

19 December 2014

NSW Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Sir/Madam,

**RE: DRAFT LEPPINGTON PRECINCT PLAN**

We act on behalf of Mr Bruno Spatari, owner of 71 Woolgen Park Road, Leppington. We have been asked by Mr Spatari to review the draft precinct plan and relevant background studies/reports to consider their impact in relation to his property.

As the following extract of the Indicative Layout Plan demonstrates, Mr Spatari's property is proposed to be zoned part RE1 – Public Recreation and part SP2 – Infrastructure.



We have reviewed the relevant planning report and background studies. In particular, we have reviewed the report prepared by SGS Economics and Planning. Our review of this report suggests that the proposed quantity of recreational public open space provided for in the Leppington Precinct exceeds actual requirements. In this regard, we quote the following from the report:

*“Due to its proximity to higher level open spaces, such as the Western Sydney Parklands and Mt Annan Botanic Gardens, there are no requirements for regional level open space or recreational facilities within the Leppington precinct. Furthermore, there are many existing and proposed regional level recreational facilities that will be easily accessible to residents of the Leppington precinct. These include a proposed regional level indoor sports and aquatic centre in the Leppington North and*

*Austral precinct and a regional level sports stadium in the Western Sydney Parklands in the Liverpool LGA (see Table 45). To ensure that most dwellings are within two kilometres of a district level park, there is a requirement for one district level park within the Leppington precinct.*

*While the benchmarking exercise does not trigger the need for a district level sports ground within the Leppington precinct, as identified in Section 2.2, future residents of the precinct will be able to access district level sporting facilities in nearby Leppington North and Austral as well as Oran Park and Carnes Hill.”*

In light of the above, this submission provides that there is an oversupply of active public open space provisions in the Leppington Precinct. Accordingly, it is suggested that Mr Spatari’s site is rezoned to an alternative land use. This may include residential or commercial land uses.

Should you wish to discuss the matter further, please contact the undersigned on 9221 5211.

Sincerely,



**Carlo Di Giulio**  
Senior Consultant – Planning & Urban Design