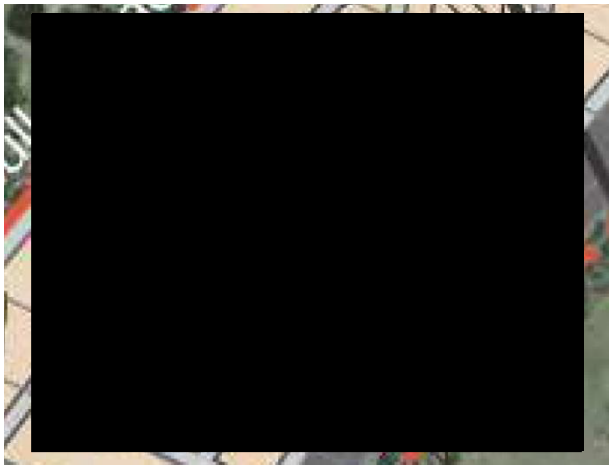
LEPPINGTON PRECINCT PLANNING SUBMISSION

[redacted],

Leppington

[redacted]


[redacted]

Prepared For:

[redacted].

Prepared By:

PPS PASCOE PLANNING SOLUTIONS

January, 2015

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Email: graham@pascoeplanning.com.au • **Web:** www.pascoeplanning.com.au

PPS PASCOE PLANNING SOLUTIONS

This Submission has been prepared for the sole purpose of communicating to the Department of Planning and Environment the views of the owners in respect of the Exhibition of the Draft Leppington Precinct Plan.

The information contained in this Submission has been compiled from both primary and secondary information sources.

PPS gives no warranty in respect of the accuracy and currency of these information sources and accepts no responsibility for any errors or damage or loss, however caused, suffered by any individual or corporation.

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Cert. T&C Planner; Grad. Dip. Educ. Stud.

MPIA, FIAG

Report Compilation Date: January, 2015

Contact: PO Box 774, Camden NSW 2570
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0431 519 128

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A: Subject Land

B: Indicative Layout Plan (ILP)

C: Prime Order Constraints

D: Sample amendment to Draft ILP/Indicative Development Scheme.

E: Ecological Overview

1 Introduction

1.1 GENERAL

This planning submission has been prepared for the owner of [redacted], Leppington in response to the Leppington Precinct Planning Exhibition. It is focused upon a review of the exhibition material in general and a targeted review of the express implications of the documentation in respect of the subject landowner's holding.

1.2 CLIENT'S INSTRUCTIONS

The submission has been prepared in response to instructions from the owner's representative, [redacted], described in Section 2 below. The Client has expressed concern that the Indicative Layout Plan has identified the subject site largely for parkland purposes, potentially largely predicated upon existing vegetation of variable quality and potentially inconsistent ecological reporting. Further, the Client is concerned that optimum urban outcomes are not more broadly reflected in the Indicative Layout Plan.

1.3 SCOPE OF SUBMISSION

The submission provides a brief overview of the current phase in the planning process. It proceeds to focus upon a critique of the qualities of the subject landholding, its setting, alternative landuse options relevant amendments to the ILP, planning documents generally and timing and nature of any acquisition process.

2 Land

2.1 LEGAL DESCRIPTION AND OWNERSHIP

The subject landholding comprises [redacted], Leppington in the ownership of [redacted].

(Refer to Annexure "A".)

2.2 QUALITIES AT A GLANCE

The subject allotment is depicted in the aerial photograph extract on the coversheet of this submission and Figure 1 over the page.

The land is situated on the eastern side of [redacted], with frontage also to [redacted].

The land has improvements consistent with its rural-residential usage, including the incidental keeping of horses.

Some remnant vegetation is evident on site, including Cumberland Plain Woodland covering

approximately 20% of the site. This somewhat degraded patch contains only 15 mature trees, 150 to 200 saplings, a degraded groundcover and largely absent understorey[1].

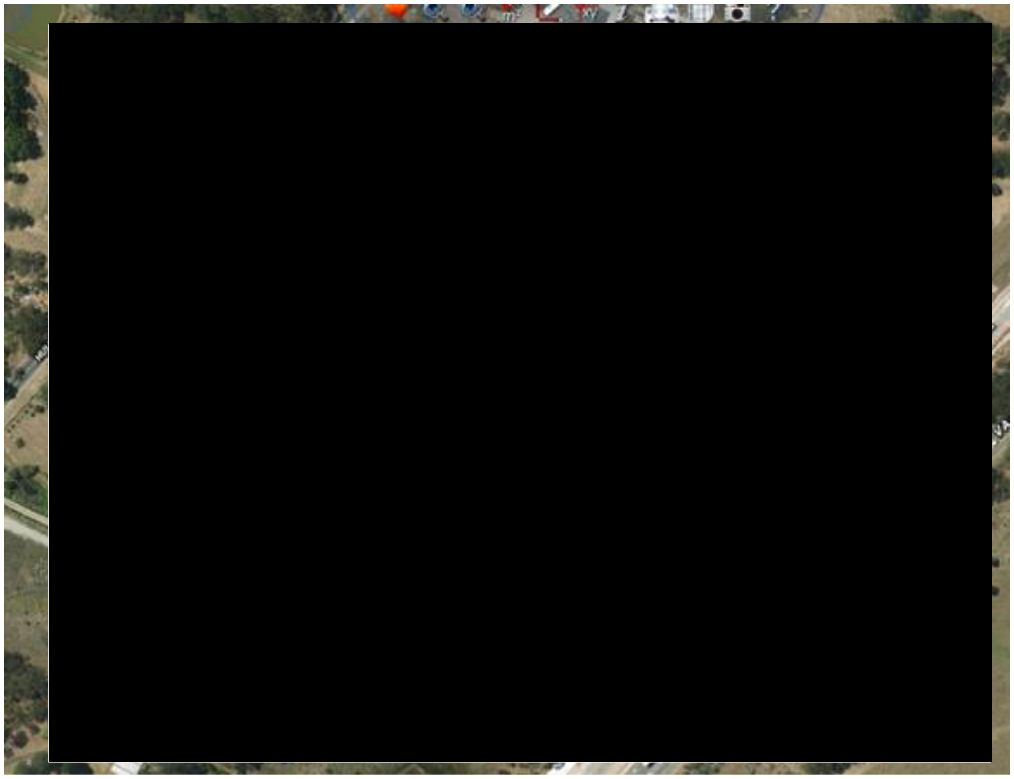


Figure 1: Aerial Photograph Extract

Figure 2: Existing residential improvements with substantial woodland backdrop

[1] As observed by an ecological consultant commissioned by the owner (refer to Annexure "B").

Figure 3: Camden Valley Way frontage largely free of substantial vegetation

Figure 4: Substantial vegetation with lack of understorey proposed to be retained and potentially ultimately regenerated

Figure 5: Degraded woodland (foreground) to be deleted from proposed park area

Figure 6: Substantial woodland on adjoining property to immediate south proposed (in this submission) to be retained as parkland

2.3 EXISTING PLANNING POSITION

The site is currently zoned RU4-Primary Production Small Lots with a 2 hectare minimum area of subdivision under Camden Local Environmental Plan, 2010. The land and surrounding lands are used for rural residential purposes as mentioned at 2.2 above.

3 Property Ownership/Realisation

The subject property represents a major asset of the landholders, an asset strategically acquired having regard to the qualities of the land and, in particular, its inherent urban potential.

The development of Leppington for urban purposes will require the owner to make important decisions about this significant asset and its future. It is accordingly imperative that the planned development and the timing of same is soundly based and does not discriminate against their fair and reasonable development aspirations, and moreover an optimum return from their land in a manner consistent with contemporary sustainable urban development principles and outcomes.

This submission seeks to highlight a number of areas which are considered prejudicial to the above reasonable expectations. Further, it seeks to highlight areas where the plans could potentially be enhanced to the benefit of the landowner and, equally importantly, the broader Precinct Planning principles and projected outcomes.

4 The Leppington Precinct Planning Process

The Leppington Precinct represents a further priority development precinct in the South West Growth Centre, pursuant to the "Managing Sydney's Growth Centres" (2005) and South West Structure Plan and Development Control Plan and State Environmental Planning Policy - Sydney Region Growth Centres (2006) (SEPP SRGC, 2006).

