

Our Ref | 20141204
Your Ref
Contact | Ali Hammoud
Date | 19 December 2014

PLANZONE
CONSULTING

Department of Planning and Environment

Dear Sir/Madam,

**SUBMISSION FOR DRAFT LEPPINGTON PRECINCT PLAN
PROPERTY: 26 RICKARD ROAD AND 116 HEATH ROAD, LEPPINGTON NSW 2179**

We represent the owners of the above properties who have engaged our firm to prepare this submission for consideration as part of the Draft Leppington Precinct Plan in relation to the subject properties.

This submission provides a general introduction to the site, a brief description of the surrounds and provides a discussion regarding the proposed planning provisions in the Draft Leppington Precinct Plan.

The Site and Surrounds

Legal Description

The subject sites comprise 2 land parcels legally described as Lots 44 and 45 in Deposited Plan 602786 and are commonly known as 26 Rickard Road and 116 Heath Road, Leppington NSW 2179.

Location

The property known as 26 Rickard Road is situated on the south-eastern side of Rickard Road, Leppington at a distance of approximately 200 metres from the intersection with Heath Road.

The property known as 116 Heath Road is situated on the north-eastern corner intersection of Heath Road and Rickard Road, Leppington.

The location of the subject sites is illustrated in Figure 1 below:

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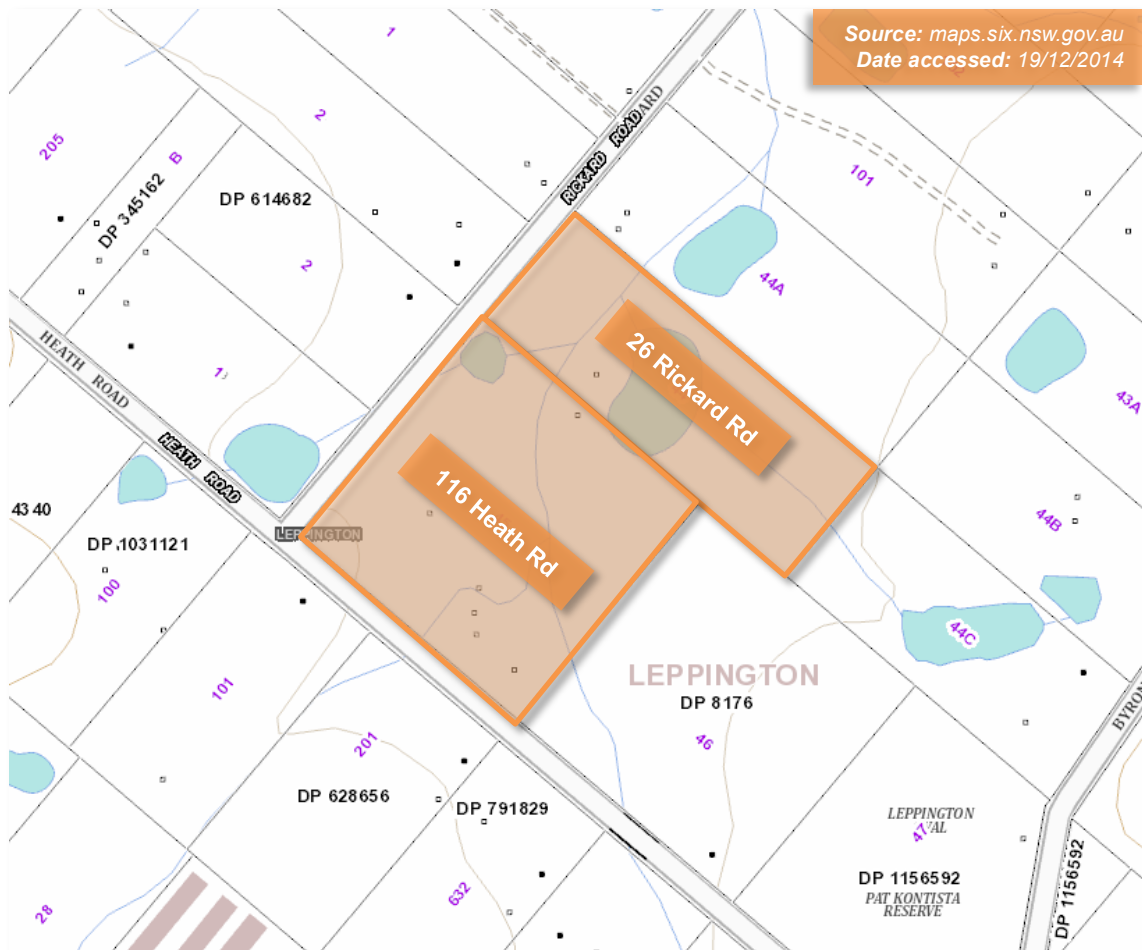


Figure 1: Location Map

Site and Context

The subject sites are currently used for rural/residential purposes and the local surrounding area is similarly characterised by rural/residential properties and land uses.

Submission

A review of the proposed land zoning, land reservations for acquisition, minimum residential density and environmental constraints proposed for the sites has been undertaken as part of this process and the following submission is provided in response.

As each of the Draft SEPP Maps identify, the subject sites are proposed to be heavily restricted by environmental constraints and land reservation for various acquisitions for a variety of purposes including Local Drainage for part of the Creek that traverses through the property, Public Recreation to the west of the Creek and Community Facility on part of 116 Heath Road on the corner of Heath Road and Rickard Road. The residual land is proposed to be zoned part E4 Environmental Living and part R2 Low Density Residential.

Having regard to the characteristics of the sites, concerns are raised by the property owners that the proposed E4 zoning on the eastern side of the Creek is unreasonable and severely restrictive.

A review of the various technical studies made available as part of the exhibition indicates that the concerns are warranted and there is some scope for potential reconsideration of the proposed zoning of the land as discussed below.

The review of the studies has identified that the part of the subject sites to the east of the Creek with the proposed E4 zoning is not identified as containing any significant environmental characteristics, biodiversity or riparian value including endangered ecological species or bushfire, flooding and geotechnical constraints that warrant the proposed restrictive E4 zoning.

Having considered the studies undertaken and the content of the reports, it is requested that the land on the subject sites to the east of the Creek with the proposed E4 zoning be changed to a proposed R2 Low Density Residential zoning to provide a more consistent development approach on the eastern side of the Creek. Furthermore, it is also requested that the same Maximum Building Height, Minimum Dwelling Density and Indicative Layout Plan be applied to the subject part of the sites to those that are proposed to be zoned R2 and adjoin the site to the east. In addition, it is further requested that the Minimum Lot Size restriction be removed from the subject sites to enable the consistency in development sought.

Should you wish to discuss the contents of this letter, please contact me on 9011 7620 or by email at ali@planzone.com.au.

Yours Sincerely,

Ali Hammoud
DIRECTOR | PRINCIPAL CONSULTANT