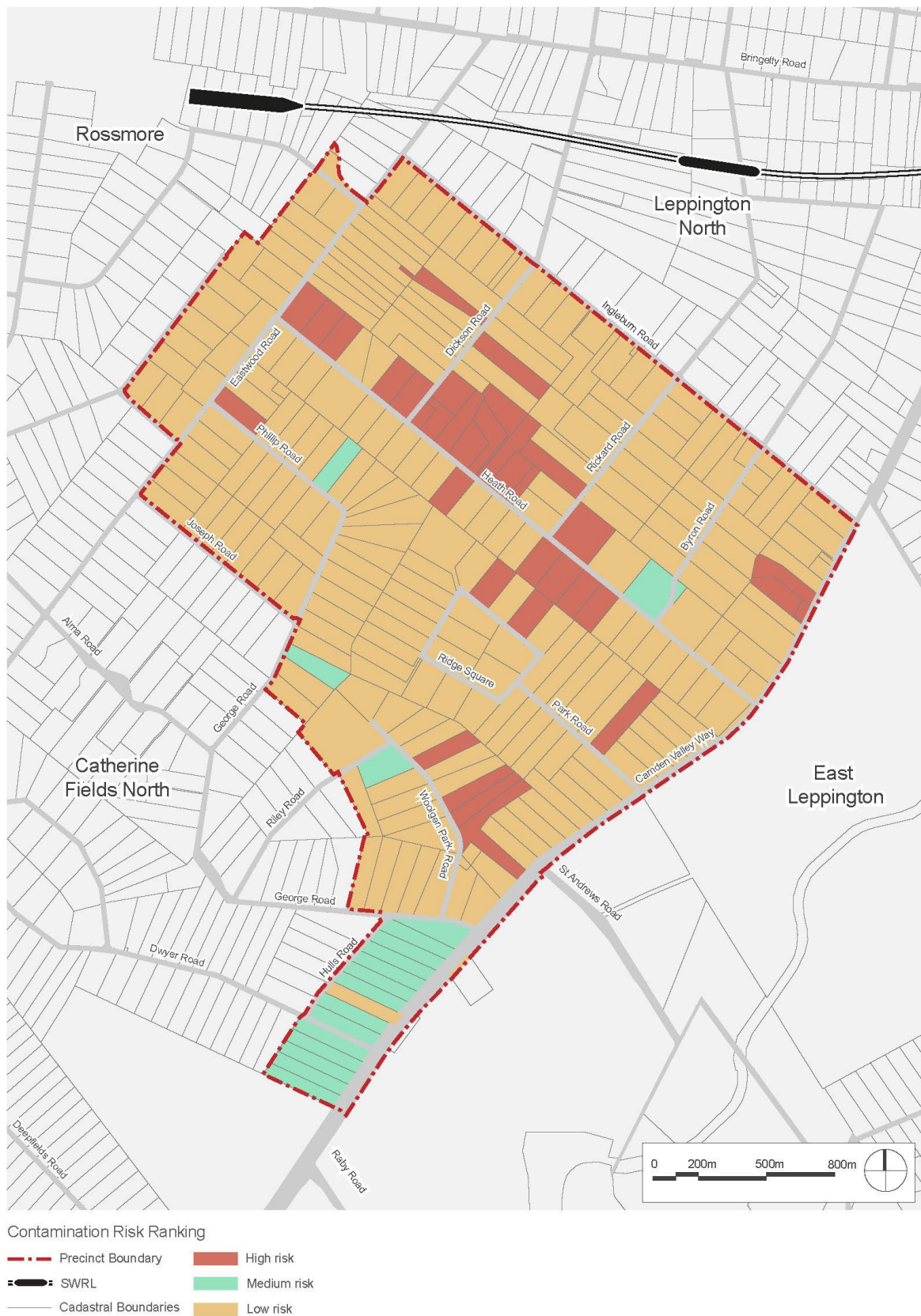


Figure 5-2 Contamination Risk Ranking

Salinity Assessment

The Precinct as a whole is considered to have moderate salinity potential, although areas along the Kemps Creek and Scalabrini Creek have high salinity potential, where there is a greater accumulation of water. The results of the salinity assessment are detailed in **Figure 5-3**.

It is expected that low-lying land adjacent to the creeks in the northern section of the Precinct may contain alluvial soil, consisting of creek-deposited sands, silts and gravel. Assessment of the extent of alluvial soil should be undertaken prior to the construction of buildings and roads in these areas.

No groundwater was encountered during preliminary testing; however, it is considered likely that shallow groundwater may be present in some areas close to drainage paths such as creeks, and at times following heavy rainfall.

Salinity controls in the Camden Growth Centres DCP are based on a high risk of salinity across the Precinct, and require higher construction standards and management measures unless applicants can demonstrate that less stringent salinity controls would be adequate. The approach adopted in the DCP is supported by advice contained in the Western Sydney Salinity Code of Practice (March 2003), stating that predicting and analysing salinity is very difficult and Worley Parsons have noted that salinity across the precinct is expected to vary greatly seasonally and display high levels of local variation.

Further review of the salinity controls within the Camden Growth Centres DCP will occur following exhibition of the Precinct Plan to determine whether the DCP standards are adequate. This work will also identify additional controls that may be required if necessary.

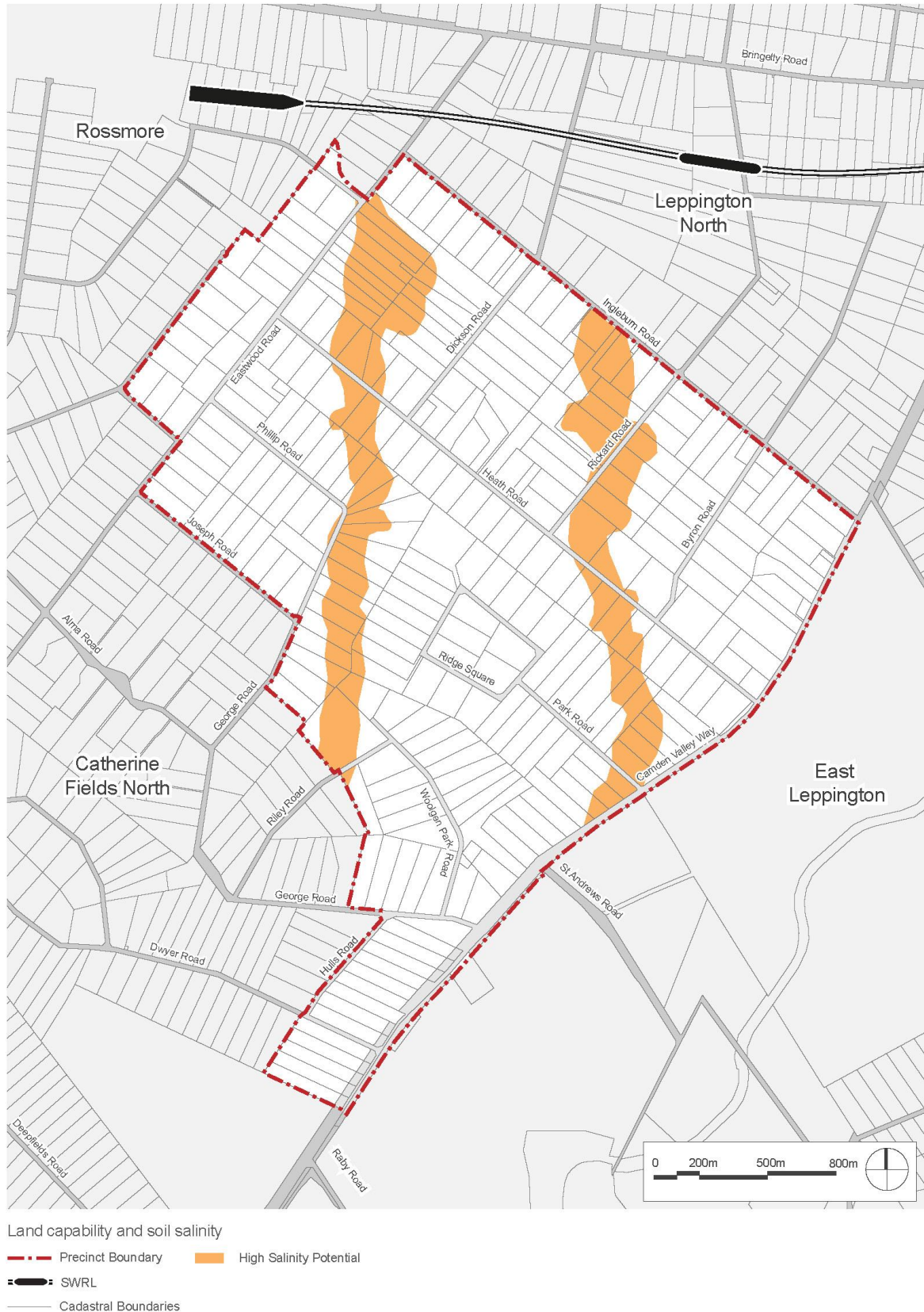


Figure 5-3 Soil Salinity

5.3.2 Existing Native Vegetation and biodiversity

A separate report has been prepared by Ecological assessing the consistency of the draft Leppington Precinct Plan with the Relevant Biodiversity Measures. This report is included in the Precinct Planning exhibition package.

The biodiversity certification requires that, across the Growth Centres, a minimum of 2,000 hectares of existing native vegetation (ENV) is permanently protected. Within the Leppington Precinct, a total of 1.8 hectares of ENV is required to be retained and conserved.

Vegetation community classification for the Leppington Precinct is summarised below in **Table 5-1** and **Table 5-2** and its location illustrated in **Figure 5-4** and **Figure 5-5**.

Table 5-1 Summary of area (ha) occupied by TSC listed vegetation and TSC condition

Vegetation Community	Condition		
	A, B, C (Good)	Tx (Poor)	Total
TSC Act (Non-Certified)			
Cumberland Plain Woodland	0.14	5.06	5.20
Alluvial Woodland	0.62	1.05	1.67
TSC Act (Certified)			
Cumberland Plain Woodland	4.96	62.82	67.78
Alluvial Woodland	3.59	5.21	8.8
Total (Certified and Non-Certified)	9.31	74.14	83.45

The Precinct currently comprises small rural holdings, farming lands and market gardens. Field investigations confirmed much of the precinct has been cleared, with remnant vegetation limited to small regrowth remnants generally less than 50 years of age with the majority of native vegetation being concentrated along Kemps Creek. The Precinct is generally dominated by exotic grassland.

Two environmentally significant vegetation communities were mapped within the Precinct. These areas include Cumberland Plain Woodland (CPW) and Alluvial Woodland. The vast majority of CPW across the precinct is in poor condition, with the exception of a few isolated patches of good vegetation occurring along Kemps and Scalabrini creeks.

EcoLogical Australia undertook ground-truthing of the ENV mapped under the Conservation Plan in accordance with the criteria set out in the Order.

Table 5-2 Summary of area (ha) occupied by Cumberland Plain Woodland

Certified or Non-Certified	Cumberland Plain Woodland	
	EPBC Listed	Non- EPBC Listed
Non-Certified	1.59	3.56
Certified	3.90	9.91
Total	5.49	13.47

The Precinct Planning response in the draft ILP reinforces the protection of vegetation along the

Kemps Creek and Scalabrini Creek corridors and sets aside additional land adjacent to the riparian corridor for flooding, open space and drainage to provide a buffer to urban development. There are a small number of vegetation remnants located away from the riparian corridors, which are to be protected within the open space network.

The Precinct Plan will establish a framework in which the conditions of these corridors can be improved in the future. Provisions in the proposed SEPP amendment and the draft DCP will protect ENV through zoning, Riparian Protection Areas and Native Vegetation Protection controls.

The riparian corridors / flood prone land and associated ENV will generally be contained within the E2 Environmental Conservation, RE1 Public Recreation and SP2 Infrastructure zones under the proposed SEPP Amendment (with the exception of the small Environmental Living zone). The land within the riparian corridor will also be revegetated and rehabilitated in the future to function as a natural creek system.

To maintain consistency with the Biodiversity Certification, the Leppington Precinct Plan should protect at least 1.8 hectares of ENV and this will be achieved through the protection of ENV within the riparian corridors and flood prone land, which will be subject to conservation, public recreation and infrastructure zoning. A minimum of 1.8 hectares of ENV will be protected within the Precinct, as discussed in the Biodiversity Consistency Report in the appendix to this Precinct Planning Report.