The South West Structure Plan provides a blueprint for detailed planning of individual precincts, including the Leppington Precinct. As part of the precinct planning process, specialist studies and detailed surveys have been undertaken to determine urban capability of the Leppington Precinct, in accordance with the Growth Centres protocols comprising the Growth Centres Structure Plan, the Growth Centres Infrastructure Plan and the Growth Centres Development Code.

Further, it is understood that comprehensive studies and surveys underpin the ILP prepared for the precinct (reflected in part on the cover sheet of this submission and at Annexure "B").

The ILP is importantly referred to as providing broad level design outcomes for the Precinct. It is, however, fundamental that even at this level of detail and stage in the planning process, that optimum accuracy and projected planning outcomes are achieved.

Notwithstanding the foregoing, the subject owners do believe that further refinement is still required to some of the general principles, particularly as they impact their land holding. This submission will proceed to highlight areas of concern, bring new material to the "table" and present a case for amendment.

The release of the Leppington Precinct heralded the commencement of a comprehensive precinct

planning process. This process has entailed:

- The compilation of a series of technical studies;
- The preparation of a draft ILP representing a masterplan for the development of the Precinct, showing proposed road patterns and future land uses (refer to Annexure "B");
- A Draft Development Control Plan (DCP); (Camden Growth Centre Precincts Development Control Plan and Schedule 5 – Leppington Precinct)
- An explanation of the enactment process entailing an amendment to the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the Growth Centres SEPP);
- An Infrastructure Delivery Plan; and
- A Precinct Planning Report

5 Areas for Review

5.1 OBJECTION TO PROPOSED OPEN SPACE/RECREATION DESIGNATION

My Client initially objects to the proposed designation and foreshadowed zoning of a large portion of the land for open space/recreational (parkland) purposes as reflected in the draft ILP and draft hand Zoning Map.

The proposed zoning and use of the land principally for open space/recreation purposes discriminates against the reasonable future urban expectation of my Client. The subject land is not impacted by any prime order constraints which would mitigate against its greater use for residential purposes.

The need to address open space and recreational demands in a new urban community is readily acknowledged and the general philosophy which informed the draft ILP, as espoused at Section 5.5.5 of the Leppington Precinct Planning Report is generally accepted.

The general “constraint free” nature of the land is reflected in Annexure “C”. It is particularly important to note that the subject land is not identified on Figure 5.4 TSC Act Vegetation Community Classification or Figure 5.5 EPBC Act Vegetation Community Classification. The veracity of the “Additional High Conservation Value Vegetation” depicted in Figure 5 of the purportedly field validated Vegetation Biodiversity and Riparian Studies by Eco Logical (2014) is challenged. All the vegetation so identified is not of such significance as to require its retention in a parkland reserve. Only part of the community should be so designated.

This view is reinforced in the recent field investigation and report prepared by ACS Environmental Pty. Ltd. and reproduced at Annexure “E”. Figure 1 in particular highlights the lack of maturity of much of the vegetation, the extensive African Olive infestation and general lack of an understorey.

Further, the better quality vegetation and conservation opportunities are depicted in Figure 3 and extend on to the adjacent properties to the north and south.

There exist other constrained and more appropriate contiguous lands (as cited above) suited to address the projected local open space/recreational demands, rather than the relative unconstrained component of my Client’s land. These lands are highlighted in the previously referenced Figure 3 of the Report produced as Annexure “E”.

An urban designer was engaged to work with these objectives and the other sound principles underpinning the draft ILP.

5.2 ALTERNATIVE PROPOSAL/S

Given the foregoing, my Client's land, to the extent shown on the sample amendment at Annexure "D", should be further designated for residential purposes in a manner consistent with other generally unconstrained nearby lands. Specifically, my Client's land and similarly positioned land should be zoned R2-Low Density Residential (as a minimum) and capitalise on the projected high amenity open space setting, whilst providing passive surveillance and "ownership" (and a sense of overlooking in particular).

As a minimum the open space/recreational area should be reconfigured minimising the impact on my Client's property and additional residential development opportunities be provided for on my Client's property, as per the sample amendment at Annexure "D". The open space area would remain the same size, but seek to more accurately address prevailing vegetation qualities and urban design objectives; the latter of which are summarised below:

- Realign roads to accommodate flexibility of subdivision design of steep land and allow conservation of Cumberland Plain Woodland.
- Actinotus Consultancy Services mapped Cumberland Plain Woodland conservation potential maximised.
- Reconfigure open space to provide for maximum conservation areas, recreation areas and the same open space area as draft ILP.
- Facilitate stormwater management through open space and road network.
- Remove road crossing under electricity easement consistent with Clause 2.38 Camden Growth Centres Precincts DCP.
- Bushfire risk managed through design and ongoing management.

5.3 PROPOSED STAGING

My Client objects to the proposed approach to staging which identifies their land as a future Stage 5 (i.e. the latest stage). This extends the period for resolution of the future of their land and their future asset decisions for potentially a decade.

Staging is not required as the ability to service land with reticulated infrastructure over time will be reflected in the property marketplace. Furthermore, rate relief in respect of potentially enhanced property values is available pursuant to Chapter 15, Part 8, Division 2 of the Local Government Act, 1993 and in particular Sections 585-599 inclusive.

6 Commitments

In addition to committing to the amendments identified in Section 5, the Department is requested to ensure that appropriate mechanisms are in place to address relevant levels of monetary compensation for any lands impacted by the open space/recreation requirements, and that such compensation is paid in a timely manner.

In this regard, the Department would be expected to broker an appropriate solution to the potential impasse with Camden Council in respect of an open space/recreation provision/funding/compensation "upfront".

7 Conclusion

The suite of planning documents underpinning the proposed release of the Leppington Precinct are initially noted.

A site specific overview and precinct context review of the open space/recreation allocation highlights the need for review of the ILP and related underpinning Planning documents and studies, this being further articulated in the following requests:

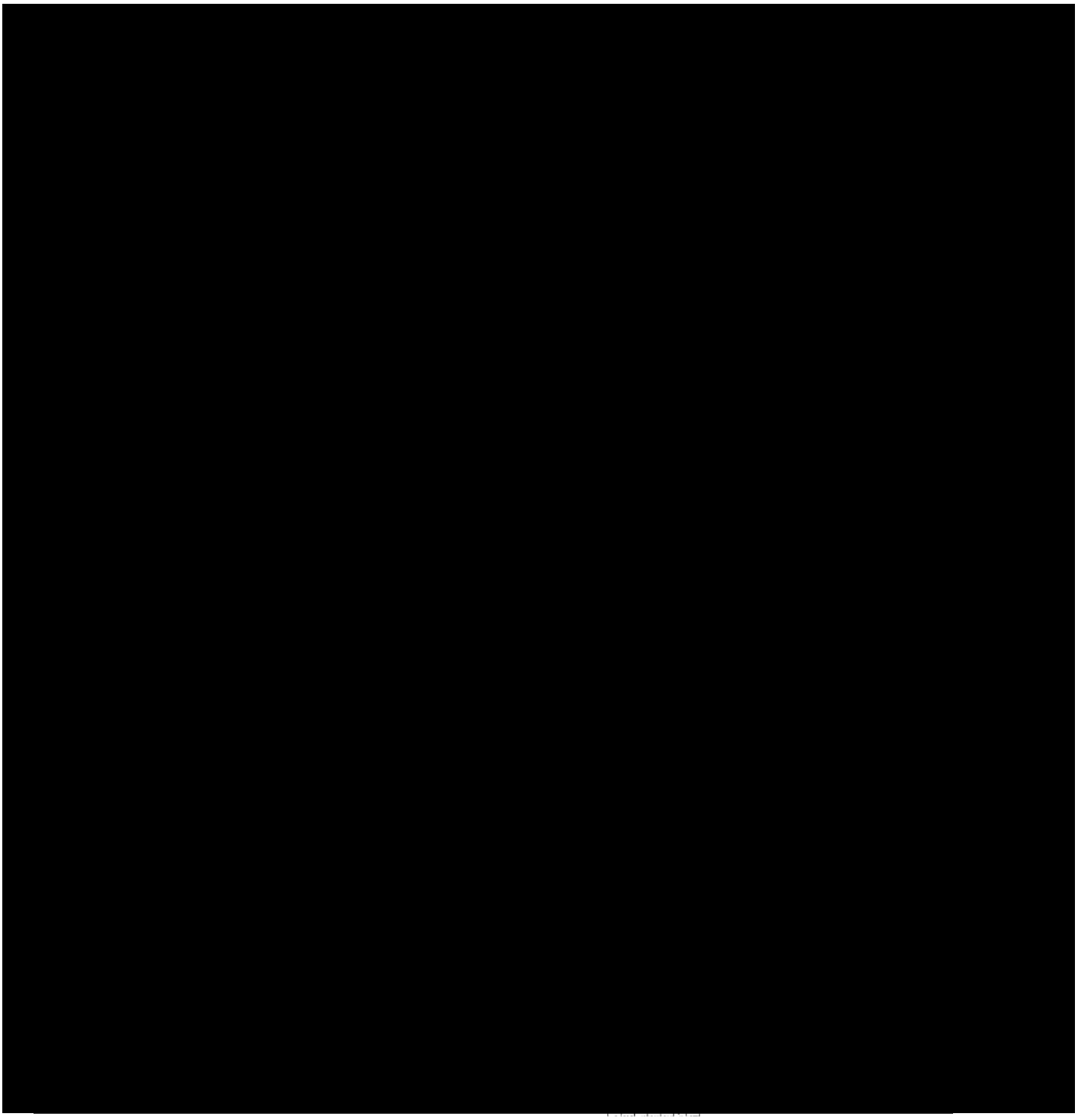
- A holistic review of the open space/recreation space siting as currently proposed on No's. [redacted], Leppington as depicted in the ILP (and potentially [redacted]) be undertaken and guided by Annexures "D" and "E".
- Additional land be designated on [redacted] for residential purposes, consistent with the suggested ILP amendment at Annexure "D" and accompanied with the designation of appropriate interface principles.
- All land within the Leppington Precinct be zoned as "one entity" and not staged as proposed.
- An amendment to the ILP and State Environmental Planning Policy (Sydney Growth Centres) 2006 be effected consistent with the foregoing.
- An amendment to the Leppington Growth Precinct – SW Growth Centre Zoning Map consistent with Bullet Point 2 above.
- An amendment to the Leppington Precinct – SW Growth Centre Height of Buildings Map to provide for 9 metre development on the subject land.
- An amendment to the Leppington Precinct – SW Growth Centre Residential Density Map to provide a minimum dwelling density of 15 dwellings per hectare
- An amendment to the Leppington Precinct – SW Growth Centre Land Reservation Acquisition Map to delete the proposed acquisition of that component of land proposed for residential development in this submission which is currently designated RE1 land.
- An amendment to the Leppington Precinct – SW Growth Centre Native Vegetation Protection Map consistent with Figure 3 of Annexure "E".

The retention of any remnant open space/recreation RE1 designated land should trigger appropriate mechanisms to ensure relevant levels of monetary compensation are paid in a timely manner and that any potential impasse with Camden Council in respect of "upfront" infrastructure provision be resolved in an expedient and pragmatic manner that does not impede future development and discriminate against property owners.

The Department of Planning and Environment (and Camden Council) are accordingly petitioned to make changes to the relevant planning documents and studies, consistent with the foregoing.

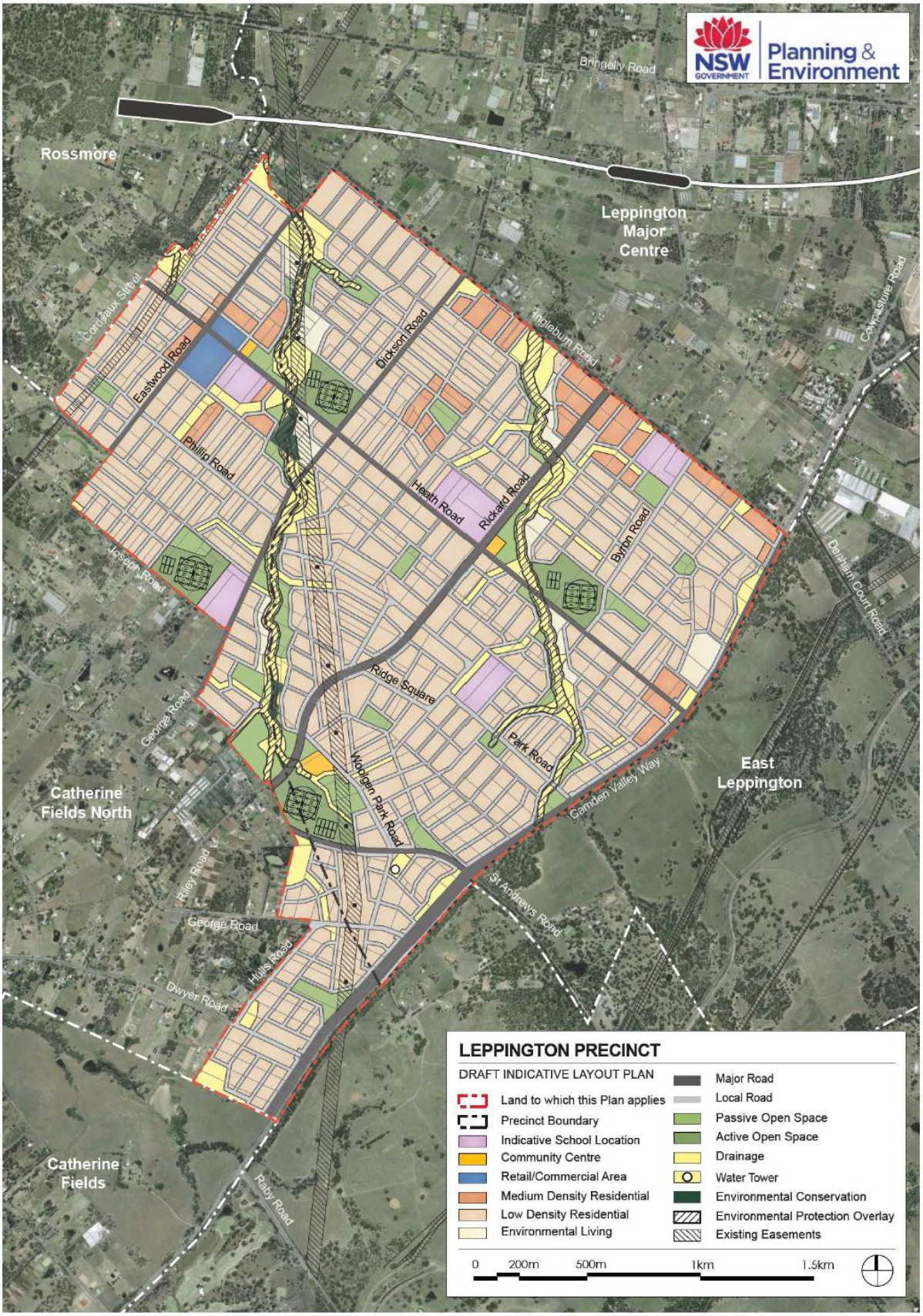
Annexure "A"

Subject Land



Annexure "B"