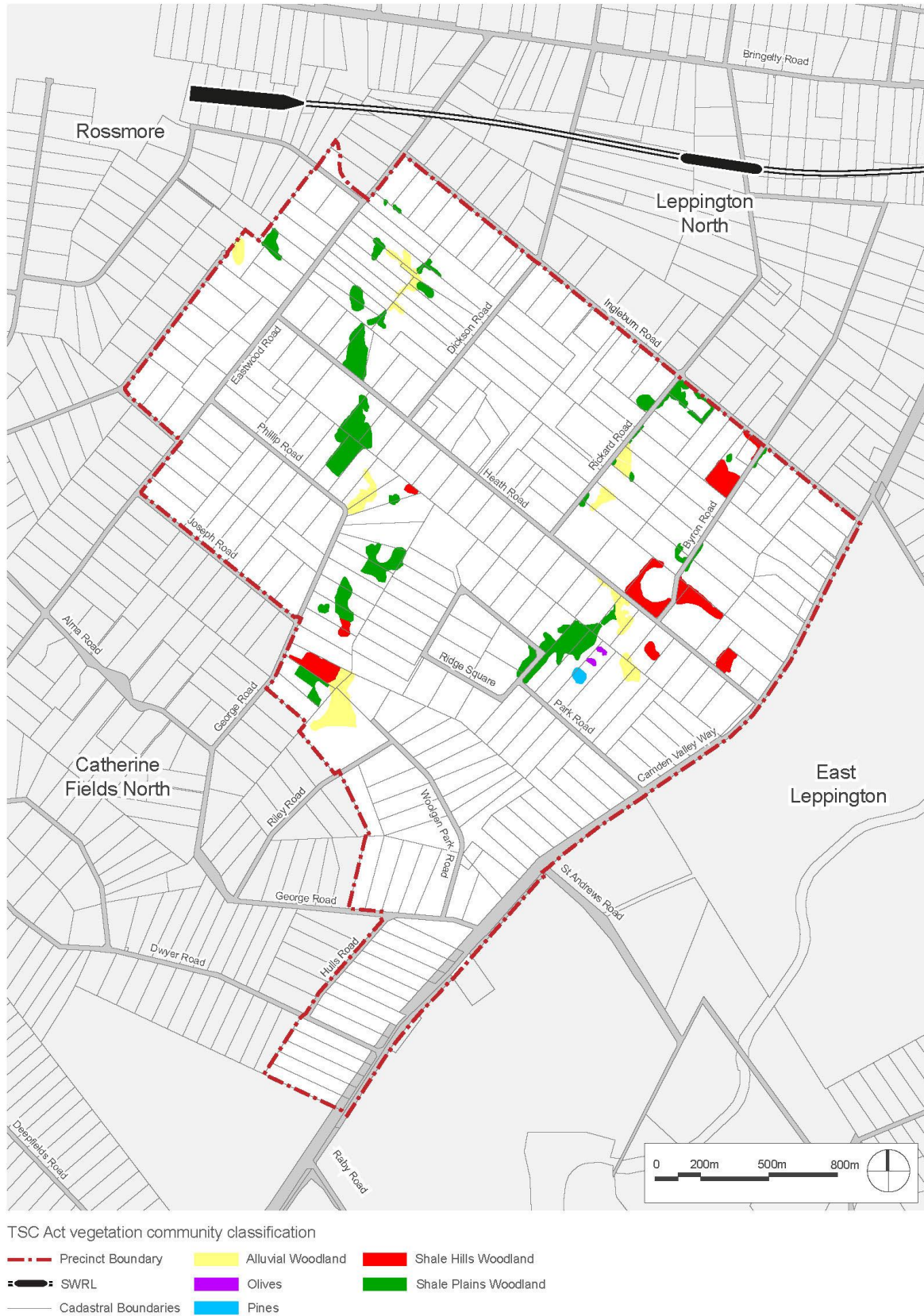


Figure 5-4 TSC Act vegetation community classification

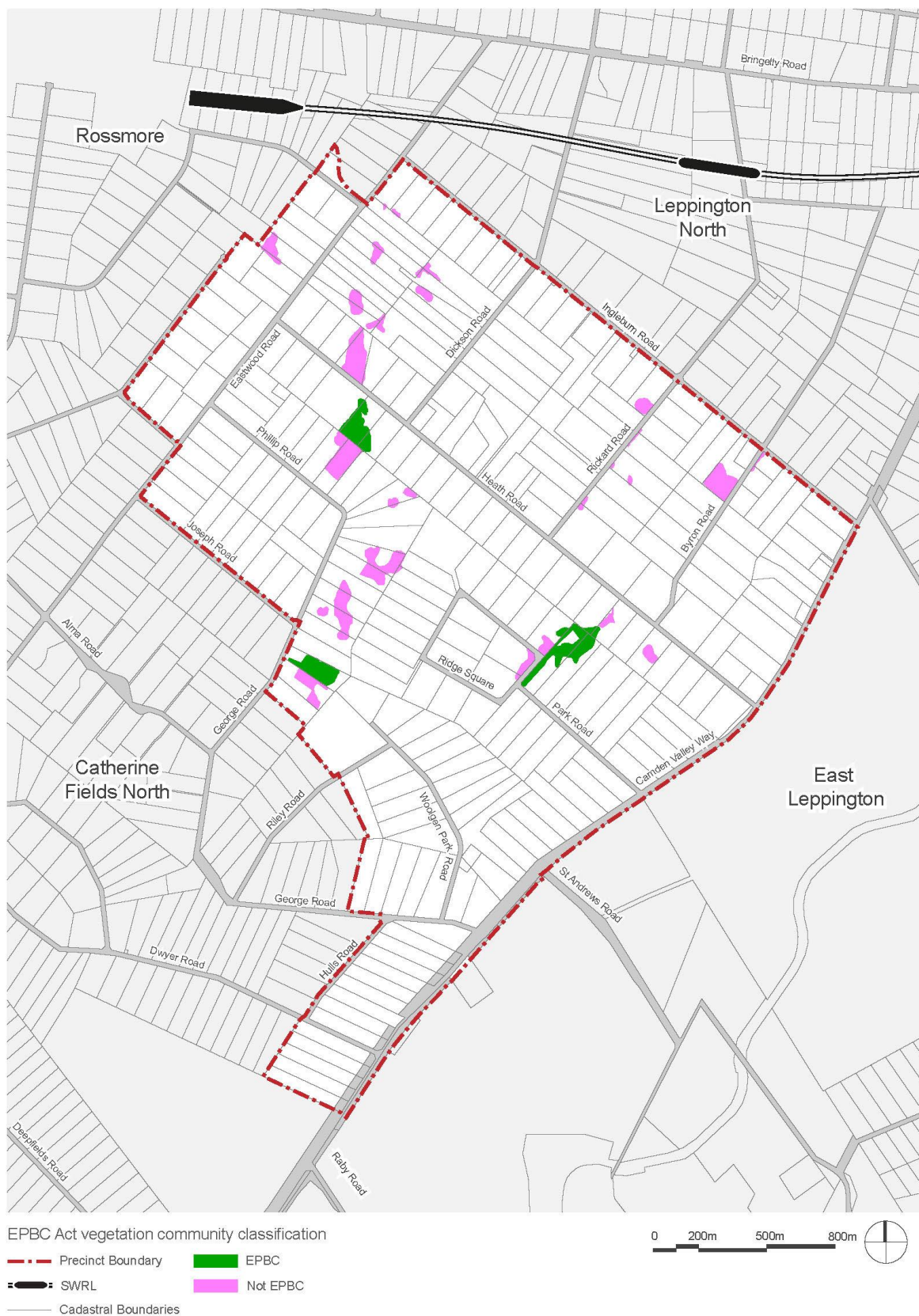


Figure 5-5 EPBC Act vegetation community classification

5.3.3 Heritage

Non-Indigenous Heritage

There are no existing listed heritage items within the Precinct. The heritage report prepared for the Precinct identifies 11 properties as potential locally significant items (refer **Figure 5-6**). Five items are proposed to be listed as heritage items in the draft SEPP, whilst the remaining items will be included in the development control plan to enable appropriate level of assessment at development application stage.

The proposed items are listed in **Table 5-3** below and shown on **Figure 5-6**.

Table 5-3 Potential Heritage Items and Significance

Heritage Item	Significance (Local, State or National)
123 Ingleburn Road – Leppington Progress Hall	Local
66 Rickard Road – Weatherboard Cottage	Local
43 Rickard Road – Weatherboard Cottage	Local
125 Heath Road – Interwar Fibro Cottage	Local
168 Heath Road – California Bungalow	Local

Significant views across the Precinct toward Raby House in the south have been protected by the road layout, lower density residential and positioning local parks on ridge lines which will ensure these spaces are not developed over time.

The report also discusses Camden Valley Way as it follows the original 1805 road alignment which was one of the earliest roads in Australia. Camden Valley Way is identified as a ‘potential heritage item’ in the Camden DCP. The report notes that given the width of the current upgrades to a four lane road, it is inevitable that the nature of the thoroughfare will be altered.

Aboriginal Cultural Heritage

Predictive modelling has been used to determine Aboriginal archaeological sensitivity across the Precinct, and the results shown in **Figure 5-7**. The high sensitivity areas are mostly located within the riparian corridors along Kemps and Scalabrini Creeks. These areas are generally proposed to be zoned for open space and will be brought into public ownership over time, minimising potential impact from development. Works that do occur within this area must consider and comply with the requirements of the *National Parks and Wildlife Act 1974*.

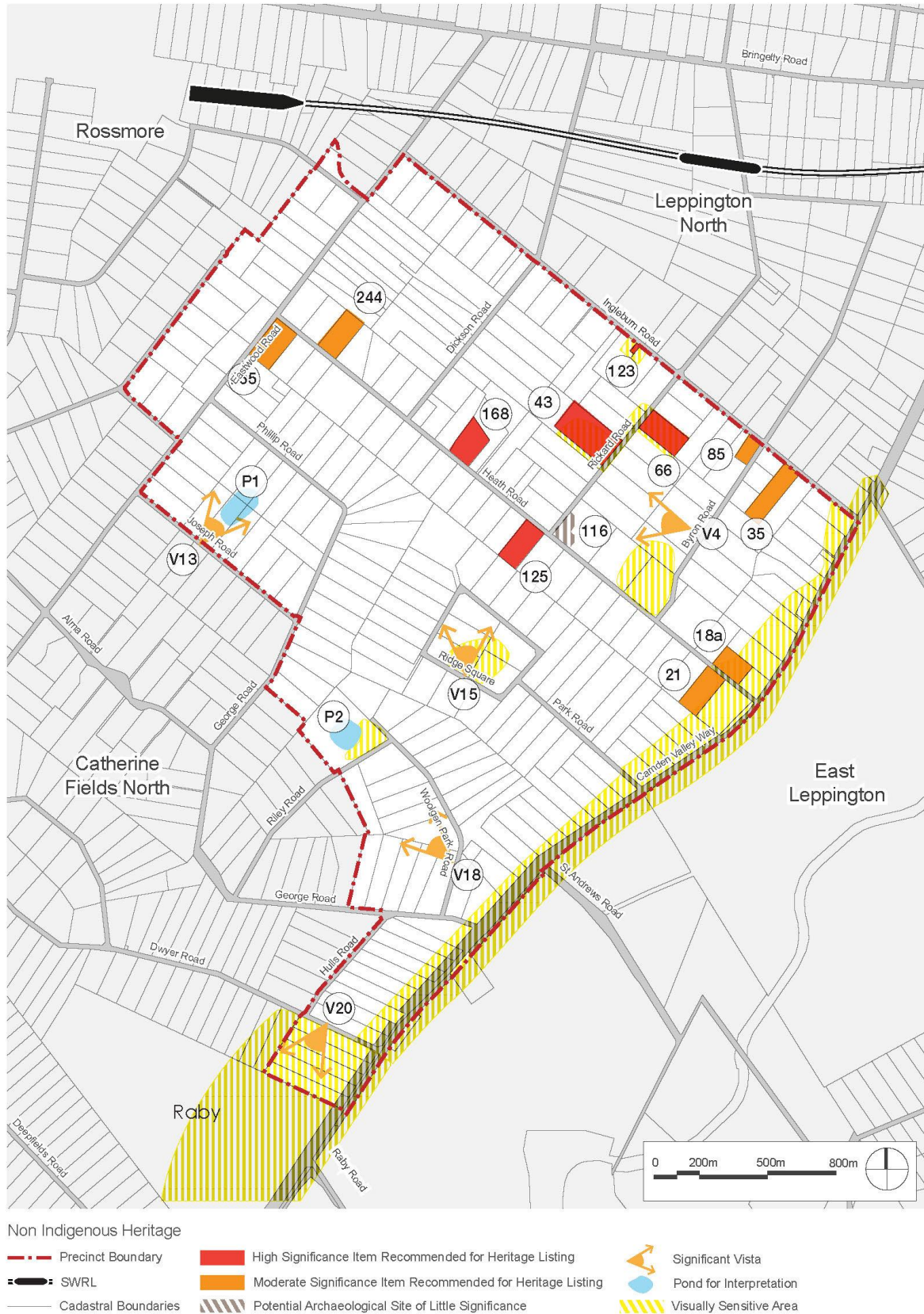


Figure 5-6 Potential Heritage Items

The assessment concluded that none of the identified Aboriginal heritage features would necessarily prevent development of the Precinct; however future development must avoid harm to Aboriginal objects where possible. In general, the following recommendations are made:

- avoid harm to Aboriginal objects where possible;
- apply for an Aboriginal Heritage Impact Permit (AHIP) for Aboriginal objects where harm cannot be avoided;
- mitigate harm to Aboriginal objects. This would be a particular requirement for sites or areas with high archaeological or cultural values. An AHIP would be required for mitigation activities; and
- implement ongoing management strategies for avoiding harm to Aboriginal objects.

5.3.4 Bushfire

Bushfire hazard has been assessed across the Precinct and found to be low, based on the gentle slopes and low fuel accumulation of the vegetation present. On the basis of this assessment, indicative Asset Protection Zone requirements have been mapped across the Leppington Precinct.

It is considered that the precinct planning process has responded to the recommendations by including perimeter roads in the draft ILP wherever practical, which in conjunction with development setbacks will provide appropriate APZs in the Precinct. Less sensitive land uses such as open space and drainage basins have also been included in the draft ILP in certain areas that are adjacent to existing and potential bush fire hazards. Refer to **Figure 5-8**.

The draft ILP has been designed so that the majority of APZs fall within open space areas or over the adjoining road network to reduce the impact on the development potential of the Precinct. The indicative road layout also places considerable weight on evacuation procedures through the implementation of perimeter roads and a well connected road system that avoids roundabouts and dead end streets, with links to neighbouring areas. A number of existing fire stations are in close proximity to the Precinct and are considered likely to be able to adequately service the area.

The development of the Precinct will occur progressively over a period of many years. This means that, over this period, bushfire risk will change as vegetation is cleared or reinstated. Consideration of bushfire risk will therefore need to respond to these changing conditions, and consider the particular risks to development sites at the time development is proposed, and with consideration of the current and future development potential of adjoining land.

Measures for Bush fire Risk Management are outlined in draft DCP and will be required to be implemented during the development phase. As a minimum, this would include the preparation of a Bush fire Protection and Assessment Report in accordance with PBP 2006 to accompany development applications for subdivision on land identified as bush fire prone on the Camden Bush fire Prone Land Map. For future development of individual dwellings, exemptions for the further

consideration of bushfire requirements may apply, in accordance with recent changes to the Environmental Planning and Assessment Regulation.

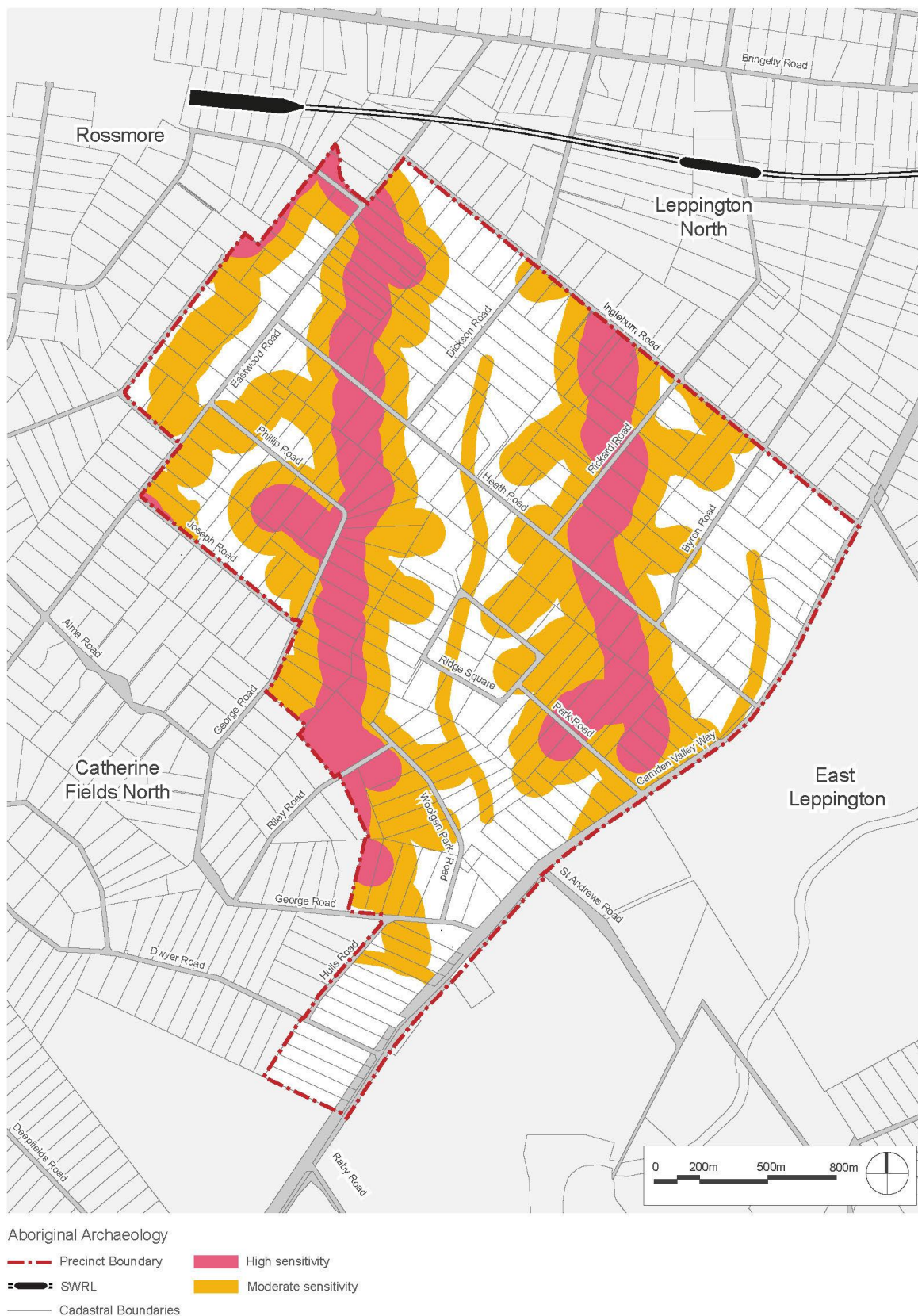


Figure 5-7 Aboriginal Archaeological Sensitivity

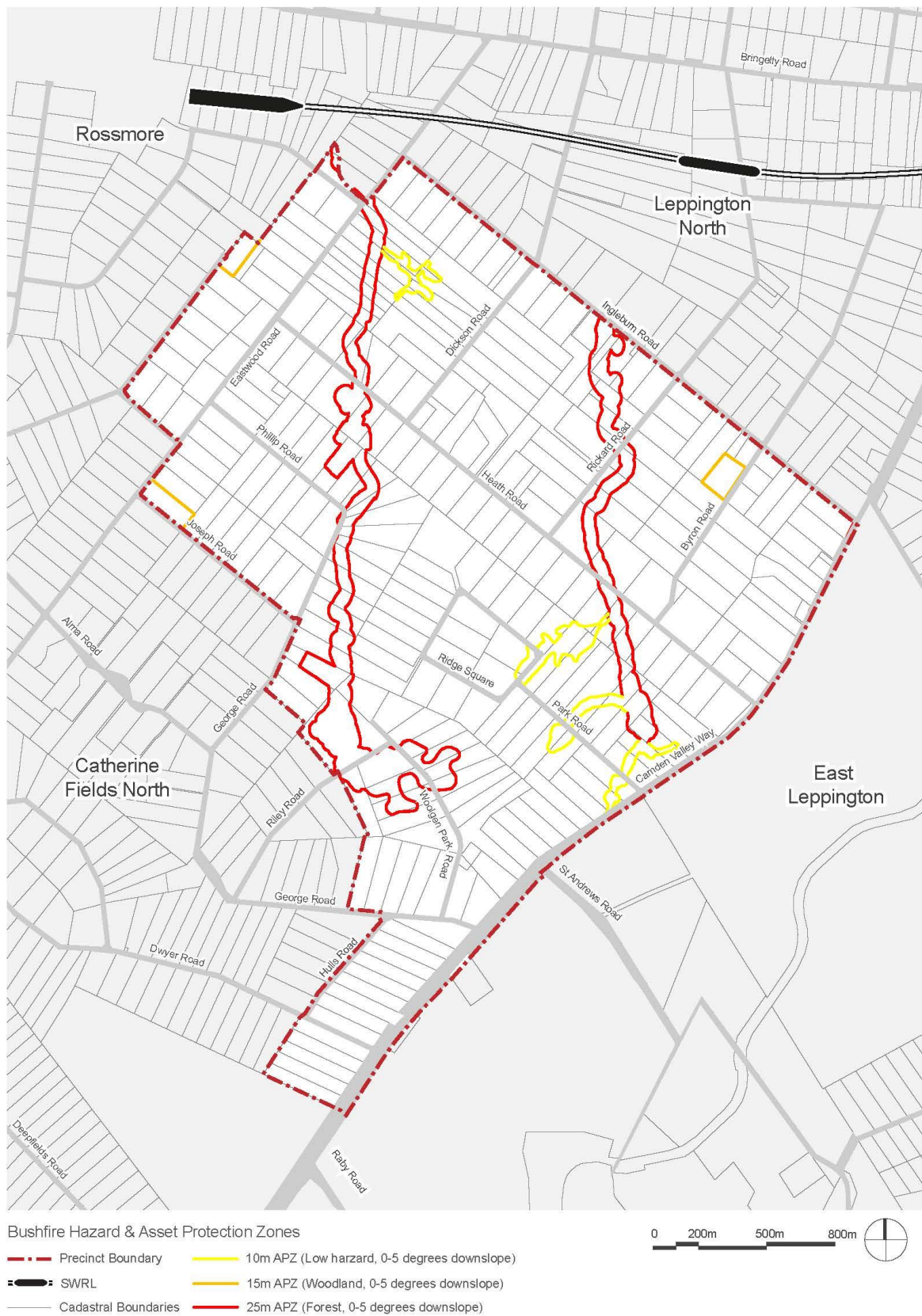


Figure 5-8 Bushfire Asset Protection Zones

5.3.5 Odour

SLR Consulting was commissioned to assess the potential for odour impacts from existing sources of odour in the Precinct, in accordance with NSW Office of Environment and Heritage (OEH) odour policy. The main potential for odour impacts on the Precinct were found to be the operation of poultry sheds situated at numerous locations within the Precinct and to the north-east and South-west of the Precinct.