Indicative Layout Plan (ILP)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Rossmore
Leppington Major Centre
Cordeaux Street
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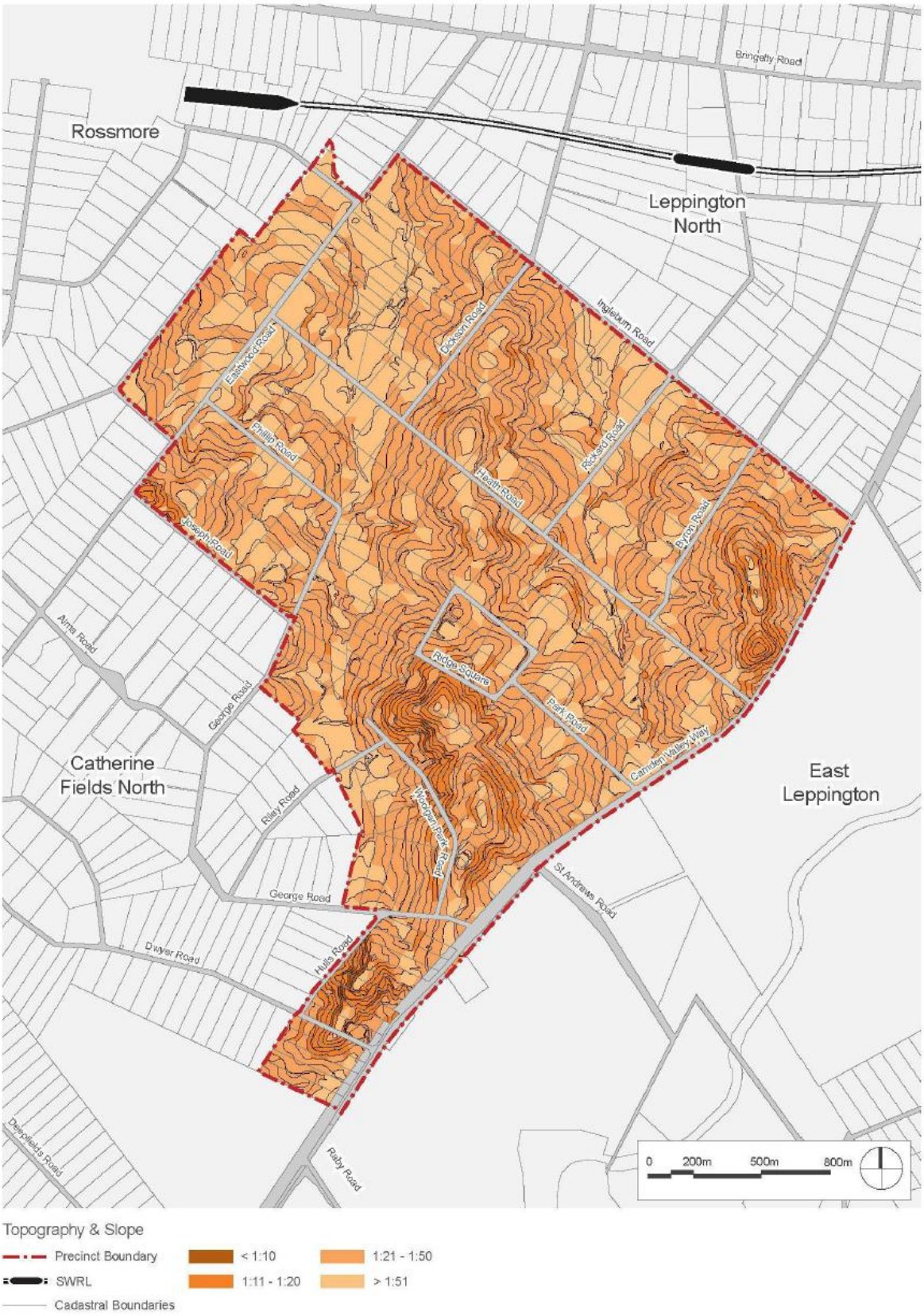
Phillip Road
Heath Road
Rickard Road
Byron Road
Denham Court Road
Ridge Square
Park Road
Camden Valley Way
East Leppington
Catherine Fields North
George Road
Wobigin Park Road
Riley Road
St Andrews Road
Hulls Road
Dwyer Road
Catherine Fields
Raby Road
LEPPINGTON PRECINCT
DRAFT INDICATIVE LAYOUT PLAN
Land to which this Plan applies
Precinct Boundary
Indicative School Location
Community Centre
Retail/Commercial Area
Medium Density Residential
Low Density Residential
Environmental Living
Major Road
Local Road
Passive Open Space
Active Open Space
Drainage
Water Tower
Environmental Conservation
Environmental Protection Overlay
Existing Easements
0
200m
500m
1km
1.5km

Annexure “C”

Prime Order Constraints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George Road