Based on the current distribution of odour sources across the Precinct, approximate separation distances of between 424m and 1.8km would be required between urban development and the existing poultry farms. A map showing the current odour sources throughout the Precinct is provided in **Figure 5-9**.

The results of the odour assessment indicate that the Precinct will exceed the assessment criteria for residential subdivision and development, and that a Level 2 or 3 Odour Impact Assessment should be undertaken as part of site specific development applications or as required by Camden Council. While poultry farming may impact on residential amenity as the Precinct develops (particularly in the early stages of urbanisation), poultry farms within the SWGC are expected to cease operations progressively after rezoning.

The assessment acknowledges that the land in the Precinct will be rezoned predominantly for residential purposes and as a result, it is likely that the current odour sources would be progressively developed over time for urban development.

As such, these odour sources need not be considered as permanent limiting factors for the development of the Precinct if appropriate mechanisms are available to inform future residents of the odour issue that is present within parts of the Precinct. The draft DCP includes advice to this effect, and requirements for additional investigations where necessary.

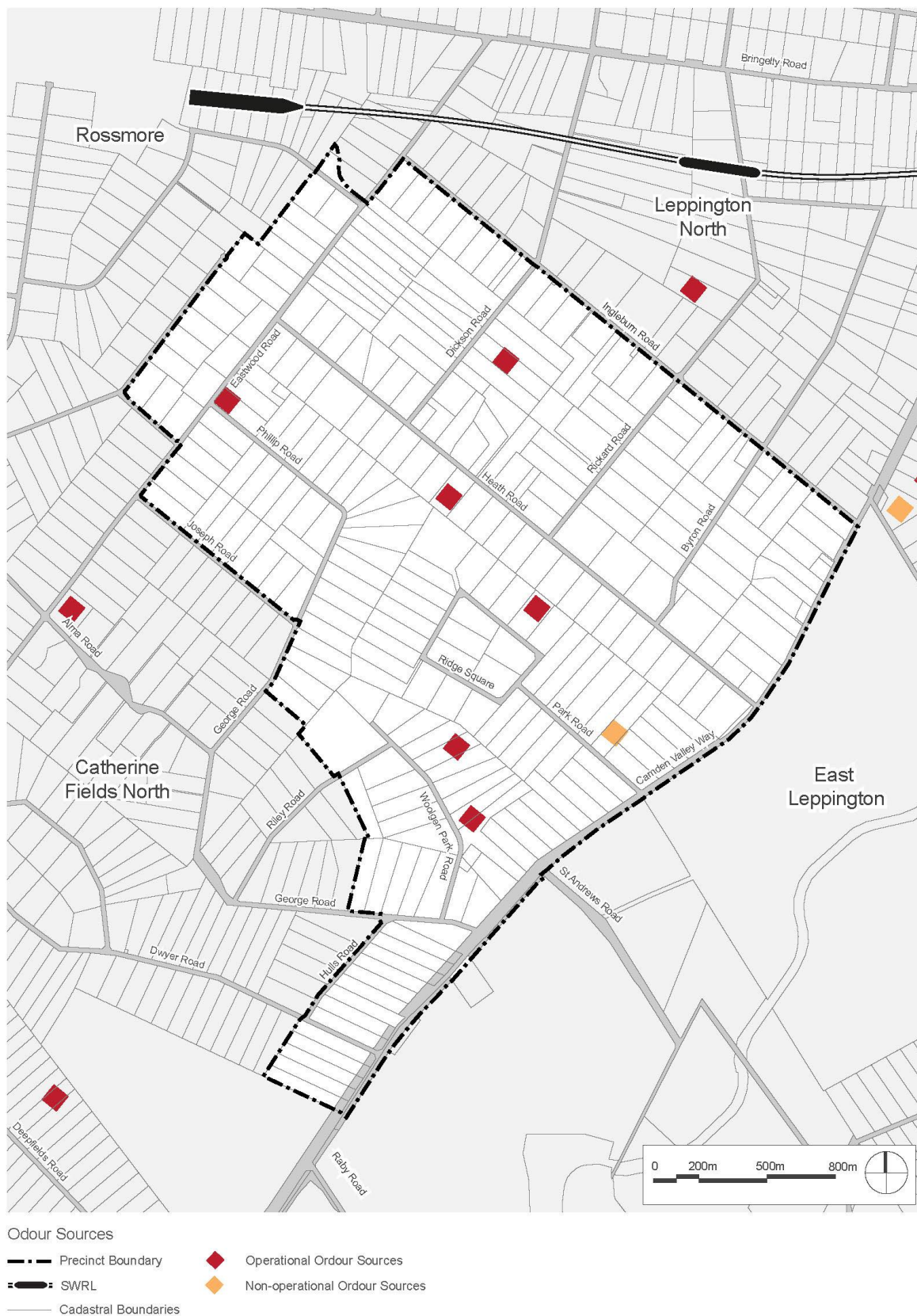


Figure 5-9 Odour Sources

5.3.6 Noise

Many roads in the SWGC are currently being upgraded, or there are advanced plans for their future upgrade. Existing road traffic noise is therefore related to general traffic movement and movement of construction vehicles along nearby roadways. The presence of arterial, sub-arterial and local roads within the Precinct will result in the exposure of future residential (and other noise sensitive) development to road traffic noise. The progressive increase in traffic volume along Camden Valley Way will result in an increase in the levels of road traffic noise experienced at buildings located along the road corridor. Day time and night time noise modelling was undertaken for Camden Valley Way and other major roads in accordance with the standards set out in the NSW Road Noise Policy.

A map showing the indicative offset distances required without other forms of noise mitigation is provided in **Figure 5-10**. Development in these areas will be required to identify noise mitigation measures appropriate to local conditions.

The noise assessment determined that without mitigation residences would be required to be setback 100 to 240 metres from Camden Valley Way. This is not a realistic outcome and as such, a range of mitigation measures have been recommended to ensure that the NSW Road Noise Policy criterion of daytime (60 dBA) and night time (55 dBA) can be achieved.

It is suggested that the use of buildings and building elements as barriers is a very effective method for controlling road traffic noise. The use of “barrier housing” along Camden Valley Way in particular will reduce the exposure of dwellings constructed on allotments behind to road traffic noise. Non sensitive areas such as garages, laundries, bathrooms, kitchens etc should be located on the noise-exposed facades and sensitive spaces such as living and sleeping areas located distant from the noise source.

SLR Consulting has recommended that acoustical design considerations be implemented throughout the Precinct. The following noise mitigation strategies have been suggested to promote the acoustical amenity of the future development of the Precinct:

- The use of noise-sensitive architectural design of the future development (barrier housing, subdivision layout, building orientation and internal layout);
- Engineering controls such as low-noise road surface treatments and reduced speed limits;
- The use of private open space;
- Acoustic assessment requirements for future residential subdivisions and developments potentially affected by road traffic noise;
- Acoustic assessment requirements for future commercial premises to assess noise impacts on surrounding residential development; and
- Planning considerations for recreational uses

A significant amount of residential development will be potentially affected by noise due to its close proximity to major transport routes such as Camden Valley Way and Rickard Road. The recommended setbacks to achieve appropriate noise attenuation for residential development have implications for development adjacent to the major roads. While traffic noise can impact on residential amenity, it is also important to locate as many residents as possible near transport infrastructure to provide residents with accessibility and a range of transport options. In practice, an integrated approach to noise impacts is suggested to achieve noise compliance for development. Land use responses, façade treatments and barrier housing have been identified as potential noise mitigation measures.

However, the majority of attenuation will need to be achieved through architectural treatments to buildings. Noise barriers are not recommended and should only be considered when the appropriate facade treatment cannot deliver the required results. The use of buildings and building “elements” as barriers is considered to be a very effective method for controlling road traffic noise. Barrier housing along Camden Valley Way would also provide screening for buildings behind. The above measures would have the potential to enable residential development to meet the relevant criteria. This is considered a reasonable outcome given the significant amenity impacts posed by noise walls.

Where possible, precinct planning has adopted the SLR recommendations, including the provision of barrier housing. The approach adopted in the precinct plan does however emphasise the importance of dwelling frontages facing roads so as to minimise potential adverse visual impacts arising from the location of backyards facing road frontages.

It is considered that acceptable internal noise levels can be achieved within the Precinct. The recommendations are consistent with the measures to mitigate noise impacts as set out in the draft DCP, which will ensure that this issue is addressed during the development design stage.

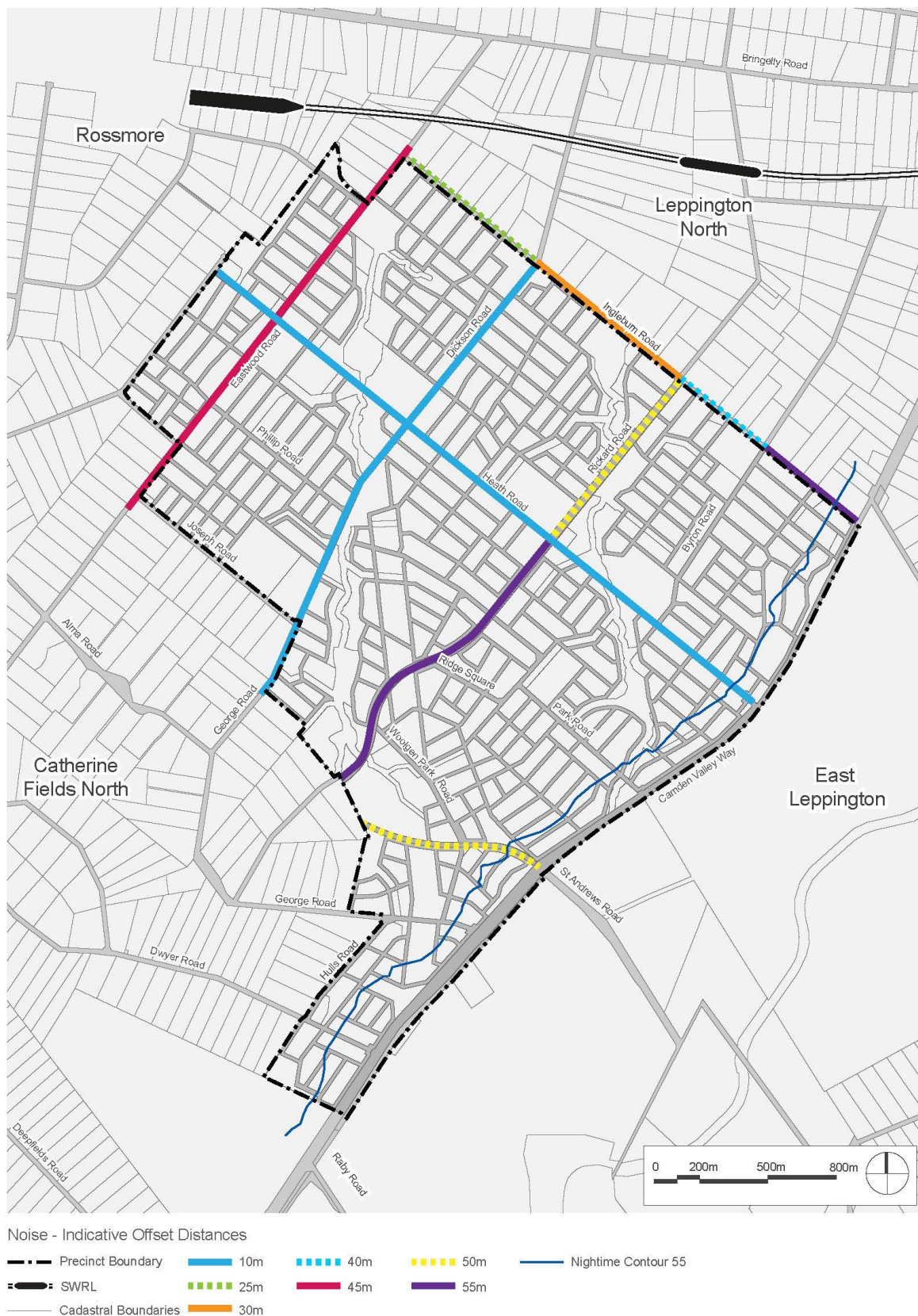


Figure 5-10 Indicative Noise Affectation Area

5.4 Overview of the draft ILP

The draft ILP (**Figure 5-11**) sets the urban framework for the Precinct. It identifies the mix of land uses, the road pattern, infrastructure requirements, schools, open space, environmental corridors and stormwater management measures for the Precinct.

The draft ILP represents the preferred planning outcome for the Precinct based on the findings of specialist investigations and the planning principles above. The key features of the draft ILP are summarised in **Table 5-4** and the major design considerations of the draft ILP are described in detail in Section 5.5.

Table 5-4 Draft ILP key features

ILP Feature	Description
Residential areas	<ul style="list-style-type: none"> ▪ The draft ILP enables a minimum 7,190 dwellings and an estimated population of around 23,680 people. The draft ILP achieves an average residential density of at least 15 dwellings per hectare. ▪ The Precinct will comprise a mix of housing types ranging from town houses and terrace style houses to single dwellings on large blocks and potentially residential flat buildings, as follows: ▪ Low density residential housing with lot sizes minimum 225sqm but averaging around 450 sqm; ▪ Medium density and small lot housing in close proximity to the local centre, parks and areas of high landscape amenity, with minimum densities of 25 dwellings per hectare; ▪ Larger residential lots in the south of the Precinct to protect the visual curtilage of Raby House; ▪ Small areas of Environmental Living zone in the northern section of the Precinct, which will allow houses on large lots to respond to environmental constraints including flooding and topography; and ▪ Low Density Residential areas along electricity transmission easements with more flexible density requirements to enable economically viable development of constrained land.
Retail areas	<ul style="list-style-type: none"> ▪ The draft ILP establishes a local centre that accommodates up to 16,700m² of local shops and a community centre to service some of the needs of the future population. ▪ The Local Centre zone is: <ul style="list-style-type: none"> ○ Located on the intersection of Heath Road and Eastwood Road and adjoined by medium density residential to ensure exposure to passing trade; ○ Co-located with a community centre, primary school and open space, which will act as a community focal point; and ○ Linked with the major pedestrian and cyclist routes throughout the Precinct;
Education Facilities	<ul style="list-style-type: none"> ▪ The Precinct provides the indicative locations for 5 schools, one of which is a Kindergarten – Year 12 School. School sites are all located on existing roads and have been determined in close consultation with Camden Council and the Department of Education and Communities.

ILP Feature	Description
Road network	<ul style="list-style-type: none"> ▪ The draft ILP provides a permeable street network that responds to the sites strategic location, topography, existing cadastral boundaries and view corridors. ▪ The road hierarchy comprises: <ul style="list-style-type: none"> ○ A north-south Transit Boulevard connecting to the future Leppington Town Centre, via a proposed extension to Rickard Road; ○ Upgrades to Eastwood, St Andrews Road, Byron and Dickson Roads, to function as sub-arterial roads and provide improved access to the Precinct. ○ Access points to Precinct from Camden Valley Way are consistent with signalised intersections proposed by RMS as part of the Camden Valley Way upgrade. ○ The draft ILP accommodates upgrades to Camden Valley Way. ▪ The public transport network will: <ul style="list-style-type: none"> ○ Be focused upon the collector and major road network, providing opportunities for bus routes to pass within walking distance of most homes and ensure access to schools, Leppington Major Centre, and to other regional destinations (e.g. Liverpool CBD); and ○ Incorporate a future Rickard Road extension Transit Boulevard that will link to the Leppington Major Centre and associated transport interchange focused on the new railway station, currently under construction.
Open space and community facilities	<ul style="list-style-type: none"> ▪ The open space network comprises 34 hectares local parks and 22.5 hectares active parks that will be linked through a network of shared paths. ▪ Four playing fields located throughout the Precinct; ▪ Passive open space associated with the Kemps Creek and Scalabrini Creek corridors, of which approximately 2 hectares may be embellished for recreational use in the form of linear spaces incorporating pedestrian and cyclist paths along the length of the corridor; ▪ A contribution (in the draft Section 94 Contributions Plan) towards district open space and recreational facilities provided outside the Precinct (i.e. regional sporting facilities in Austral and Leppington North); ▪ Three community centres. One is located adjacent to the Local Centre. The second is located at the intersection of Heath Road and Rickard Road, between sporting facilities and a K-12 High School, and the third community centre is located on the intersection of Rickard Road and Woolgen Park Road, adjacent to the District Park.