Park Road
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St Andrews Road
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Dwyer Road
Hulls Road
Raby Road
Denfolleds Road
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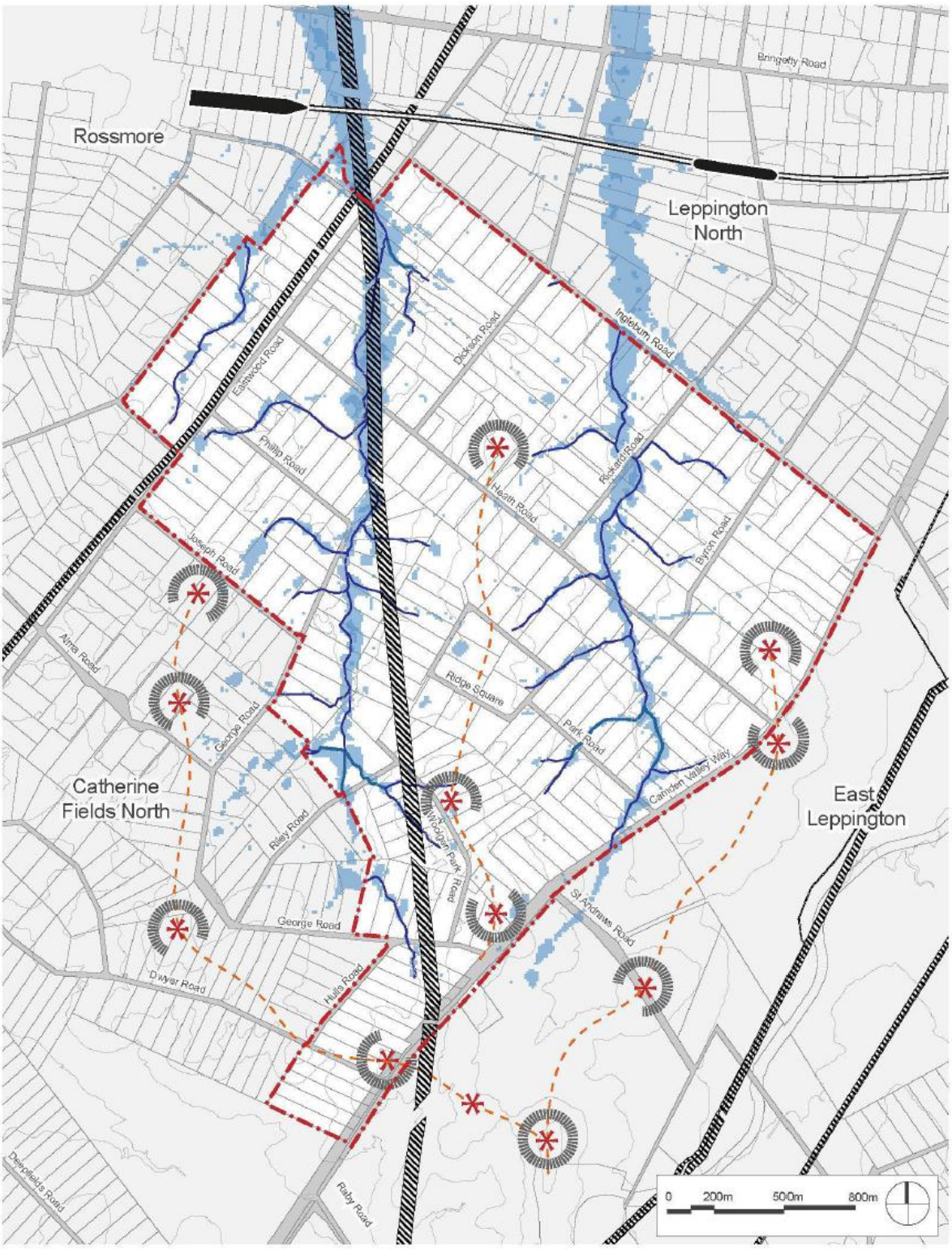
500m
800m
Topography & Slope
Precinct Boundary
SWRL
Cadastral Boundaries
< 1:10
1:11 - 1:20
1:21 - 1:50
> 1:51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Byrnes Road
Joseph Road
Alma Road
George Road
Ridge Square
Park Road
Camden Valley Way
Riley Road
Woodlands Park Road
St Andrews Road
George Road
Dwyer Road
Hulls Road
Raby Road
Deepfields Road
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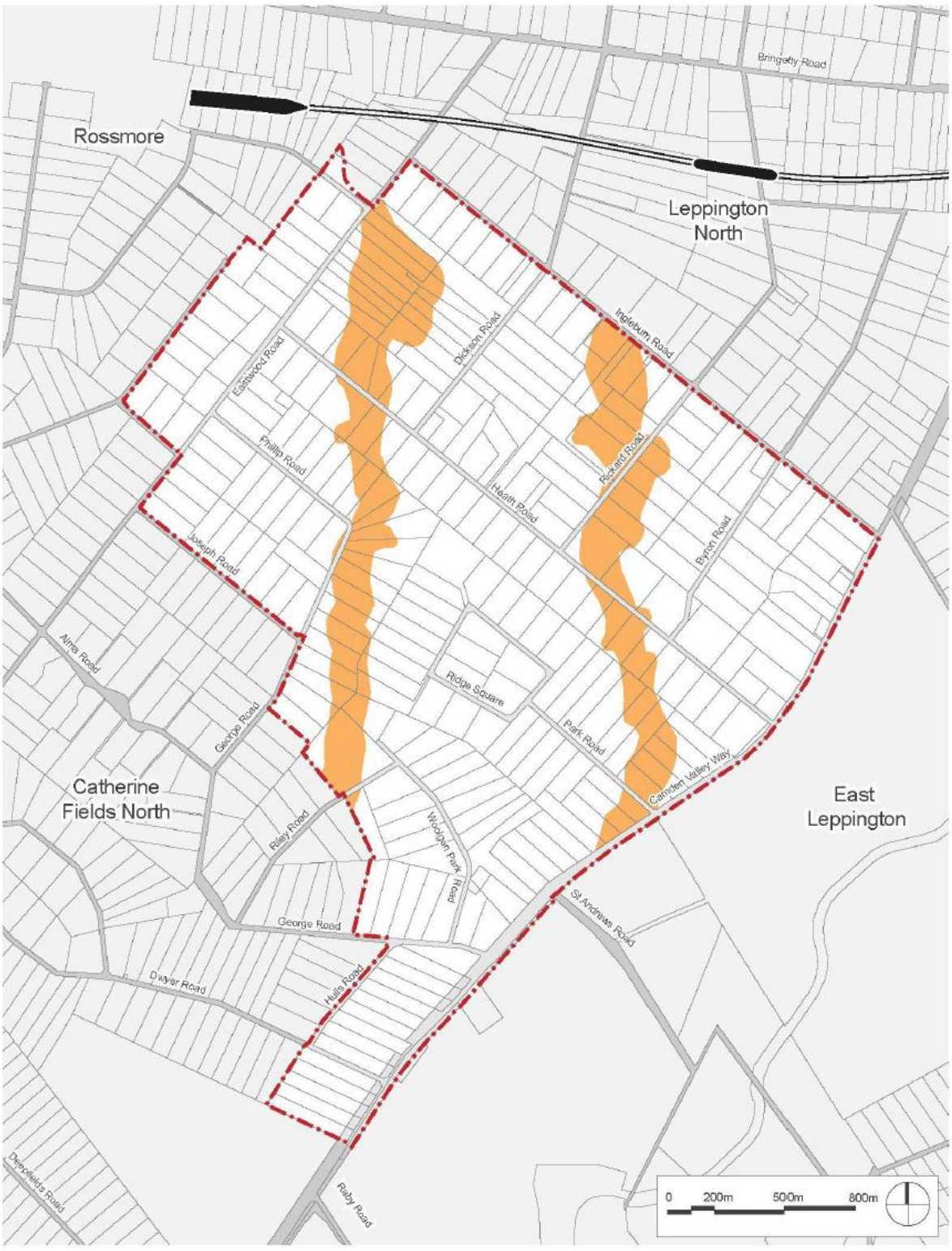
200m
500m
800m
Existing Features
Precinct Boundary
SWRL
Cadastral Boundaries
Contours (10m)
Existings Roads
Flood Prone Land
Major Ridgeline
High Point
Significant View
Transmission Easement



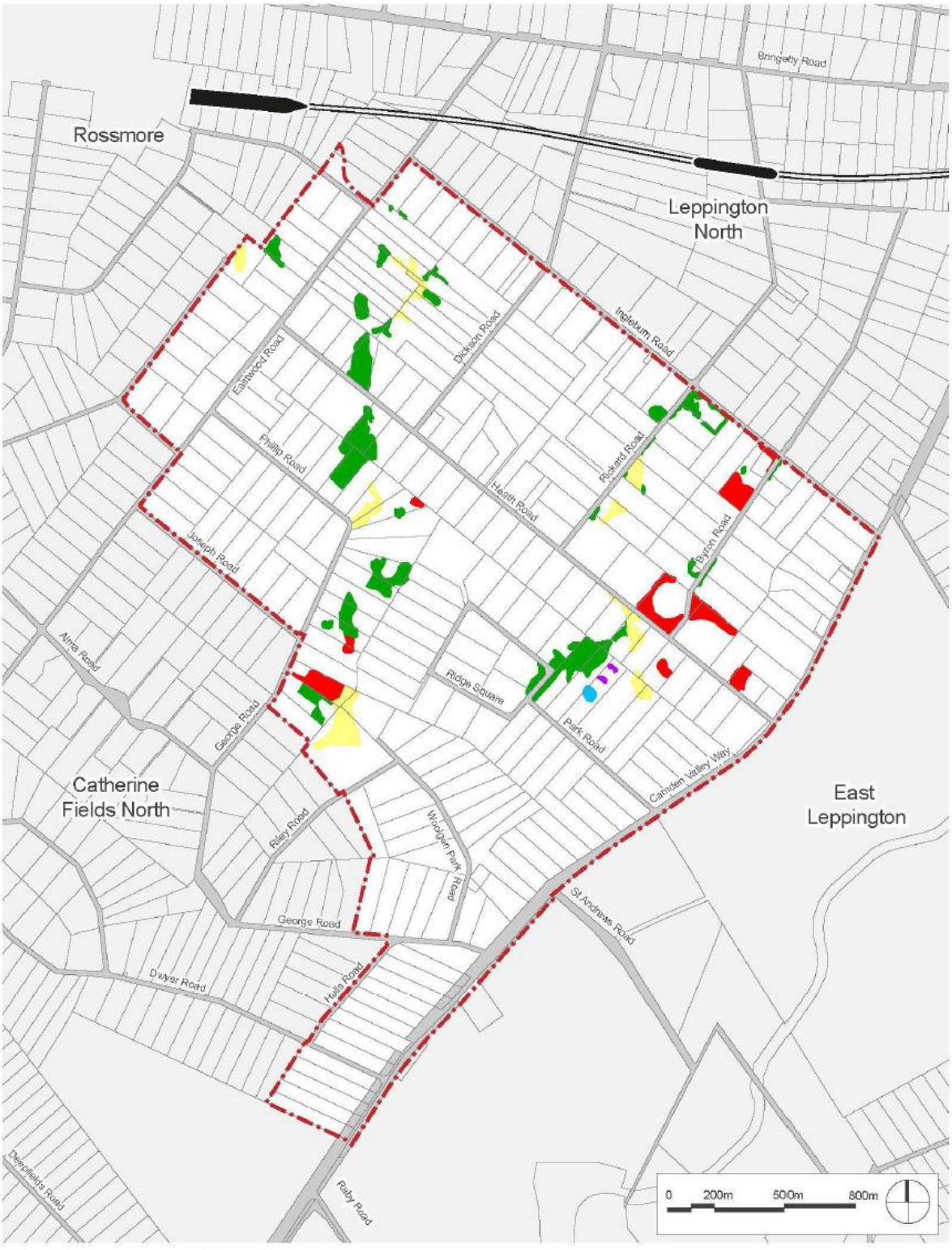
Land capability and soil salinity

Precinct Boundary

High Salinity Potential

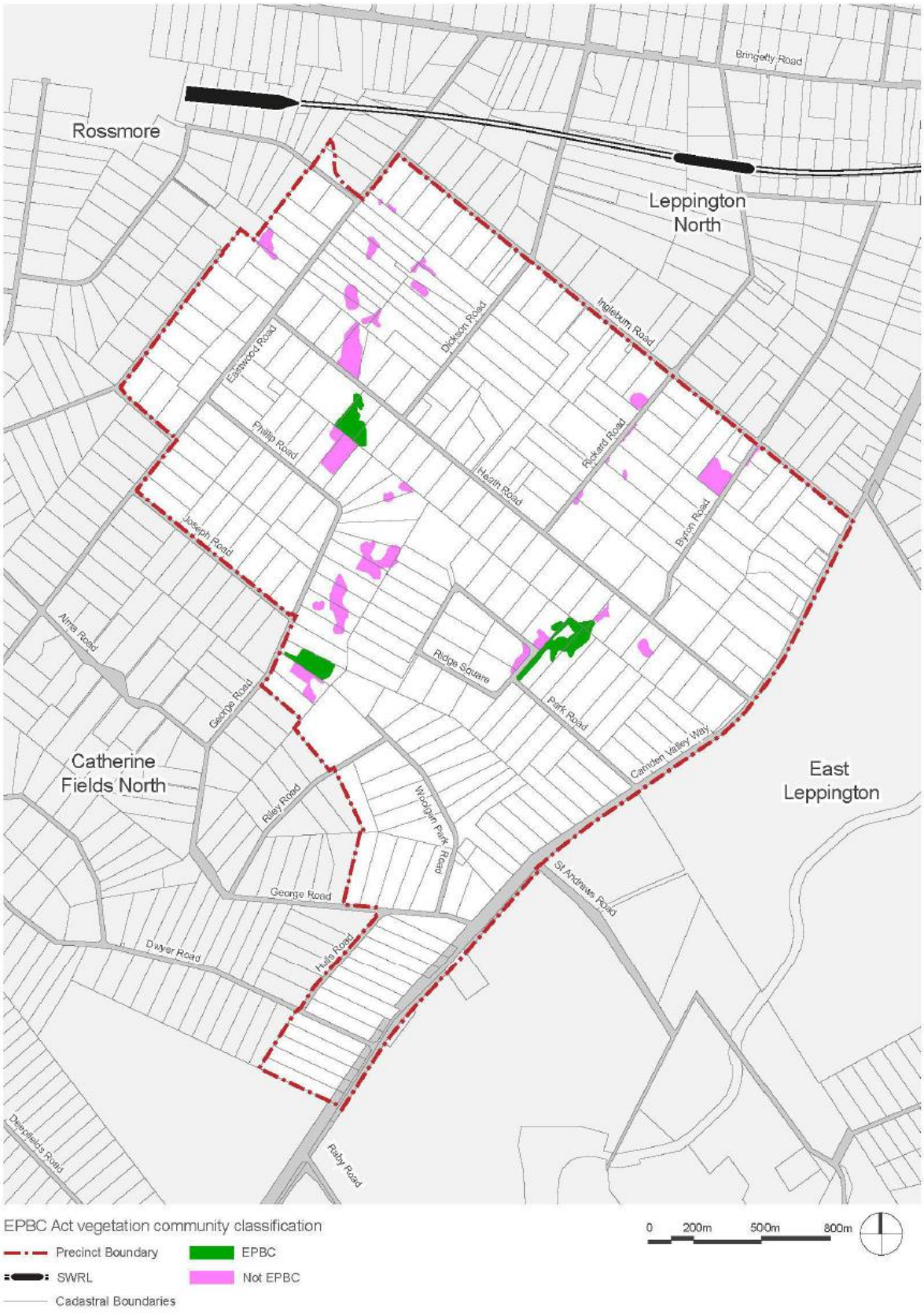
SWRL

Cadastral Boundaries



TSC Act vegetation community classification

- Precinct Boundary
- SWRL
- Cadastral Boundaries
- Alluvial Woodland
- Olives
- Pines
- Shale Hills Woodland
- Shale Plains Woodland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Camden Valley Way
Riley Road
Woodlen Park Road
St Andrews Road
Dwyer Road
Hulls Road
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EPBC Act vegetation community classification
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Cadastral Boundaries
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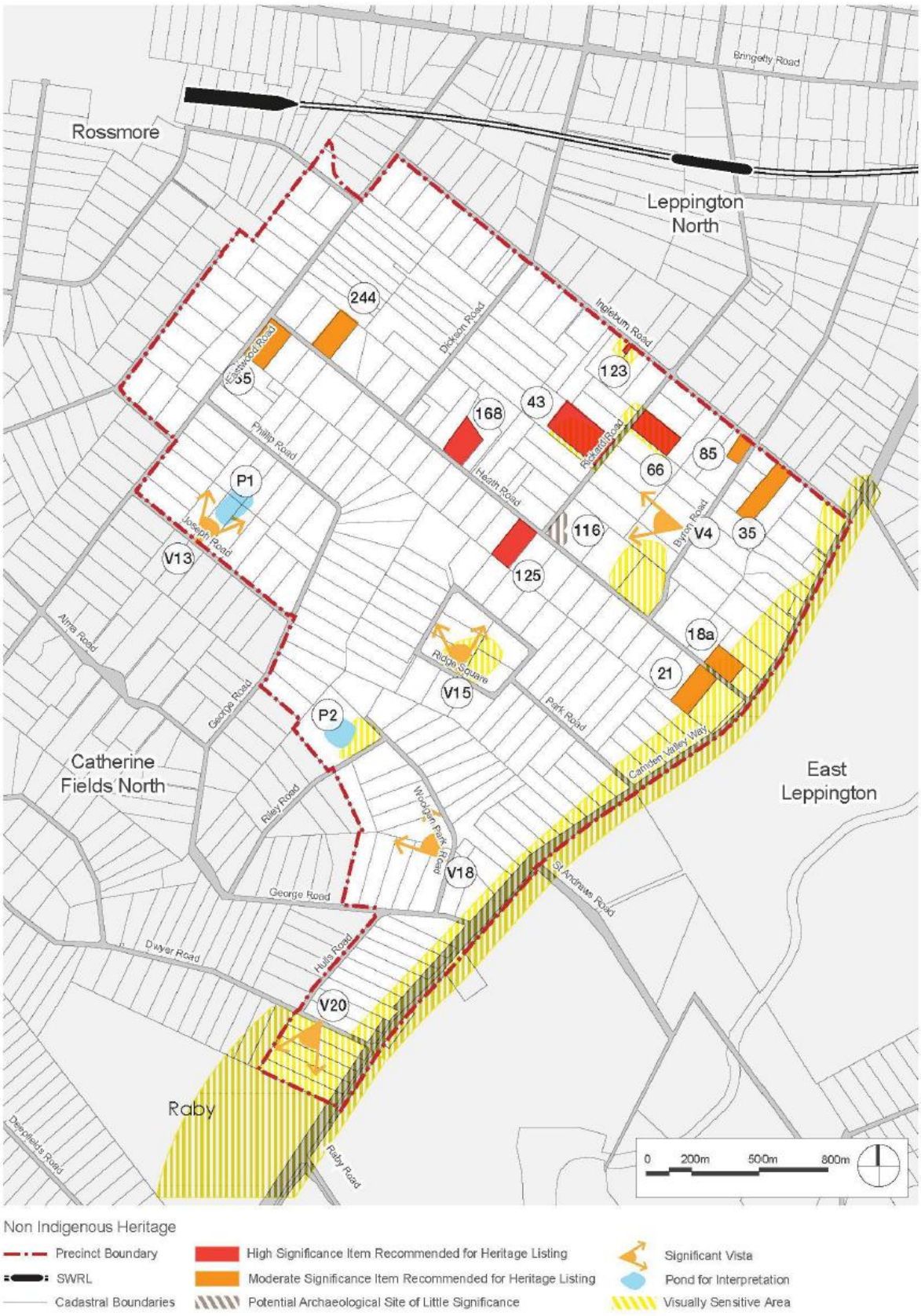
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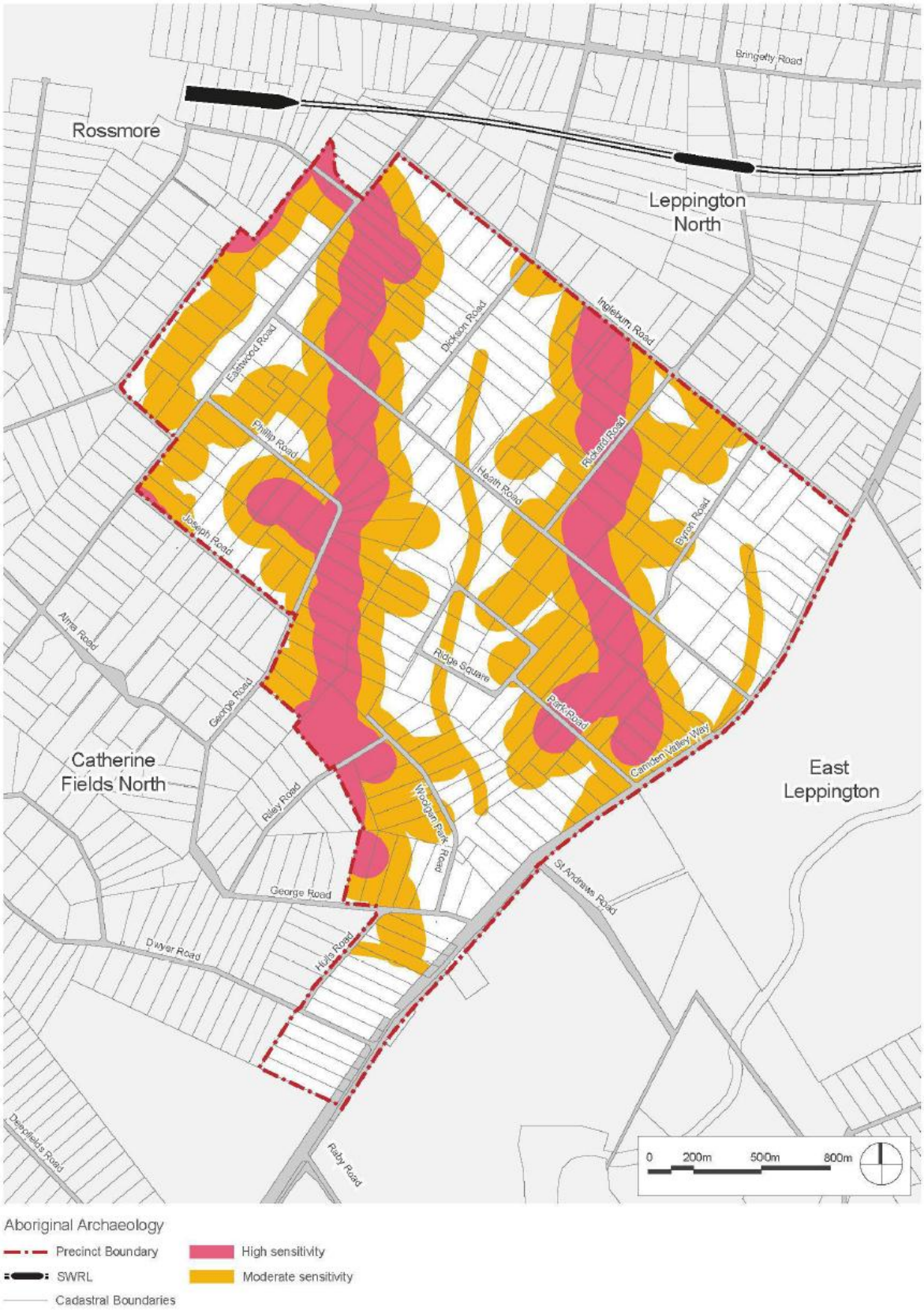
Woodbine Park Road