ILP Feature	Description
Pedestrian and cycleway network	<ul style="list-style-type: none"> ▪ A network of shared paths link all the residential areas with the open spaces, the neighbourhood centre and adjoining urban areas. ▪ The internal pedestrian and cyclist network comprises: <ul style="list-style-type: none"> ○ On road cycle lanes and off-road pedestrian or shared paths on all roads; ○ Shared paths along both sides of the future Rickard Road extension; and ○ Shared paths along one side of all collector streets. ▪ Pedestrian paths and cycleways within the open space network are located along the riparian corridors. ▪ Four pedestrian bridges will be provided over Kemps Creek and Scalabrini Creek providing additional access within the Precinct.
Protection of the environment	<ul style="list-style-type: none"> ▪ The Kemps Creek and Scalabrini Creek corridors are flood affected and play an important role in water cycle management. Urban development will not be possible on flood affected land. The majority of these riparian corridors are incorporated into drainage and open space reserves and will be publicly owned and progressively rehabilitated. ▪ The Growth Centres SEPP has a Riparian Protection Area Map and provisions to ensure that riparian corridors are restored and managed in the future; ▪ Existing Native Vegetation is retained within the Kemps Creek and Scalabrini Creek corridors and protected to meet the requirements of the Biodiversity Certification.
Heritage	<ul style="list-style-type: none"> ▪ The draft ILP responds to the location of Raby House in the adjoining precinct and retains its visual prominence by requiring lower residential densities on land that is visible from Raby House. Roads have been aligned with view corridors to maintain views to Raby House from the Precinct. ▪ Local parks provide uninterrupted views across the Precinct and into neighbouring areas, such as towards Raby Estate and into East Leppington Precinct. ▪ Some areas of moderate Aboriginal cultural heritage significance will be protected within areas zoned Environmental Conservation. ▪ The Non-Indigenous Heritage assessment identified 11 items of local significance. Four items are proposed to be listed as heritage items and all items have been zoned low density residential to minimise impact on the heritage items but still provide some development potential.

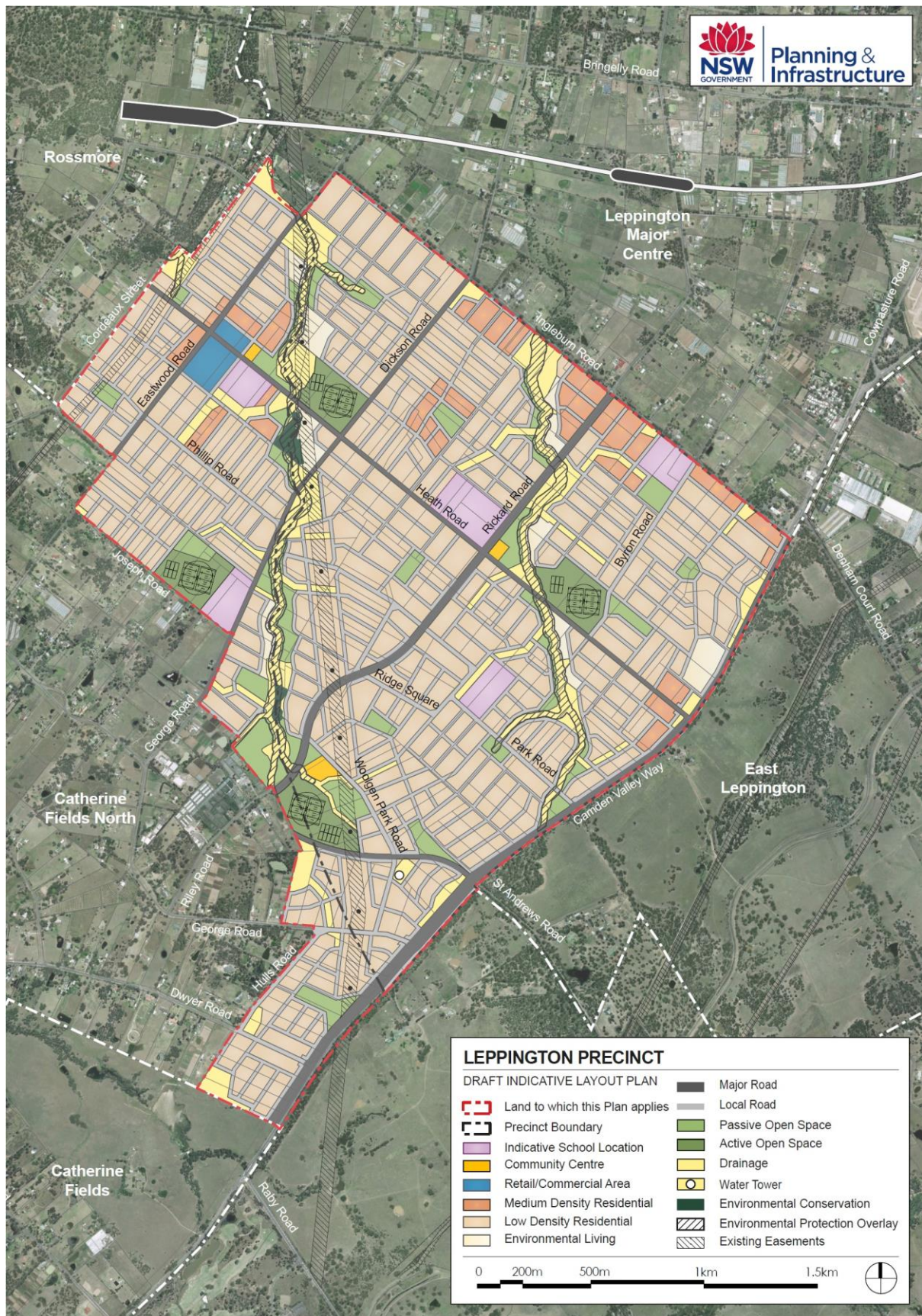


Figure 5-11 Draft Leppington ILP

5.5 Draft ILP Design

The draft ILP is a response to the Precinct's context, constraints and opportunities. The draft ILP was developed in consultation with Council, the Precinct Proponent, State Government agencies, and technical specialists and with input from landowners through consultation workshops. The following section describes the design response and strategies adopted in the draft ILP.

5.5.1 Urban structure

A development footprint for the Leppington Precinct was defined by an analysis of opportunities and constraints informed by the technical studies. Details of these studies and key findings are discussed in Section 5.3. The development footprint identifies land within the Precinct that is suitable for urban development (refer to **Figure 5-12**).

The urban structure of the draft ILP is therefore a response to the heritage, environmental and physical constraints, together with the Precinct's relationship to adjoining urban areas and surrounding amenities and facilities.

A key feature influencing the urban structure of the Precinct is the existing Kemps and Scalabrini Creek systems and associated floodplain. The 1 in 100 year flood extent, as refined based on detailed investigations undertaken by Parsons Brinckerhoff (refer to Section 5.5.6) has generally been adopted as the boundary for urban development to ensure adequate management of flooding risks for future residents in the Precinct.

The provision of passive open space has been largely focused around the riparian corridors due to the extent of flood prone land and the associated environmental values, including remnant vegetation. Multiple use of flood prone land for recreation, environmental and stormwater management is a key feature of the draft ILP. The majority of land affected by flooding will be brought into public ownership. Land that is partly affected by flooding has some potential for lower density residential development within an Environmental Living zone.

Parks and other facilities are proposed within each residential neighbourhood to ensure residents in all parts of the Precinct have good access to amenities. These facilities include numerous neighbourhood parks, a Local Centre, community centres, four primary school sites and a K-12 school and four sporting field complexes.

The urban structure proposed in the draft ILP is largely dictated by the existing road network, and is consistent with the RMS approved Camden Valley Way upgrade. The extensions of Dickson, Rickard and St Andrew's Roads are informed by the South West Growth Centre Structure Plan and are supported by modelling undertaken during Precinct Planning. The existing road network provides the key access to the Local Centre, playing fields and school sites.

The proposed local road network establishes a finer grained grid street pattern within the framework of the existing roads and is designed to demonstrate how a local road network can support residential development. The grid street network as proposed would be progressively developed as subdivision

occurs, with new roads connecting to the existing roads to provide direct access to housing. This grid street network has been designed to enable individual properties to be subdivided and developed while maintaining the integrity of the proposed network at all stages in the development of the Precinct.

The draft ILP establishes a collector road framework, based on those roads providing key connections between the Precincts neighbourhoods and adjoining residential areas, most of which are likely to be local bus routes. The collector roads will act as the link between the higher order roads and the suburban streets, providing an efficient transition between the busy regional road network and individual properties. Roads have been located along the edge of the riparian corridors to increase amenity and provide public access and surveillance to these areas as well as pedestrian connectivity throughout the Precinct.

5.5.2 Local Centres

An assessment of the retail floor space demand in the Precinct was undertaken by SGS, and consideration of the hierarchy of centres in the Structure Plan, has led to the identification of a Local Centre on the draft ILP.

The draft ILP proposes a Local Centre at the intersection of Heath Road and Eastwood Road (refer to **Figure 5-13**). The Local Centre will provide for up to 16,700 square metres of retail floor space and will be capable of accommodating a variety of uses including supermarkets and small-scale retail and commercial premises.

The Centre is located to be accessible by pedestrians and cyclists along the Kemps Creek corridor. It is also located on potential bus routes and is adjacent to a sub-arterial road to capture passing trade. A primary school and community centre are co-located with the centre. Medium density housing will be located close to the Centre to provide proximity to the services and public transport and to maximise the population within the retail catchment.

An indicative concept design has been prepared to guide the development of the Local Centre and is included in the draft DCP.

The Employment and Retail Assessment prepared by SGS indicated demand for three Neighbourhood Centres and a small Light Industrial zone within the Precinct. However, following consultation with Camden Council, and considering access to retail, employment and community facilities in surrounding Precincts, the draft Precinct Plan provides for one retail centre within the Precinct. The single retail centre, rather than three smaller centres, is preferable in terms of maximising the potential viability of retail development and consistency with the hierarchy and function of surrounding centres.

No land is zoned for light industrial because a substantial area of light industrial zoned land exists immediately north of the Precinct that will have capacity to meet demand from the Leppington Precinct. Community consultation during development of the draft ILP indicated general agreement with this approach.

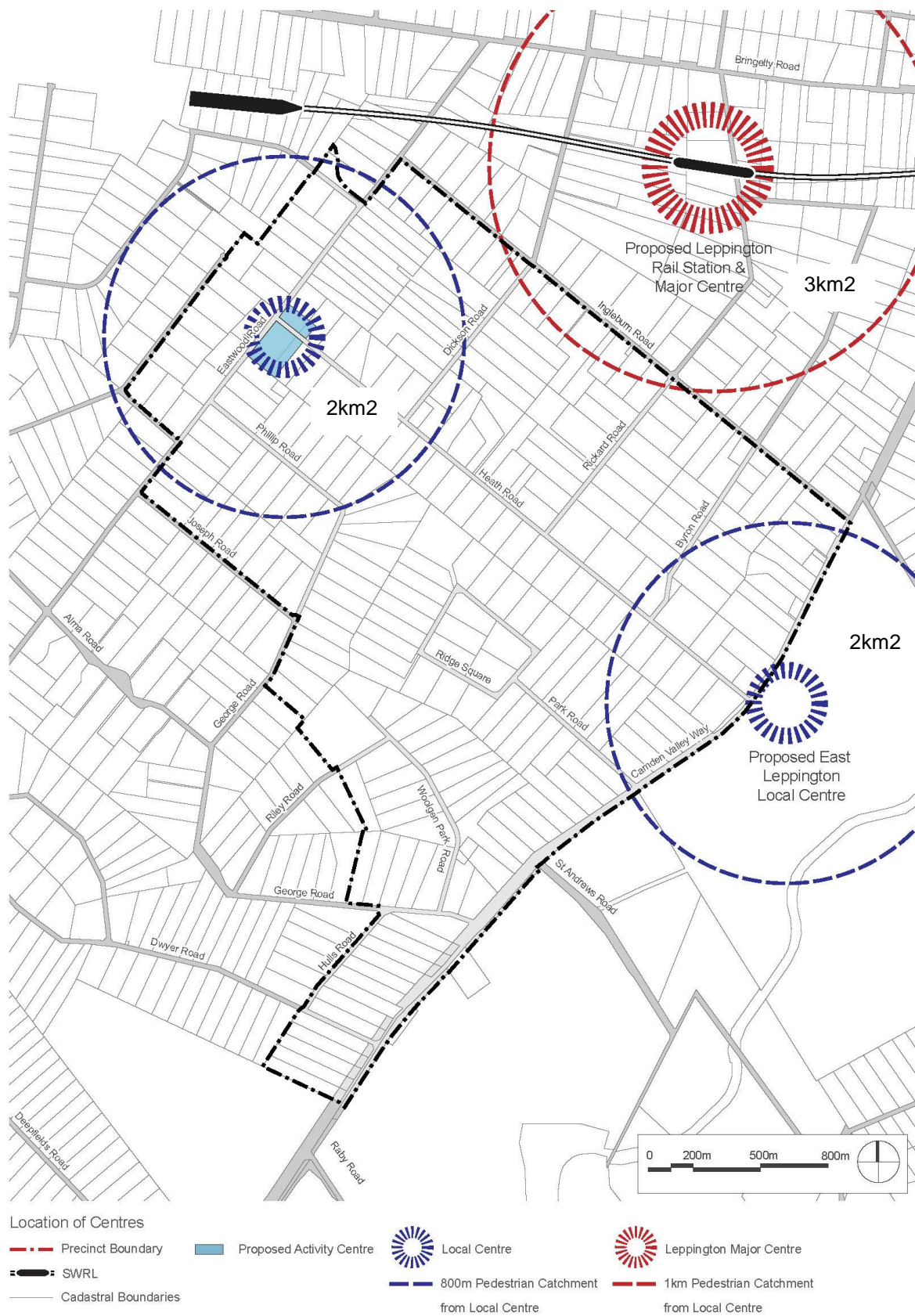


Figure 5-13 Locations of proposed centres

5.5.3 Housing

Precinct planning has determined the distribution and mix of residential areas based on analysis of opportunities and constraints as well as the demographic assessment carried out as part of the technical investigation. Generally, a mix of housing types and sizes will be permissible throughout the Precinct to create housing choice for a wide range of buyers or renters, and to encourage a diverse community. The proposed planning controls are flexible to enable the range of housing types to suit the needs of the market.

Zoning, density and design controls proposed for residential development under the proposed SEPP Amendment and draft DCP are described in Section 7.

The majority of the land in the Precinct is proposed to contain low density residential development. The typical density of housing in these areas will be at least 15 dwellings per hectare. This means houses that are, on average, on blocks of around 450 square metres, which is typical of many urban growth areas in Sydney. The minimum lot size is 225 square metres, to encourage diverse and affordable housing options.

The distribution of residential areas is generally based on the following principles:

- Higher residential densities are located in proximity of the Leppington Major Centre, East Leppington Local Centre, the proposed Local Centre and in areas of high visual and landscape amenity;
- Larger residential lots are located in proximity to Raby House to retain its visual prominence; and
- Environmentally sensitive housing will be located on small areas of land in the northern portion of the Precinct, in response to flooding and topography constraints.

Feedback from the community workshops indicated preference for medium density residential to be concentrated around the Local Centre, near Leppington Major Centre, and opposite the planned East Leppington Local Centre along Camden Valley Way.

The community workshops also provided feedback on the preferred use of land that is constrained by flooding, topography and infrastructure easements. The community advised that these areas should be zoned for large lot, very low density residential development. The draft ILP proposes R2 Low Density Residential and E4 Environmental Living zoning, with a minimum lot size of approximately 1,000 to 2,500m² for these areas.

The average density achieved across the Precinct is a minimum of just over 15 dwellings per hectare (based on a net developable area of 470 hectares). A summary of the net residential areas (including local roads) and breakdown of housing types and dwelling yields in the Precinct is provided in **Table 5-5**. These outcomes are based on the minimum required densities, and there are opportunities for a higher proportion of more dense housing to be delivered in the low density residential areas (through smaller lot sizes) if there is market demand.

Table 5-5 Dwelling Yield and Population Summary

Residential Density	Area (ha)	% of dwellings	Dwellings	Population
Environmental Living	13.5	1.5	70	237
Low	418.5	85	6,160	20,943
Medium	38.5	13	962	2,500
TOTAL	470		7,191	23,680

5.5.4 Transport and access

The road network

The draft ILP retains all existing roads and further develops access from these roads to provide a more fine grain grid network suitable of supporting urban development. The draft ILP provides for key pedestrian and road connections to surrounding areas, including Leppington Town Centre to the north. The street network takes the form of a permeable grid pattern that responds to site constraints and typical subdivisional lot sizes. Proposed roads are located to respond to existing land ownership, minimise property severance and, where possible, to enable each land holding to be developed independently of others.

The design of roads is generally in accordance with the Growth Centres Development Code and Camden Council's development standards. Typical cross sections for road type are provided in the Camden Growth Centres DCP. Specific cross-sections have been prepared for the Rickard Road extension Transit Boulevard.

The road network has been designed to provide direct access to destinations such as open space and the local centre, assist with stormwater management, and to maximise solar access to new houses. The proposed hierarchy of roads, streets and paths collectively creates an overall circulation system for both vehicles and pedestrians within the Precinct and to surrounding areas. The road network and hierarchy is illustrated in **Figure 5-14**.

Arterial and sub-arterial roads

Camden Valley Way is the principal arterial road in the Precinct and is currently being upgraded to a four lane arterial road with future capacity for six lanes. Signalised intersections are proposed on Camden Valley Way at Ingleburn Road/ Denham Court Road, Heath Road and St Andrews Road.

Camden Valley Way will carry a very high volume of traffic and will be the major north-south public transport route. It also provides good access from the Growth Centre to the strategic highway network including the M7 and M5.

Based on forecast traffic demand undertaken by AECOM and precinct planning principles, four-lane road corridors will be reserved in the draft ILP for Eastwood Road, Ingleburn Road and St Andrews Road. Dickson Road and Byron Road will be limited to one lane in each direction but will retain sub-

arterial function within the Precinct. The reduction in lane width of these two roads is primarily to address urban planning principles and reduce the overall impact of the road network on the character of the Leppington Precinct.

In summary, the proposed road network will accommodate upgrades and extensions to:

- Rickard Road to a transit boulevard connecting the precincts of Catherine Fields (Part), Catherine Fields and Catherine Fields North with the Leppington Major Centre and railway station.
- Dickson Road to a sub-arterial road, providing a link between Oran Park Town Centre and Leppington Major Centre, to assist Rickard Road in accommodating north/south traffic in the Precinct. Dickson Road will also form an important part of the strategic bus network.
- Ingleburn Road to a four lane sub-arterial road to provide access between Camden Valley Way and Leppington Major Centre.
- St Andrews Road to provide a major east/west arterial connection within the Precinct and link to the F5 and Campbelltown Road to the east and The Northern Road to the west.
- Eastwood Road to four lane sub-arterial within the Precinct. Over time, Eastwood Road is planned to be extended to connect to The Northern Road.

Rickard Road - Transit Boulevard

Transit boulevards are designed to maximise connections to major roads, provide direct connections to centres, maximise access for residents, and to provide good spacing and direct alignments for bus routes.

Rickard Road, is planned as a Transit Boulevard is proposed to run parallel to Camden Valley Way and provide a transit function between the Leppington Major Centre and SWGC precincts to the south. Rickard Road is proposed to continue north into the Austral and Leppington North Precincts and south to Oran Park Drive. Rickard Road has been designed with capacity to be upgraded to three lanes in each direction and to operate as a high frequency bus corridor with one dedicated bus lane and two traffic lanes in each direction. This will provide an important bus priority corridor between Oran Park, Catherine Fields, Leppington and Leppington Major Centre.

Rickard Road will also provide important pedestrian and cyclist connections, incorporating dedicated cycle lanes and 4.5 metre wide footpaths. There will be no provision for on street parking or direct property access to Rickard Road.

The recommended cross-section of Rickard Road in the Precinct is consistent with the Rickard Road Strategic Route Study prepared by Arup.

Collector and Local roads

The Precinct is characterised by land holdings typically between 1-4 hectares and the existing land ownership patterns influenced the local road structure in the draft ILP. Local roads have generally been aligned to avoid existing property boundaries where possible. While the local road pattern is considered indicative, positioning local street within one lot avoids issues associated with half road construction.

Given the nature of the Precinct will be predominately residential; the majority of the road network within the Precinct comprises two lane collector and local roads. All local and collector roads within the precinct require only one traffic lane in each direction, with localised widening at intersections and parking lanes if required.

The local roads have been positioned to:

- Connect local destinations visually and functionally (e.g. riparian corridors and open space);
- Provide direct connections between residential areas and collector roads to maximise transport efficiency and legibility;
- Maintain or establish view corridors;
- Align with property boundaries wherever possible to facilitate development of the fragmented land holdings;
- Align with drainage lines to incorporate WSUD measures and provide flow paths to creeks where necessary;
- Provide active frontages to public lands including local open space, riparian corridors and major roads (rather than rear property boundaries); and
- Enable flexibility at the subdivision stage should developers identify alternative road layouts that still achieve the connectivity, orientation and drainage principles of the ILP.



Figure 5-14 Leppington road network

Intersections

Recommended intersection treatments are shown on **Figure 5-14** for the major intersections in the Precinct. Intersection connectivity and turning movements are indicative at this stage and subject to detailed traffic assessment and feedback from stakeholders.

Preference is given to signalised junctions at intersections with higher order roads in order to increase traffic efficiency and to allow for safer pedestrian connections.

The key intersections along Camden Valley Way have already been planned by RMS. Signalised intersections will also be required on Rickard Road/ Heath Road and Rickard Road/ Ingleburn Road to maximise safety for all users. Intersection upgrades to roundabouts will be required on Byron Road/Ingleburn Road, Byron Road/Heath Road, Dickson Road/ Heath Road, Eastwood Road/Ingleburn Road, Dickson Road/ Ingleburn Road and Eastwood Road/ Heath Road to accommodate forecast traffic growth.

The pedestrian and cycle network

A grid pattern local street network will maximise accessibility for pedestrians, cyclists and public transport. The major pedestrian and bicycle routes within the Precinct are located along the major roads and adjacent to or within the South Creek corridor, as shown on **Figure 5-15**.

Off-road shared paths for pedestrians and cyclists are proposed along the major roads (i.e. transit boulevards and collector roads) and streets that run alongside open spaces and riparian corridors. These will provide for safe pedestrian and cyclist movement linking the major destinations in the Precinct and surrounding residential areas. The draft ILP also makes provision for a number of pedestrian / cyclist crossings over Kemps Creek and Scalabrini Creek, allowing good connections within the Precinct.

Public transport

Recommended indicative bus routes are shown on **Figure 5-16**. The indicative routes utilise the sub-arterial and arterial roads and collector roads and have been designed to ensure the majority of the population is within 400 metres of a bus stop. Regional bus routes are proposed along the Rickard Road to Leppington Major Centre and Leppington Station. Leppington station and associated transport interchange will service the Precinct and provide good access to the Sydney Trains network and links to Greater Metropolitan Sydney.

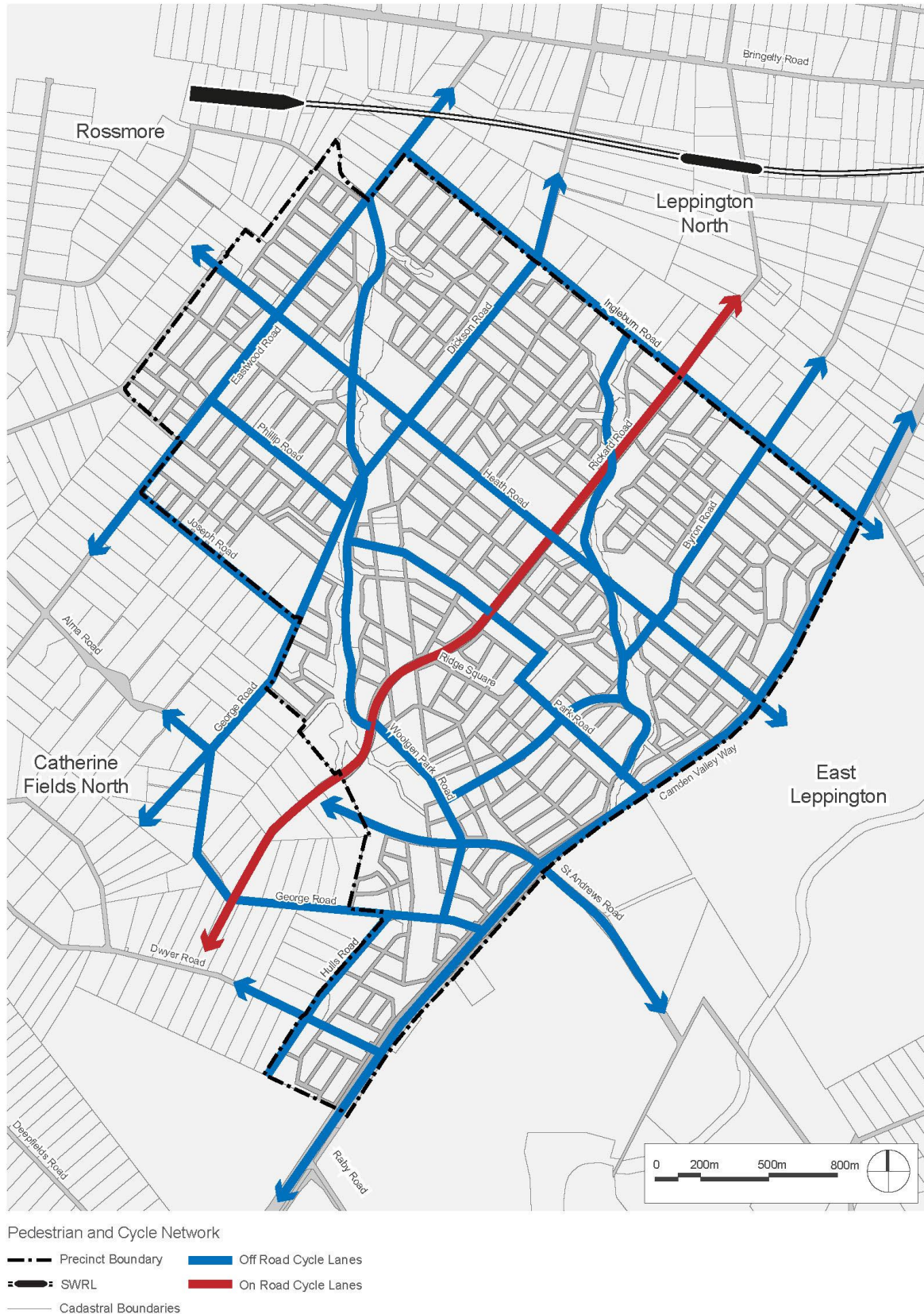


Figure 5-15 Leppington pedestrian and cycleway network

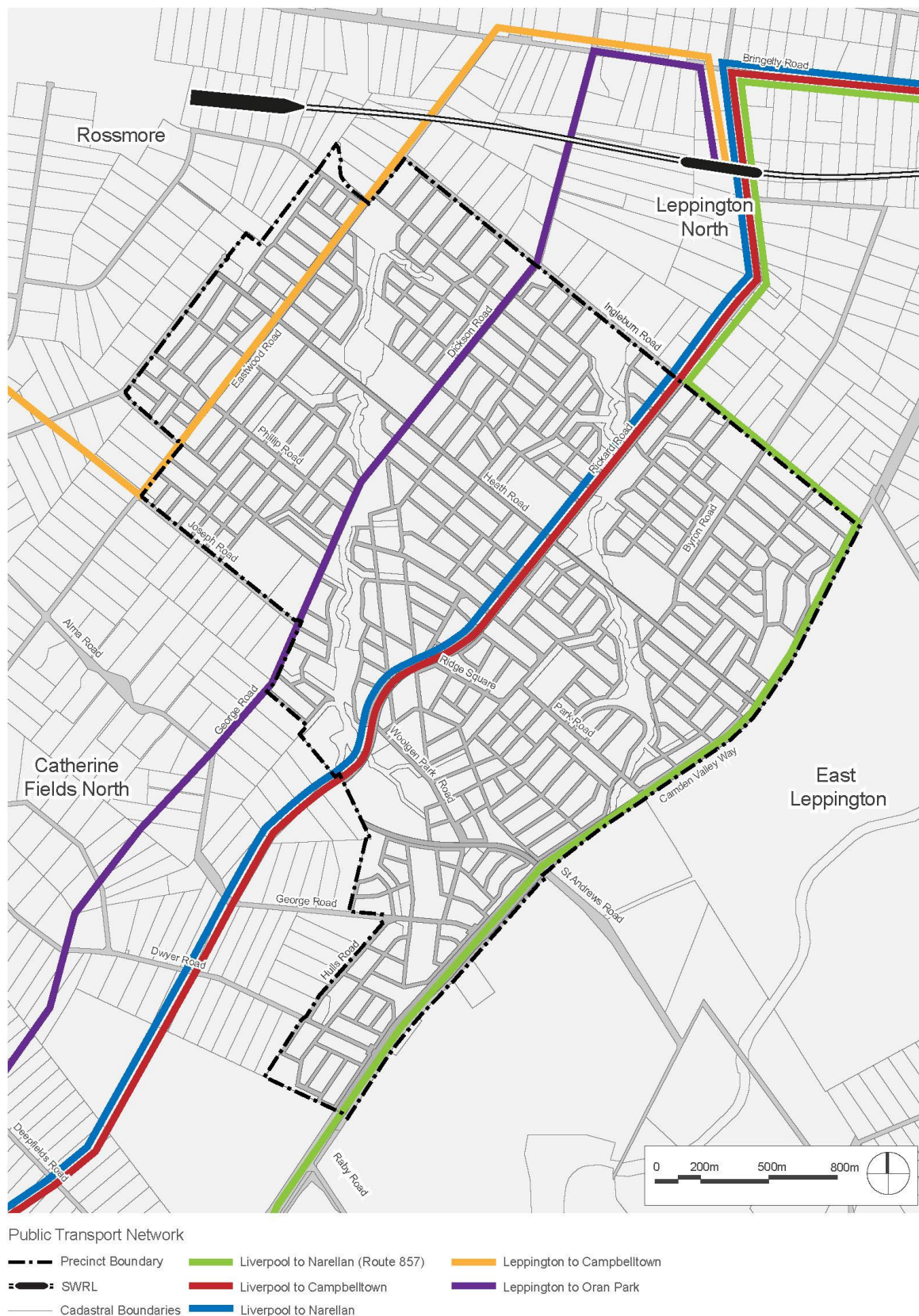


Figure 5-16 Leppington public transport network

5.5.5 Schools, Community Facilities and Parks

Community and Other Services

Analysis of the demand for community facilities and input from Camden Council, has concluded there is a need for three community centres in the Precinct, one to be co-located with the Local Centre.

Three multi-purpose community centres are proposed within the Precinct. The draft ILP proposes a community centre co-located with the Local Centre on Heath Road, with the other two centres located directly adjacent to open space on Rickard Road and Woolgen Park Road.

Other facilities, including child care centres, places of public worship and medical centres will be provided as development progresses. Places of public worship, child care centres and medical centres are generally permitted within most residential zones and will be provided for as the market demands a need for such services.

Community and cultural development plans will be updated by Camden Council to ensure the effectiveness and use of community facilities and recreational spaces. A well resourced community and cultural development strategy is vital to activate community facilities and to develop activities, programs and services for people of mixed ages and abilities.

Public Schools

There are currently no existing schools within the Precinct, and an existing primary school in the Leppington North Precinct is proposed to be relocated once the area is developed for business purposes. The part of Leppington North south of Bringelly Road is therefore likely to also be serviced by schools within the Leppington Precinct. Based on current standards provided by the Department of Education and Communities (DEC), there is likely to be a demand for four primary schools, and one K-12 school within the Precinct. With a proposed population of 23,680, it is likely that the majority of future demand from the Precinct will be accommodated within the new schools. A proposed primary school in the neighbouring East Leppington Precinct may accommodate some demand in the eastern part of the Precinct.

The following principles were applied to the selection of the preferred sites:

- The site was located above 1:100 flood extent and has a slope of less than 1:10;
- The site was located on the major pedestrian and cycle paths located in open space networks to enhance connectivity and reduce vehicular traffic;
- Sports fields or open space are located in close proximity to the school site and would be easily accessible for use by the school, should Council and DEC negotiate an agreement on the shared use of the playing fields.

In response to these requirements, and based on DEC's criteria for school sites, the draft ILP identifies the proposed sites for the public schools in the Precinct. The schools are located on existing roads, and within walking distance of the active playing fields, two schools are within walking distance to community centres and one is located near the Local Centre.

Open space, drainage and conservation

The master planning response to the findings of baseline investigations in relation to open space provision, drainage, riparian zone management and ecological values have been used to integrate these elements as much as possible into the draft ILP. The location of riparian corridors in the Precinct relative to proposed land uses creates opportunities for natural corridors to also serve important drainage, open space and pedestrian connectivity functions.

Multiple uses of the riparian corridors for other public uses is a key element of the overall structure of the draft ILP and riparian corridors have been incorporated as part of the overall open space network. The elements of the draft ILP that contribute to open space and drainage are shown on **Figure 5-17**.