St Andrews Road
Dwyer Road
Hulls Road
Raby Road
Deepfields Road
244
55
168
43
123
66
85
35
P1
V13
116
125
V4
18a
21
V15
P2
V18
V20
0
200m
500m
800m
Non Indigenous Heritage
Precinct Boundary
SWRL
Cadastral Boundaries
High Significance Item Recommended for Heritage Listing
Moderate Significance Item Recommended for Heritage Listing
Potential Archaeological Site of Little Significance
Significant Vista
Pond for Interpretation
Visually Sensitive Area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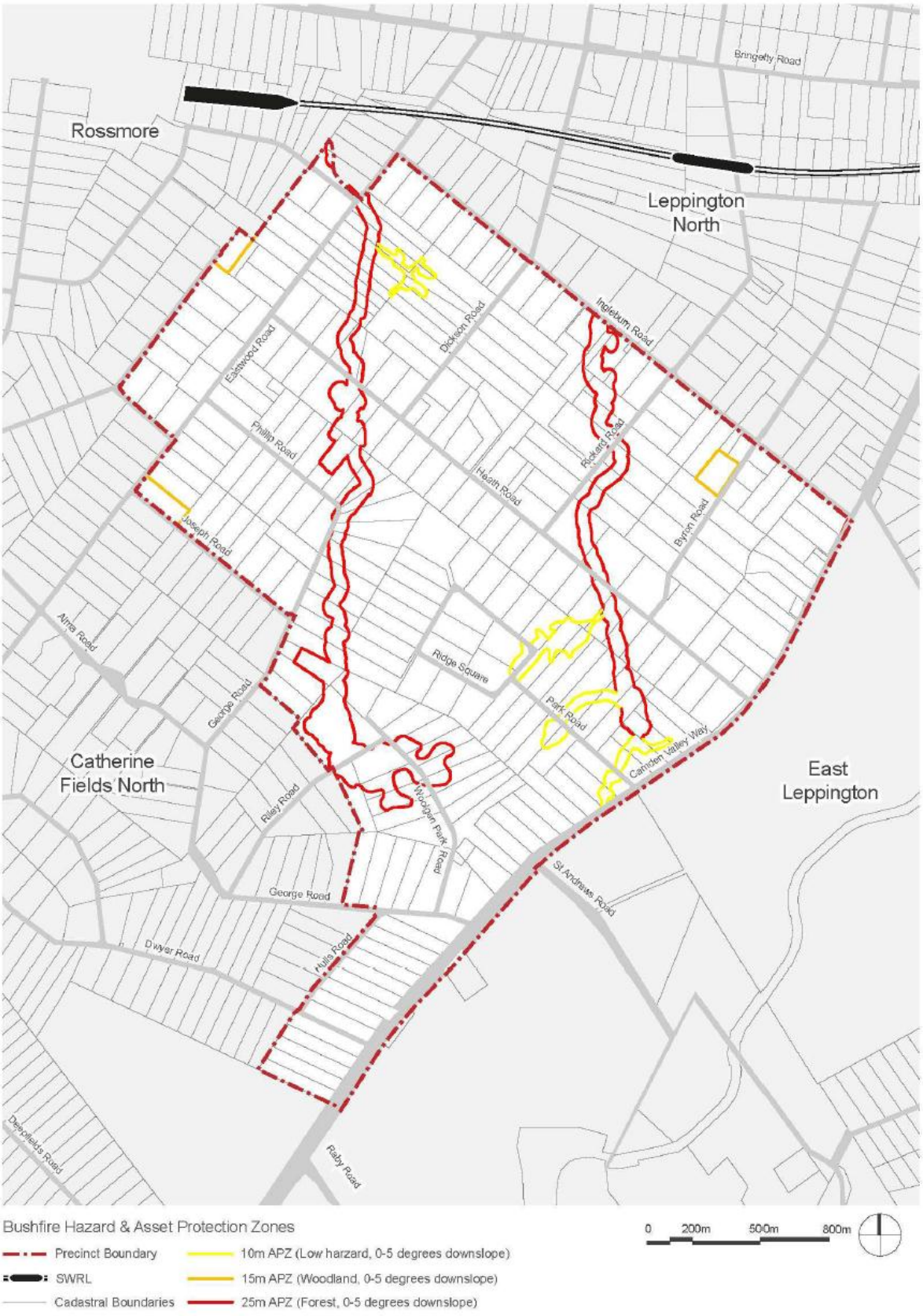
Aboriginal Archaeology
Precinct Boundary
SWRL
Cadastral Boundaries
High sensitivity
Moderate sensitivity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Woodbyrn Park Road
St Andrews Road
George Road
Dwyer Road
Hulls Road
Rabby Road
Bushfire Hazard & Asset Protection Zones
Precinct Boundary
SWRL
Cadastral Boundaries