Open space network

A hierarchy of active and passive open space has been accommodated in the draft ILP to meet the needs of the future community. The proposed open space network comprises:

- Active open space provided as four double sporting fields, accommodating an expansion of the existing Leppington Oval, and three new sports fields and other courts (e.g. tennis, basketball or netball). The active open space area has been located adjacent to flood prone land to make the best use of relatively level lands that otherwise have limited development potential. Each playing field is suitable for a variety of sports including cricket and the various football codes.
- A contribution in the draft Section 94 Contributions Plan towards district active open space to be provided outside the Precinct (i.e. district level sporting facilities in nearby precincts);
- Open space 'credits' from passive district open space provided in Leppington North;
- Neighbourhood parks distributed throughout the Precinct to ensure each resident is within walking distance of open space; and
- A proportion of other land (i.e. more than 14 hectares) associated with riparian corridors and multi-use drainage land to be utilised as passive open space including embellishment for pedestrian and cyclist paths.

The neighbourhood parks can accommodate children's playgrounds, public art and interpretive media, picnic and BBQ areas, stands of vegetation and / or small play areas.

5.5.6 Riparian corridors, drainage and flooding

The existing 100 year Average Recurrence Interval (ARI) flood depths and extents have been modelled and are shown in **Figure 5-18**.

A continuous network of riparian corridors along Kemps Creek and Scalabrini Creek is identified on the draft ILP. The corridors are to be restored, revegetated and managed as a natural creek ecosystem, as well as providing a regional habitat function, passive recreation resource and scenic outlook within the Precinct. The majority of native remnant vegetation exists within the riparian corridors and will be retained and regenerated.

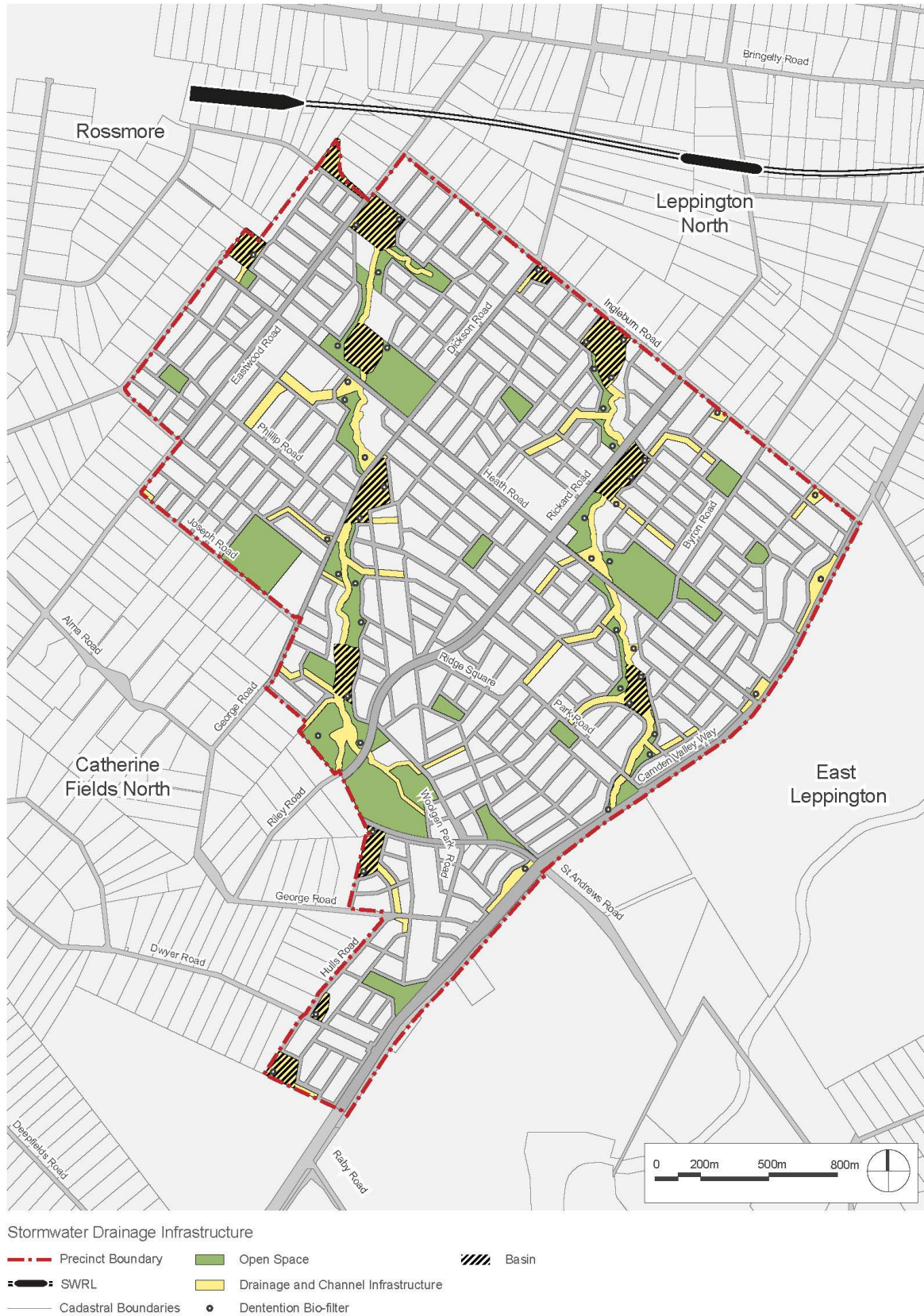


Figure 5-17 Stormwater drainage infrastructure

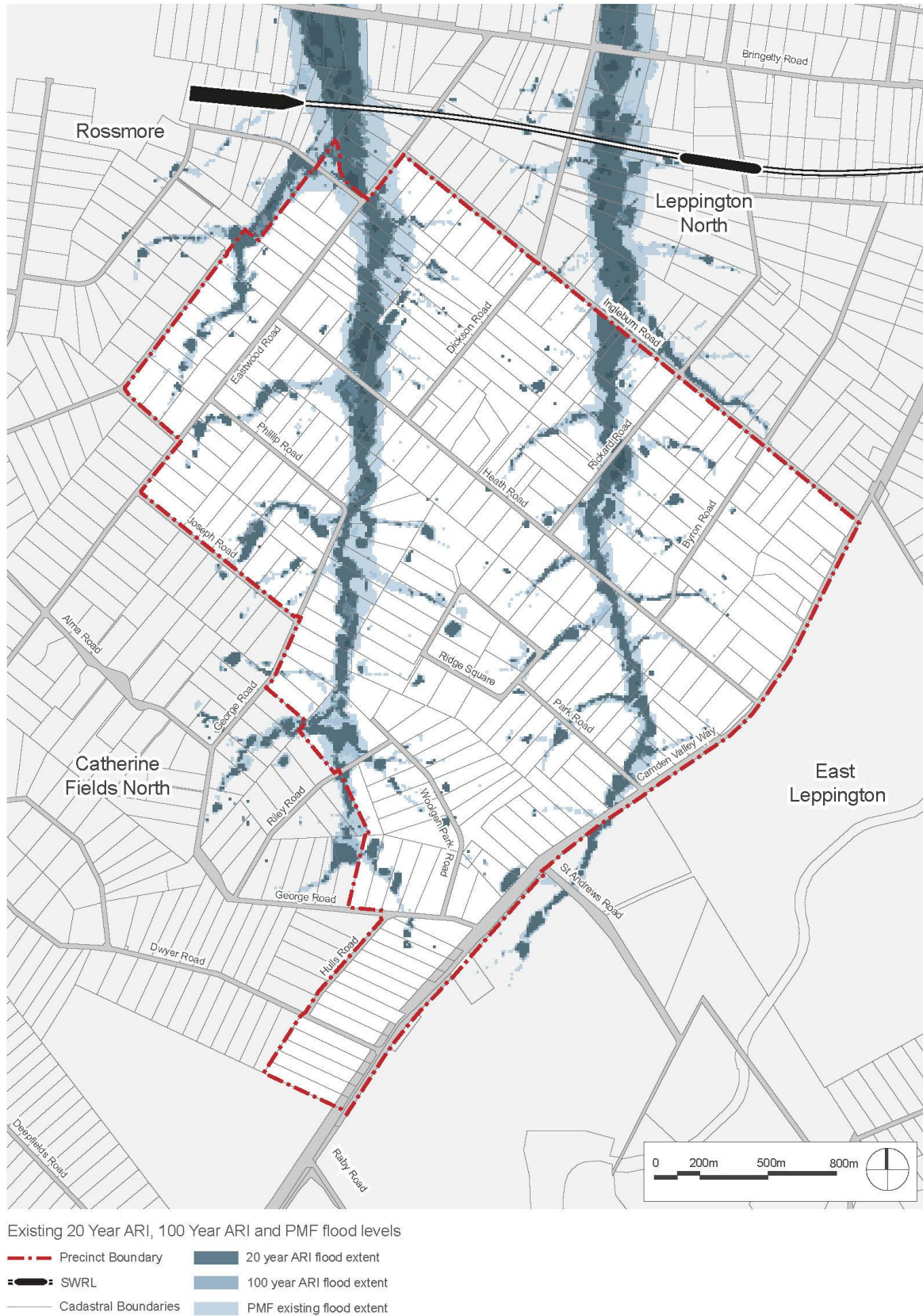


Figure 5-18 Existing 20 Year ARI, 100 Year ARI and PMF flood levels

The riparian corridors are proposed to be brought into public ownership as part of the open space network and drainage lands. These are linked by pedestrian and cycling routes that follow the major internal road network. The connections will form part of the overall open space network and will provide green links from the south of the Precinct to the north and will contribute to the total open space calculation for the Precinct.

The existing remnant vegetation within riparian corridors will be retained, regenerated and managed for ecological values, but primarily these vegetated areas will contribute to the quality of the public spaces within the Precinct. The waterways will also serve water quality, flood management and ecological functions. By integrating these lands into the public domain, environmental and social objectives of Precinct Planning can be met and more consistent outcomes for the riparian corridors can be achieved.

The water cycle management strategy developed for the draft ILP adopts a trunk stormwater management approach. Water management areas are generally located at the lowest points in the catchment adjacent the riparian corridor / flood prone land, with some drainage basins being provided within the corridor itself where appropriate.

Changes to the ability of Councils to collect contributions under Section 94 of the EP&A Act were announced by the NSW Government in October 2007. Under the changes, Council can no longer levy for Section 94 contributions to cover the cost of purchase of land and works to conserve riparian zones, as a mechanism for managing these corridors under the WM Act. Camden Council has indicated that it considers the creek lines in the Precinct to be part of the drainage system that will manage urban stormwater flowing from development in the Precinct. The open space network provides adequate 'break out' areas, meeting Councils requirements, to provide useful open space along the more linear riparian area green spaces.

Where riparian lands serve a function that is able to be levied for under Section 94 (such as open space, pedestrian/cycle links or drainage), Council can utilise Section 94 funds to bring these lands into public ownership. The master planning response to riparian corridors for the Precinct has been to locate some other elements of the public domain along key riparian corridors, to enable public uses that are compatible with the water quality, drainage, ecology and soil conservation functions of riparian zones.

Land required by Camden Council for drainage purposes is shown on **Figure 5-17**. This includes the main creek channels and any lands required for maintenance access, and land identified for stormwater detention or water quality basins.

6. Development and Infrastructure Staging

Existing infrastructure and essential services in the Leppington Precinct are consistent with the current rural and rural residential land uses. Advice from key utilities agencies indicates that the capacity of wastewater infrastructure and electricity networks in the Precinct will not be sufficient to service future urban development and will require significant augmentation and will need to be staged to match investment with demand.

Given the lack of existing services available to the Precinct, an Infrastructure Delivery Plan (IDP) has been prepared as a guide for landowners and developers to consult when considering the development of land in the Precinct. The IDP identifies the infrastructure that will need to be delivered to enable the development of the Precinct, such as water mains, roads, telecommunications and social infrastructure such as schools and parks.

In Precincts like Leppington the current pattern of land ownership is relatively fragmented (i.e. there are many relatively small land parcels owned by many different people). This means that the provision of essential infrastructure (water, sewer and electricity) usually dictates the staging and spread of development.

The Leppington Precinct has capacity for more than 7,190 new homes and covers 655 hectares. Not all parts of the Precinct will have access to services at the same time: infrastructure will progressively be provided to different parts of the Precinct based on cost-effective delivery and the rate of demand from new home construction. The Department is therefore proposing that, following exhibition and finalisation of the Precinct Plan, part of the Precinct, within the drainage catchment of Scalabrini Creek, would be rezoned. The remainder of the Precinct would retain the current zoning under Council's planning controls until infrastructure commitments are made and there is evidence of development demand in these areas.

This is a new approach in the Growth Centres: Previously, whole Precincts have been rezoned at the same time. However, the usual approach can lead to artificial inflation of land values, and puts pressure on Council and infrastructure agencies to deliver infrastructure across a larger area that is less cost-effective. The approach to rezoning part of the Precinct, linked to infrastructure delivery, will be further refined following exhibition and the Department will consider any issues raised in submissions when determining a final position on this issue.

6.1 Initial Servicing Strategy

The Department has been consulting with Sydney Water Corporation (SWC) and Endeavour Energy to determine existing capacity of infrastructure either in the Precinct or within close proximity that could be augmented to allow initial development to occur within the Precinct. The interim servicing strategy described below is preliminary, and the Department will continue to work with relevant agencies to confirm infrastructure provision for the initial stages of development in the Precinct.

6.1.1 Development sequencing considerations

The fragmented nature of the Leppington Precinct makes it extremely difficult to determine the likely development fronts for the Precinct. However, the following factors can be taken into consideration to identify potential development fronts.

Serviceability

The Precinct currently has access to limited spare capacity for water, gas and electricity. However, this spare capacity may be utilised by developments within adjoining Precincts.

The major service limitation to initial development within the Leppington Precinct is the extension of reticulated sewer along the Bringelly Road Carrier. This carrier serves the Leppington North Precinct and is planned to terminate at the northern boundary of the Leppington Precinct. Any future extension of this carrier would require a coordinated landowner/developer proposal and commitment. This area would be the most likely initial development area within the Precinct and is illustrated **Figure 6-1**.

The Willowdale development in East Leppington provides an opportunity for service connections, subject to detailed design requirements and infrastructure provider approvals, to the eastern portion of the Leppington Precinct. Additional potential connections to sewer may be available from the north eastern corner of the Precinct directly to the Bonds Creek Carrier.

Market Demand

It is anticipated that market demand for urban development will increase in the Precinct as a result of current and likely developments within the adjoining Precincts. The construction of the South West Rail Link, and supporting rail infrastructure, and the future Leppington Town Centre will likely increase market demand within the northern portion of the Precinct.

Residential development within the adjoining East Leppington Precinct may potentially increase demand for further residential development to the eastern portion of the Leppington Precinct.

The Department will continue to investigate alternative funding delivery approaches with SWC and Endeavour Energy during and after the exhibition period so as to create more certainty around the interim servicing strategy. The initial development areas are indicative only. Should owners in other areas want to develop earlier, they would be subject to discussion with SWC, Endeavour Energy and their local Council to determine the feasibility of providing enabling infrastructure. The Department would support any enquiry into servicing land and would look to provide an active role in facilitating discussions with the relevant agencies.

6.2 Infrastructure Requirements

A short explanation of the ultimate servicing requirements for the Precinct is provided below.

6.2.1 Water Reticulation

The water supply for the Leppington Precinct will be supplied via the Raby Reservoir and Leppington Reservoir. The Precinct currently has drinking water capacity until 2017. However, new trunk water infrastructure will be required post 2017 to support the anticipated population growth in the Precinct.

6.2.2 Sewer

SWC is currently reviewing their strategy for the delivery of sewer infrastructure to the South West Growth Centre. SWC will be delivering wastewater trunk infrastructure to initially service lots in the Precinct from June 2016. This is an interim solution that will connect the Liverpool sewer network to the Scalabrini Creek crossing of Ingleburn Road.

The Leppington Precinct and adjoining Leppington North Precinct will be serviced by gravity mains that articulate wastewater to a proposed Wastewater Treatment Plant at Kemps Creek. In the interim, proposed gravity sewer main, temporary pumping station and a rising main will service both of these precincts until the Kemps Creek Wastewater Treatment Plant and gravity mains are built.

6.2.3 Electricity

Endeavour Energy has approved the installation of a new zone substation fronting St Andrews Road near Camden Valley Way, in the East Leppington Precinct. A planned substation at North Leppington will supply the remainder of the precinct.

Endeavour Energy has advised that no further substations are required within the Precinct.

Proposed 132kV feeders are notionally planned along part of Ingleburn Road, Heath Road, Camden Valley Way and George Road. Their construction will be driven by development activity and will provide connections to and between substations.

6.2.4 Natural Gas

Jemena has advised that the High Pressure Secondary Network (HPSN) which currently terminates on Camden Valley Way approximately 200 metres south of the Cowpasture Road intersection would need to be extended to service the Precinct. A pressure reducing station would be required to be installed by Jemena to reduce pressure suitably for reticulation purposes.

Jemena advise that the Precinct will be adequately serviced given its close proximity to existing and planned infrastructure on Camden Valley Way.

6.2.5 Telecommunications

From January 2011, the funding and installation of optic fibre for all Greenfield developments will be undertaken by NBN Co as part of the National Broadband rollout. The NBN Co agreement ensures that development within the Precinct will be serviced by telecommunications infrastructure before dwellings are habitable. Under this agreement, NBN Co is only obligated to provide optic fibre to developments of 100 lots or more before dwellings are habitable.

6.2.6 Roads

The RMS is currently managing the detailed design and construction of the Camden Valley Way upgrade.

The upgrade of Camden Valley Way, and extension of Rickard Road, will be partially funded by the Special Infrastructure Contribution (SIC, a levy that is paid by landowners and developers in the Growth Centres to fund major infrastructure). Camden Valley Way will be a full upgrade to four (and capable of six) lanes. The extension and upgrade of Rickard Road is anticipated to be delivered in

stages to align with funding and traffic growth, and the need to provide priority bus routes to Leppington Station. Traffic modelling indicates that the full extension of Rickard Road to Catherine Fields Precinct is required by 2026, however, sections of the road are likely to be delivered earlier than this, particularly where development is occurring on surrounding land.

6.2.7 Public Transport

The South West Rail Line including the line to Leppington Station, associated station platform, bus interchange and commuter car parking is currently under construction and is expected to be operational in 2015. These facilities are located in the adjacent Leppington North Precinct.

The delivery of the local and regional bus network will be staged and typically follow the rate of development in the Precinct. Transport NSW is responsible for delivering rail and bus transport.

6.3 Key issues facing infrastructure delivery and Precinct development

6.3.1 Infrastructure delivery schedule and initial development

Prior to rezoning, further work and consultation will be undertaken by the Department with servicing authorities, in particular SWC and Endeavour Energy to determine the long term funding and delivery commitments for the essential infrastructure to provide landowners and developers certainty.

As the rate of development of the Leppington Precinct will be dependent on market conditions, the current programs for infrastructure delivery assumed by the infrastructure providers are indicative only. As such, should the actual rate of development differ from those assumed in the service infrastructure planning there will be potential risks of underutilised infrastructure or constraints in available service infrastructure capacity. Conversely, higher than anticipated demand may require earlier provision of infrastructure.

The key service infrastructure delivery program risks are identified as follows:

- Sydney Water has general plans for servicing the Precinct with potable water and sewerage. However, these are not yet finalised. Sewer capacity will be limited to the northern portion of the Precinct with no further commitment for the extension of the Bringelly Road Carrier into the Precinct. This extension will not be provided until significant development is anticipated within a known timeframe. As such, funding for these works has not yet been committed. Furthermore, these initial infrastructure works will have capacity to serve a small number of lots and servicing of development exceeding this will be dependent on the delivery of subsequent Sydney Water infrastructure packages.
- Interim sewer servicing arrangements have been identified by Sydney Water, however it has been advised that the proposed solutions can only service a limited population. As such, the availability of sewer capacity is being considered in the proposed staged rezoning approach.
- The Leppington South Zone Substation will provide electricity supply, due for construction in 2014, as part of the adjoining East Leppington Precinct. 132kV lines can be readily aligned within existing road reserves throughout the Precinct. However, the ultimate development of the Precinct will require the planning, land acquisition, development approval and construction of the Leppington Zone Substation.

- Jemena has capacity to supply gas to the precinct, however has not yet concluded their internal business case assessment or made a decision on whether to commit funding to these works.

6.3.2 Land fragmentation and infrastructure delivery

The IDP acknowledges that standard practice to the delivery of infrastructure to urban growth areas needs to be tailored to enable development in Precinct. The Department will continue to work with key service authorities and other parts of Government to develop appropriate funding and delivery models that allows the timely delivery of infrastructure that is able to service development fronts as demand arises.

Given the existing subdivision and ownership pattern in the Precinct, land owners wishing to develop or sell may need to consider the intentions of their neighbours, and where these align, cooperate to foster interest from the development industry and to demonstrate to infrastructure agencies that there is a willingness to develop the land. The Department will work with landowners and developers that are interested in developing their land to help coordinate the future discussions and planning with servicing authorities.

6.3.3 Funding of local infrastructure above the Section 94 Contributions cap

A Section 94 Contributions Plan is being prepared with Camden Council. The Section 94 Plan will enable Council to levy contributions on development within the Precinct. Funding sourced from these contributions will be used by Council to deliver essential infrastructure required by the Precinct. This will typically include:

- Major local road infrastructure such as sub-arterial roads, creek crossings and parts of collector roads and the necessary land to build them;
- Drainage infrastructure including detention basins, parts of riparian corridors used to convey stormwater and new drainage channels and the necessary land to build them;
- Open space including embellishment of new parks, playgrounds and sporting fields and the necessary land to building; and
- The land for the community centres (construction of the facilities can not be delivered from Section 94 contributions and councils need to find alternative funding for these).

Under current Government policy, funding for this type of infrastructure that can be collected by councils from Section 94 Contributions is limited to \$30,000 per residential lot. However, given the size of the Precinct, the significant amount of infrastructure that is required for the future residential and working population, and amount of constrained land (i.e. land that will be undevelopable due to flooding, riparian corridors, infrastructure provision and easements etc), it is likely that the average Section 94 Contribution per residential lot will exceed the \$30,000 cap. As such, the Section 94 Plan will be reviewed by Independent Pricing and Regulatory Tribunal (IPART) prior to being adopted by Council.

6.3.4 Developing sequencing

The timely provision of primary utilities in line with the rezoning and development of land is often a significant factor that prevents development from occurring in new release areas. The IDP identifies where services are likely to be available first, and on this basis identifies a potential development front in the north of the Precinct (refer **Figure 6-1**).

Consideration will be given to a staged rezoning approach in the Precinct, whereby an initial development area is rezoned first so as to focus development activity and associated provision of infrastructure. This approach may also help to alleviate concerns raised during consultation that rezoning of land without services available results in land value increases, and therefore land rates, that do not match development potential. The Department will continue to consult with the community, Council and utilities agencies to refine the above approach prior to rezoning.

The IDP will be updated and refined as planning and development proceeds. The IDP will be used by the Department and other agencies to progress planning within Government to ensure commitments are obtained to funding and timing of essential infrastructure to service the Precinct.

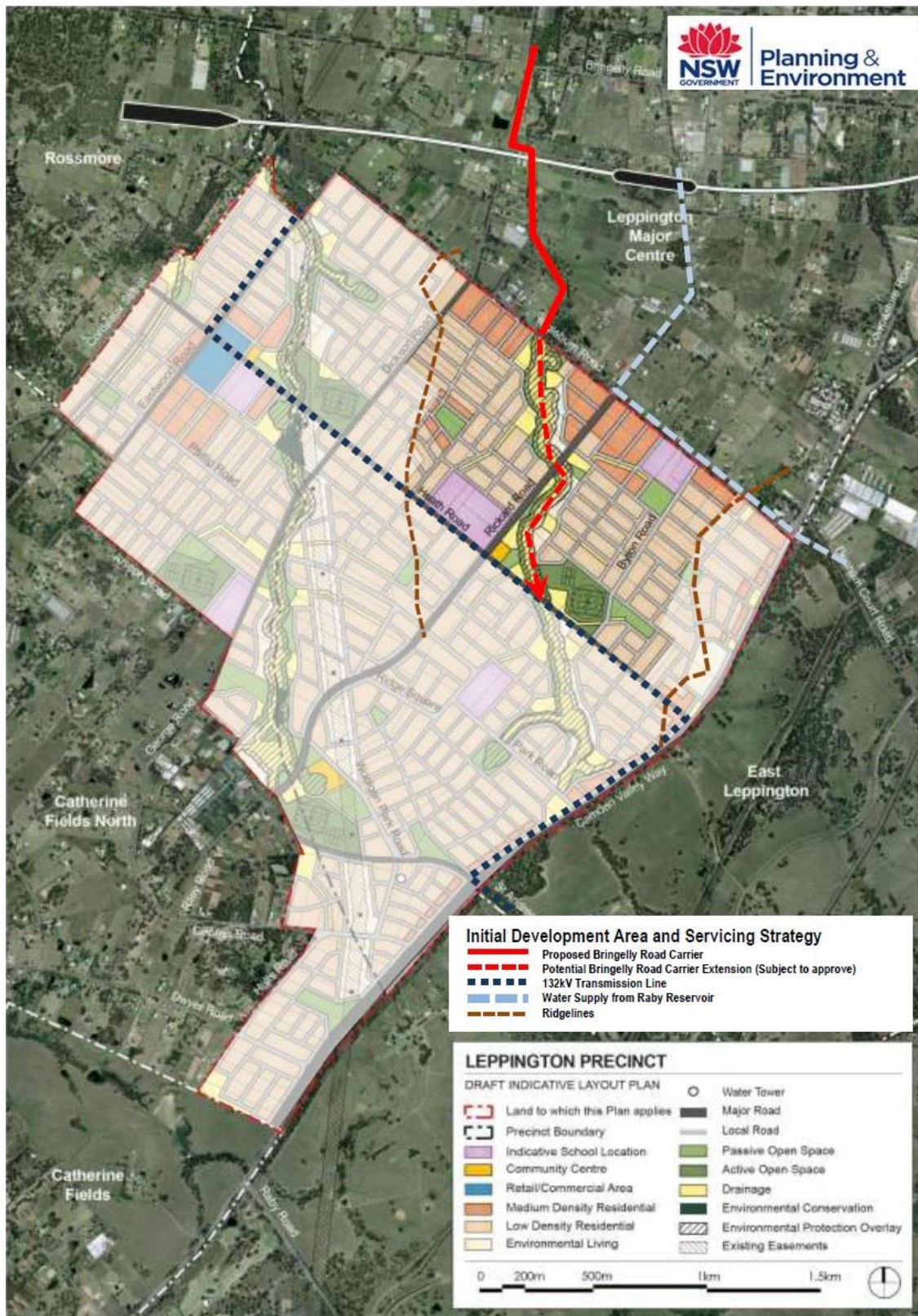


Figure 6-1 Initial development plan

7. Draft Statutory and Development Controls

The planning documents that will apply to the Leppington Precinct include an amendment to the Growth Centres SEPP to provide statutory planning controls for the land in the Precinct (similar to a Local Environmental Plan), and a Development Control Plans (DCP) to provide design guidance for development within the Precinct. Draft controls have been prepared for the SEPP Amendment and DCP.

7.1 Proposed SEPP Amendment

Under amendments to Section 38 of the EP&A Act, there is no longer a requirement to exhibit draft SEPP Amendments. Instead, a 'plain English' explanation of the planning controls that are proposed to be in the SEPP Amendment has been prepared, along with draft SEPP maps. The 'Explanation of Intended Effect' and draft SEPP maps are available as part of the exhibition material.

The proposed SEPP Amendment will, when published, make amendments to the Growth Centres SEPP, comprising:

- Amendments to Appendix 9 Camden Growth Centre Precinct Plan of the SEPP, to introduce new planning controls for the Leppington Precinct.
- Amendments to Appendix 9 Camden Growth Centre Precinct Plan, to replace the Land Zoning Map and Land Reservation Acquisition Map applying to part of the Leppington North Precinct affected by proposed widening of Rickard Road.

Subject to the provisions of the EP&A Act, Camden Council will be the consent authority under the Precinct Plan for development within their respective LGAs. This means Council will retain primary responsibility for the assessment and determination of development applications in the Precinct.

Table 7-1 summarises the proposed zoning of land, and the reasons why certain zones are proposed to apply.

Reference should be made to the Explanation of Intended Effect for a more detailed description of the proposed SEPP Amendment, and to the draft SEPP maps to understand how the proposed controls are intended to apply to land in the Precinct.

Table 7-1 Proposed land use zones and their application

Zone	Application and rationale
R2 Low Density Residential	Provides for a mix of dwelling types in a predominantly low density residential environment and is applied to the largest area of land in the Precinct. Flexibility has been provided to allow for a range of dwelling types.
R3 Medium Density Residential	Allows a range of dwelling types in a medium density residential environment located adjacent to the Major Centre, East Leppington's Local Centre and the new Neighbourhood Centre in Leppington.
B2 Local Centre	Applies to the Local Centre located near the intersection of Heath Road and Eastwood Road which is likely to contain a supermarket, local businesses and other services for the surrounding population.
E2 Environmental Conservation	Applies to one area within the Precinct that contains significant native vegetation. These areas will be protected and are intended to be brought into public ownership and form part of the open space network.
E4 Environmental Living	Applies to areas within the Precinct affected by flooding and other constraints associated with creek corridors and topography, and has limited urban development potential as a result of those constraints. The E4 zone will enable some development for residential and ancillary purposes on land where the risk of impacts from flooding is minimised, and where significant environmental features including Existing Native Vegetation within the riparian corridor is not impacted by development.
SP2 Infrastructure	<p>Applies to land that is required for public purposes including:</p> <ul style="list-style-type: none"> ▪ Major roads including Camden Valley Way, Eastwood Road and Dickson Road ▪ Upgrades to existing roads or construction of new sections of road that are to be funded by local infrastructure contributions ▪ Trunk drainage land including stormwater detention basins and major creek lines ▪ Community Infrastructure ▪ The four new primary schools and the K-12 School.
RE1 Public Recreation	Land that is to be acquired and embellished by the Councils to provide for the recreational needs of the residents and workers in the Precinct. This includes sporting fields, local parks, land adjacent to the riparian corridors and pedestrian/cycle links through the Precinct.

7.2 Draft DCP

The Camden Growth Centre Precincts Development Control Plan (Camden Growth Centres DCP) came into effect in December 2013. The Camden Growth Centres DCP sets out development controls and standards that will apply to across all Precincts in the LGA. This approach will ensure consistency across the South West Growth Centre within Camden LGA (except Oran Park and Turner Road), while responding to local conditions and issues at a precinct level.

Application of the main DCP controls to each Precinct will assist applicants and the Councils when preparing and assessing development applications. The DCP will be amended by the inclusion of a new schedule for each new Precinct that provides precinct-specific information and controls that respond to the Precinct's particular characteristics.

Site-specific controls have been prepared for the Precinct that respond to local conditions and these will be contained in a new schedule to the Camden Growth Centres DCP. The draft Schedule for the Precinct contains site-specific controls and a range of figures that support the controls within the main body of the DCP. These controls are applicable to development only within Leppington Precinct.

Some of the relevant controls deal with:

- sites of Aboriginal and European cultural heritage significance;
- the Riparian Protection Area along Kemps and Scalabrini Creeks;
- potentially contaminated sites and priorities for further investigation;
- the Precinct road hierarchy and access network;
- development adjacent to electricity transmission easements;
- the new Local Centre function and layout; and
- development in the Environmental Living Zone.

Appendix A Consistency with Statutory Directions, South West Growth Centre Structure Plan and Development Code

Consistency with Section 117 Directions

Direction	Compliance
-----------	------------

1. Employment and Resources

Direction 1.1 – Business and Industrial Zones	A local centre is proposed to be zoned as part of the SEPP Amendment. The location and size of the local centre was based on the proximity of the Precinct to Leppington Major Centre and East Leppington Local Centre. The proposed local centre will support the viability of identified strategic centres and encourage retail development in a suitable location.
--	---

No industrial land is proposed as part of the SEPP amendment. The proposal is consistent with the Direction.

Direction 1.2 – Rural Zones	The Precinct is currently predominately zoned RU4 Rural Small Holdings under Camden Local Environmental Plan 2010. The proposed SEPP amendment will rezone the land for a range of urban land uses. The proposed amendment is therefore inconsistent with the Direction. Clause 5(c) of the Direction provides for inconsistencies that are justified by a strategy. The proposed amendment is consistent with the South West Growth Centres Structure Plan and South West Subregional Strategy 2007 and is therefore considered justifiably inconsistent.
------------------------------------	--

Direction 1.3 – Mining, Petroleum Production and Extractive Industries	The direction is not applicable to the Precinct
---	---

Direction 1.4 – Oyster Aquaculture	The direction is not applicable to the Precinct
---	---

Direction 1.5 – Rural Lands	See 1.2 Rural Zones
------------------------------------	---------------------

2. Environment and Heritage

Direction 2.1 – Environmental Protection Zones	The proposed SEPP amendment includes provisions that facilitate the protection and conservation of environmentally sensitive areas. E2 Environmental Conservation, E4
---	---

Environmental Living, RE1 Public Recreation and SP2 Infrastructure zones are proposed for land considered flood liable, containing existing native vegetation and riparian corridors.

The Growth Centres SEPP also contains provisions to ensure the protection of environmentally sensitive land. The proposed amendment does not reduce the environmental protection standards that apply to land in the Precinct and is therefore considered consistent with the Direction.

Direction 2.2 – Coastal Protection The direction is not applicable to the Precinct

Direction 2.3 – Heritage Conservation The proposed SEPP amendment contains provisions that facilitate the conservation of both indigenous and non-indigenous heritage items and areas of cultural heritage significance. Studies of both the indigenous and non-indigenous heritage in the Precinct have been undertaken as part of the precinct planning process, and five properties proposed as local heritage items. In light of the above, it is considered that the proposed amendment is consistent with the Direction.

Direction 2.4 – Recreation Vehicle Areas This direction is not applicable to the Precinct

3. Housing, Infrastructure and Urban Development

Direction 3.1 – Residential Zones The proposed SEPP amendment is consistent with the Direction because it will broaden the choice of housing types and locations; make more efficient use of existing infrastructure and services; reduce the consumption of land for housing and associated urban development on the urban fringe; and be adequately serviced with improved urban infrastructure.

Direction 3.2 – Caravan Parks and Manufactured Home Estates Caravan parks and manufactured home estates are not permissible uses within the residential zones of the plan. However, the inconsistency is justified by a strategy which considers the objective to provide for a variety of housing types and is approved by the Director-General, being the adopted South West Structure Plan.

Direction 3.3 – Home Occupations The plan is consistent with the direction as it permits home occupations in the R2 and R3 residential zones without consent.

Direction 3.4 – Integrating The objective and requirements of the direction are achieved

Land Use and Transport	through implementation of the requirements of the Growth Centres Development Code and consistency with the adopted South West Structure Plan. Specifically, the draft SEPP Amendment proposes to zone land for higher density residential in close proximity to the proposed new Leppington Station.
-------------------------------	--

Direction 3.5 – Development Near Licensed Aerodromes	The direction is not applicable to the Precinct
---	---

Direction 3.6 – Shooting Ranges	The direction is not applicable to the Precinct
--	---

4. Hazard and Risk

Direction 4.1 – Acid Sulfate Soils	The direction is not applicable to the Precinct, as the area is not mapped on the Acid Sulphate Soil Risk Map.
---	--

Direction 4.2 – Mine Subsidence and Unstable Land	This direction is not applicable as the Precinct is not within a mine subsidence district.
--	--

Direction 4.3 – Flood Prone Land	The proposed SEPP amendment is inconsistent with this Direction because certain flood prone land is proposed to be rezoned from RU4 Rural Small Holdings to E4 Environmental Living. It is considered that this inconsistency is justifiable because it affects a relatively small area and the impacts of development on flooding, and flooding on development, will be controlled by DCP and SEPP planning controls.
---	--

Direction 4.4 – Planning for Bushfire Protection	The RFS has been consulted as part of the precinct planning process. The proposed SEPP amendment has been prepared with regard to Planning for Bushfire Protection 2006. The SEPP will introduce controls that avoid placing inappropriate developments in hazardous areas. Appropriate asset protection zones have also been established through the precinct planning process. The proposed SEPP amendment is consistent with the Direction.
---	--

5. Regional Planning

Direction 5.1– Implementation of Regional Strategies	Not applicable
---	----------------

Direction 5.2 – Sydney Drinking Water Catchments	Not applicable
---	----------------

Direction 5.3 – Farmland of State and Regional	Not applicable
---	----------------

Significance on the NSW Far North Coast

Direction 5.4 – Commercial and Retail Development along the Pacific Highway, North Coast Not applicable

Direction 5.5 – Development in the Vicinity of Ellalong, Paxton and Millfield Not applicable

Direction 5.6 – Sydney to Canberra Corridor Not applicable

Direction 5.7 – Central Coast Not applicable

Direction 5.8 – Second Sydney Airport: Badgerys Creek Not applicable

6. Local Plan Making

Direction 6.1 – Approval and Referral Requirements The plan is consistent with the direction and does not contain provisions requiring concurrence, consultation or referral which have not been approved. The plan does not identify any development as designated development.
The plan creates reservations of land for public purposes.

Direction 6.2 – Reserving Land for Public Purposes Approval has been sought by the Department from all relevant acquisition authorities.

Direction 6.3 – Site Specific Provisions The proposed SEPP amendment does not include provisions which permit particular development on specified lands. The inclusion of the potential for later listing of such uses within Schedule 1 is consistent with the Standard Instrument and the direction

7. Metropolitan Planning

Direction 7.1 – Implementation of the Metropolitan Plan for Sydney 2036 The draft Precinct Plan is consistent with the Metropolitan Plan.

Consistency with the Growth Centres Development Code

Development Code Requirements	Proposed Precinct Planning Controls
A. Key Inputs	
Density targets:	
<ul style="list-style-type: none"> Low: 12.5-20 dwellings/ha Medium: 20-40 dwellings/ha High: 40 dwellings/ha 	<p>Minimum density controls for the Precinct are:</p> <ul style="list-style-type: none"> Low (Zone R2): 15 dwellings/ha Medium (Zone R3): 25 dwellings/ha <p>Development to the minimum densities under the proposed SEPP amendment will achieve a yield of over 7000 dwellings in the Precinct.</p> <p>The South West Structure Plan identifies 12,000 dwellings for Leppington. However, the Structure Plan originally incorporated part of Leppington North Precinct, which was rezoned in March 2013 along with the Austral Precinct.</p> <p>Development at higher densities than the minimums specified will be possible and will result in greater yields. Lower residential densities will feature on sensitive land, including infrastructure easements and within the Environmental Living zone subject to flooding, slope and vegetation constraints.</p> <p>High density development is not proposed for this Precinct.</p>
Indicative lot sizes:	
<ul style="list-style-type: none"> Townhouses, semi-detached and detached small dwellings: up to 350 m² Detached medium: 350-450m² Detached large: 450m²+ 	<p>Minimum lot sizes for the Precinct are:</p> <ul style="list-style-type: none"> Multi-unit dwellings: 375m² - 1500m² Attached dwellings: 375m² - 1500m² Semi-detached dwellings: 250m² - 300m² Secondary dwellings: 450m² Dual occupancy: 400m² - 500m² Detached dwellings: 125m² - 250m² Detached dwellings in the Environmental Living zone: 1500m²
Employment and retail:	
<p>Town and village centres contain services for a number of adjacent communities and contain secondary retail (supermarkets, specialist shops, mini-majors).</p> <p>Walkable communities are linked to a small scale mixed activity zone to encourage local community integration.</p>	<p>The ILP contains one zoned commercial centre (equivalent to a 'town and village centre' in the Development Code hierarchy) at the intersection of Eastwood and Heath Roads.</p> <p>The Precinct provides approximately 4.5 hectares of land for this Local Centre. Neighbourhood shops are permissible with consent in the R2 and R3 zones.</p> <p>Other community facilities such as schools and open space have been positioned to form a focus for neighbourhood activity.</p>

<p>Mixed use employment corridors provide for a variety of commercial and industrial opportunities that take advantage of exposure along arterial and sub-arterial roads.</p>	<p>The Structure Plan doesn't identify any mixed use employment corridors related to the Precinct and this was confirmed during precinct planning.</p>
---	--

B. Urban Form Analysis

<p>B.9 Street pattern</p> <p>A hierarchy of town centre streets that include main streets, secondary streets and lanes.</p>	<p>The draft ILP contains no town centres, but does nominate one local centre which is centred on the intersection of Eastwood and Heath Roads (existing roads). Heath Road acts as the main street with land zoned for the local centre on either side.</p>
<p>B.10 Lot layout and orientation</p> <p>Optimal lot size and orientation is defined for solar access.</p>	<p>Blocks have been designed to maximise the north-south or east-west orientation of lots, to achieve appropriate solar access. The layout has also considered and responded to the irregular existing lot boundaries, and aims to increase development potential. In certain areas of the Precinct the road layout responds to natural conditions or has been designed to optimise heritage views. Many lots in the Precinct will face towards riparian areas or open space.</p>

C Mixed Use Town Centres, Neighbourhoods and Housing

<p>C.1 The DCP should set FSR controls, height and minimum landscape development controls for lots greater than 350 square metres.</p>	<p>The proposed SEPP amendment is generally consistent with the Standard Instrument LEP. In accordance with the Standard Instrument, building height controls have been provided in the Precinct Plan where appropriate. Setbacks, minimum landscaped area and other controls are included in the draft DCP. These controls will regulate the scale and intensity of development throughout the Precinct.</p>
<p>C.3 Streets</p> <p>Road cross sections and dimensions are identified for use in Precinct Plans</p>	<p>Cross-sections for streets within the Precinct are provided within the DCP. The road cross sections and dimensions are generally consistent with the Development Code. A cross section has been developed for the future Rickard Road extension transit boulevard that provides for two lanes in each direction and no on street parking during peak times. The road cross-section was agreed with the relevant transport agencies.</p>

Consistency with the South West Growth Centre Structure Plan

Structure Plan	Precinct Planning Response
Town Centres	<p>The SWGC Structure Plan indicates that Leppington Precinct will accommodate three neighbourhood centres. The draft ILP provides for one Local Centre.</p> <p>The technical investigations recommended one centre, rather than three neighbourhood centres given the proximity of Leppington Major Centre, East Leppington Local Centre and the future Catherine Fields North Town Centre. One consolidated local centre, rather than three neighbourhood centres, is considered to be a more viable outcome of the Precinct.</p> <p>A range of small scale commercial uses are also permissible in the residential zones.</p>
Dwelling Yield	<p>The Structure Plan establishes a dwelling target of for the Leppington Precinct. There are a number of issues regarding comparing the actual yield to the benchmarks. Namely the Structure Plan targets were set prior to two boundary reviews which significantly altered the study area, and the results of the housing market analysis which have reduced the amount of medium density which is feasible.</p> <p>The draft ILP provides for a minimum 7,191 dwellings and will provide a range of housing, including detached dwellings, small lot housing, semi-detached housing and townhouses, to meet the needs of the future population.</p>
Heritage Curtilages Raby House	<p>The location of Raby House has been a consideration in the precinct planning process although not located within the Precinct. Key view corridors are to be retained and enhanced through the road network. Housing in the south of the Precinct will be low density residential to ensure development does not impact on the heritage curtilage or views of Raby House.</p>
Natural habitats	<p>The flood prone land (1:100 year flood line) along Kemps Creek and Scalabrini Creek and their tributaries has been refined as part of precinct planning. For the most part, flood prone land and riparian corridors will be zoned RE1 Public Recreation, SP2 Drainage, E4 Environmental Living</p>

or E2 Environmental Conservation under the Precinct Plan. The Kemps Creek and Scalabrini Creek corridors also contain existing native vegetation to be conserved, consistent with the Biodiversity Certification.

The flood prone land and riparian protection areas will be separately mapped in the proposed SEPP amendment. Drainage basins included in the draft ILP have been indicatively sized and located to capture the increased runoff resulting from urban development in order to maintain flood conditions as close as possible to pre-development conditions.

Major roads

Future Rickard Road extension

The Structure Plan identifies an extension to Rickard Road from Leppington Major Centre and ending at the southern boundary of the Precinct, south of Kemps Creek. Consultation with transport agencies has determined that the intention for Rickard Road is to create a public transport link from Leppington Major Centre through to Oran Park Drive. The draft ILP accommodates Rickard Road transit boulevard, intersecting with Ingleburn Road and ending at the southern boundary of the Precinct. The road will accommodate two lanes in each direction, including clearways during peak times to allow unrestricted bus access.

Appendix B Summary of Relevant Environmental and Planning Legislation

Water Management Act 2000

The *Water Management Act 2000* (WM Act) provides for the sustainable and integrated management of water resources of the State. Objectives of the Act relevant to the Precinct include:

- applying the principles of ecologically sustainable development
- protecting, enhancing and restoring water sources, their associated ecosystems, ecological processes and biological diversity and their water quality
- the classification of water courses
- fostering the sustainable and efficient use of water
- integrating the management of water sources with the management of other aspects of the environment, including land, native vegetation and fauna.

The WM Act replaced a number of other Acts including the *Rivers and Foreshores Improvement Act 1948*. If practical, exemptions for the need for controlled activity approvals under the WM Act will be obtained across the Precinct.

Precinct Planning has addressed the requirements of the Act and the categorisation and management of riparian corridors is reflected in the draft ILP. The new Strahler methodology for riparian corridors adopted in June 2012 has been applied to the planning for the Precinct.

Rural Fires Act 1997

Amongst its objectives, the *Rural Fires Act 1997* (RF Act) seeks to prevent, mitigate and suppress bush fires and protect life and property from bush fire.

Under Section 100B of the RF Act, approval is required from the NSW Rural Fire Service for development on bush fire prone land. Approval is subject to the development's compliance with standards regarding setbacks, provision of water supply and other matters necessary to protect persons, property or the environment from bush fire danger.

Precinct Planning has addressed the aims of the Act and the management of potential bush fires by the identification of appropriate Asset Protection Zones for the Precinct. Further assessment of development on bush fire prone land will be required at development application stage to ensure compliance with the requirements of Section 100B of the RF Act.

National Parks and Wildlife Act 1974

The *National Parks and Wildlife Act* (NPW Act) provides the primary basis for the legal protection and management of Aboriginal sites and relics within NSW. The NPW Act requires amongst other things:

- consultation with the Office of Environment and Heritage (OEH) prior to development to determine the existence of items of Aboriginal heritage
- consultation with local Aboriginal groups

- consent to disturb or destroy Aboriginal heritage sites/items.

Precinct Planning has addressed the requirements of the NPW Act through consultation with OEH on the methodology and results of Aboriginal heritage investigations, consultation with and the participation of Aboriginal groups in field investigations and reporting, and recommendations for the management of Aboriginal heritage. Land containing Aboriginal cultural heritage impacted by future development will be subject to an application for an Aboriginal Heritage Impact Permit of the NPW Act. Local Aboriginal Land Councils and stakeholders were consulted in accordance with the *Protocol for Aboriginal Stakeholder Involvement in the Assessment of Aboriginal Heritage in the Sydney Growth Centres*.

Heritage Act 1977

The *Heritage Act 1977* includes a range of provisions for identifying and protecting items of environmental heritage. The Act controls development of, or in the vicinity of, a State heritage item. The State Heritage Register, established under Section 22, lists items which have been assessed as being of State significance. There are no State Significant heritage items within the Precinct.

State Environmental Planning Policies

SEPP (Sydney Region Growth Centres) 2006

The Growth Centres SEPP is the primary statutory plan governing the release and rezoning of land in the Growth Centres and establishes the broad planning controls required to oversee the development of the Growth Centres. The aims of the SEPP are:

- To co-ordinate the release of land for residential, employment and other urban development in the North West and South West Growth Centres in the Sydney region
- To enable the Minister from time to time to designate land in those growth centres as ready for release for development
- To provide for comprehensive planning for those growth centres
- To enable the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well being and high quality local amenity
- To provide controls for the sustainability of land in those growth centres that has conservation value
- To provide for the orderly and economic provision of infrastructure in and to those growth centres
- To provide development controls in order to protect the health of the waterways in those growth centres
- To protect and enhance land with natural and cultural heritage value
- To provide land use and development controls that will contribute to the conservation of biodiversity.

Further, the Growth Centres SEPP outlines development controls for:

- Determining development applications prior to and after the finalisation of the precinct planning process

- Flood prone and major creeks land
- Clearing native vegetation
- Cultural heritage landscape area.

An outcome of the Precinct Planning Process will be an Amendment to the Growth Centres SEPP to establish the zoning and planning controls for the Precinct.

State Environmental Planning Policy (Infrastructure) 2007

The Infrastructure SEPP replaces a range of SEPPs relating to the provision of infrastructure across NSW. It aims to establish clear rules in relation to the permissibility of various infrastructure types (including roads, rail, water and sewer, electricity, schools and health facilities). The Infrastructure SEPP specifies whether certain types of infrastructure are permissible with or without consent in the various zones identified in the *Standard Instrument (Local Environmental Plans) Order 2006*. The provisions of the Infrastructure SEPP have been considered in the preparation of the Precinct Plan.

State Environmental Planning Policy 19 – Bushland in Urban Areas

SEPP 19 aims to protect and preserve bushland within urban areas. Planning for the Precinct involves the conservation and enhancement of areas of bushland that are of high value relative to other vegetation within the Precinct. Future development will need to be managed in accordance with SEPP 19.

State Environmental Planning Policy 55 – Remediation of Land

SEPP 55 aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. It specifically requires consideration of contamination when rezoning land and in determining Development Applications.

When rezoning land the planning authority must consider whether the land is contaminated and consider whether the land is suitable in its contaminated state or is satisfied that the land will be remediated before the land is used for that purpose.

Managing Land Contamination – Planning Guidelines (Department of Urban Affairs and Planning and Environment Protection Authority 1998) provides guidance on the level of assessment that is required to satisfy clause 6, for large rezonings as follows:

“Rezonings that cover a large area... usually describe proposed land uses very generally both in type and location. This makes it difficult for a planning authority to be satisfied that every part of the land is suitable for the proposed use(s) in terms of contamination at the rezoning stage. In these cases, the rezoning should be allowed to proceed, provided measures are in place to ensure that the potential for contamination and the suitability of the land for any proposed use are assessed once detailed proposals are made.”

Based on the guidance provided above, the requirements of SEPP 55 have been considered during Precinct Planning and will be further addressed during the development assessment process.

State Environmental Planning Policy – Hawkesbury Nepean River

State Environmental Planning Policy – Hawkesbury Nepean River seeks to protect the environment of the Hawkesbury-Nepean River system. Development within the catchment is required to consider the general and specific principles and controls listed in the SEPP to ensure that the impacts of future land use are considered in a regional context. Kemps Creek and Scalabrini Creek drain to South Creek which is a tributary of the Hawkesbury River. Precinct Planning has considered the impacts of the development on the health of the system.