10m APZ (Low harzard, 0-5 degrees downslope)
15m APZ (Woodland, 0-5 degrees downslope)
25m APZ (Forest, 0-5 degrees downslope)
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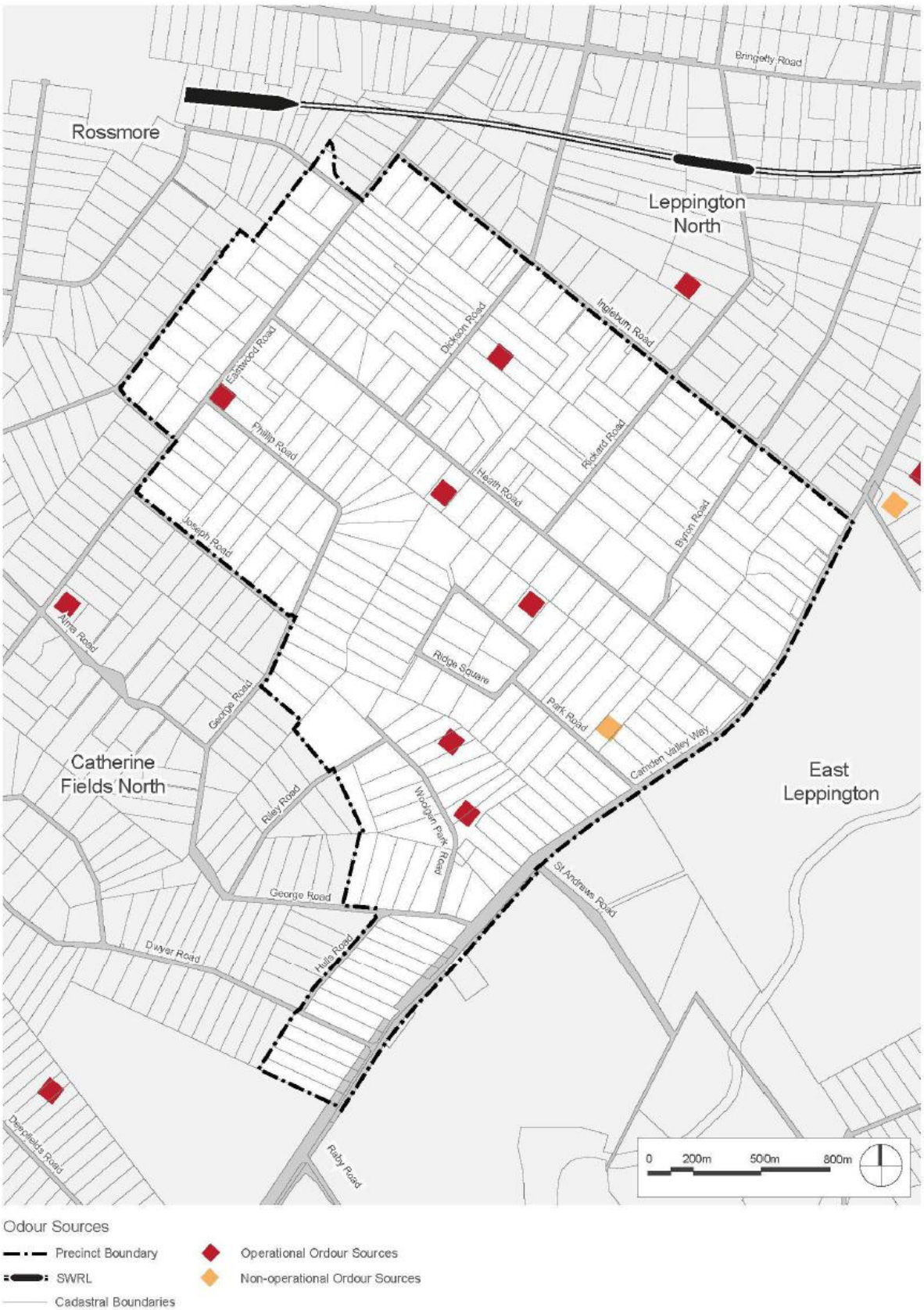
200m
500m
800m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Dwyer Road
Hulls Road
St Andrews Road
Raby Road
Denfields Road
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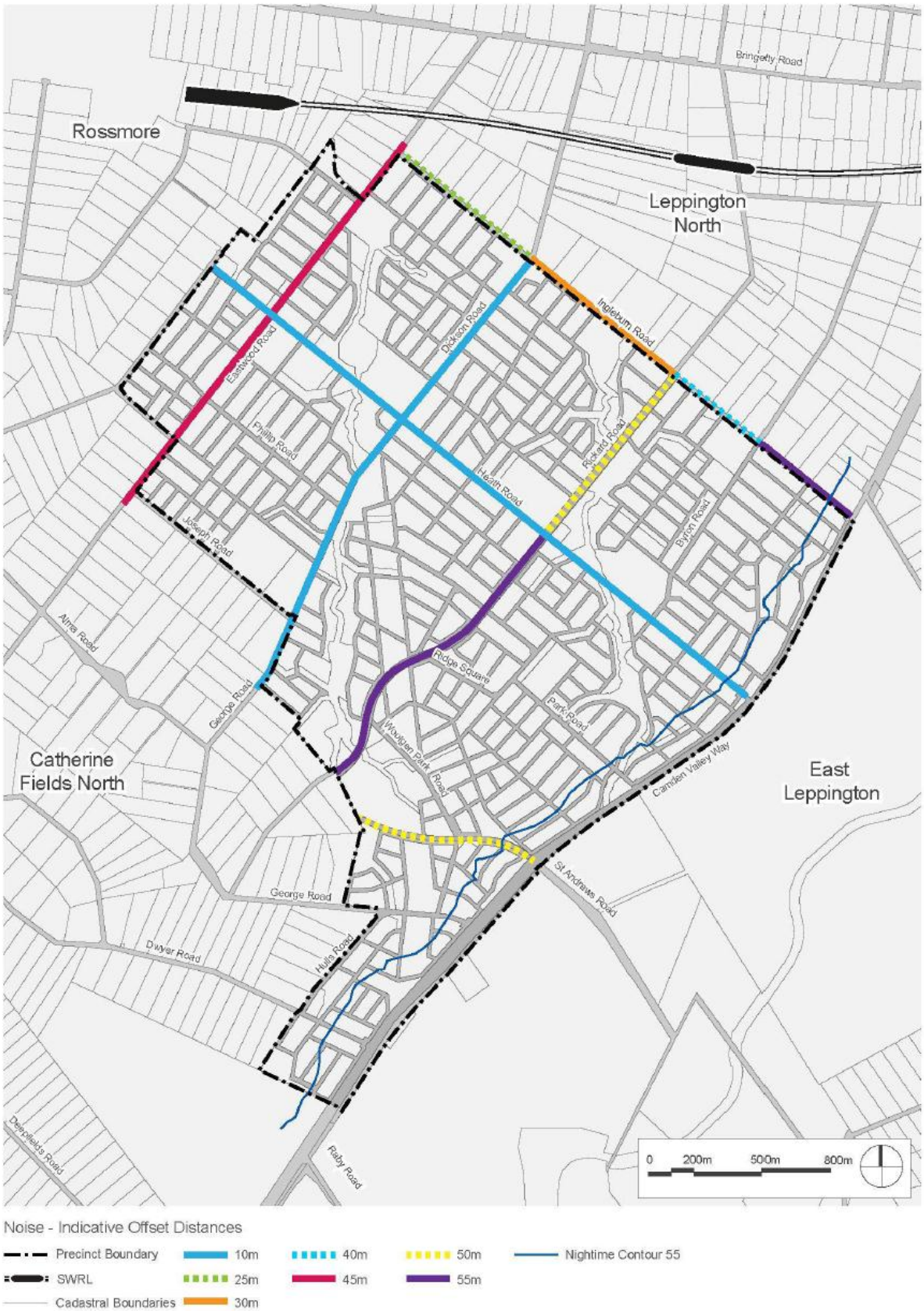
Odour Sources
Precinct Boundary
SWRL
Cadastral Boundaries
Operational Odour Sources
Non-operational Odour Sources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Camden Valley Way
St Andrews Road
George Road
Dwyer Road
Hulls Road
Raby Road
Denfields Road
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Noise - Indicative Offset Distances
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SWRL
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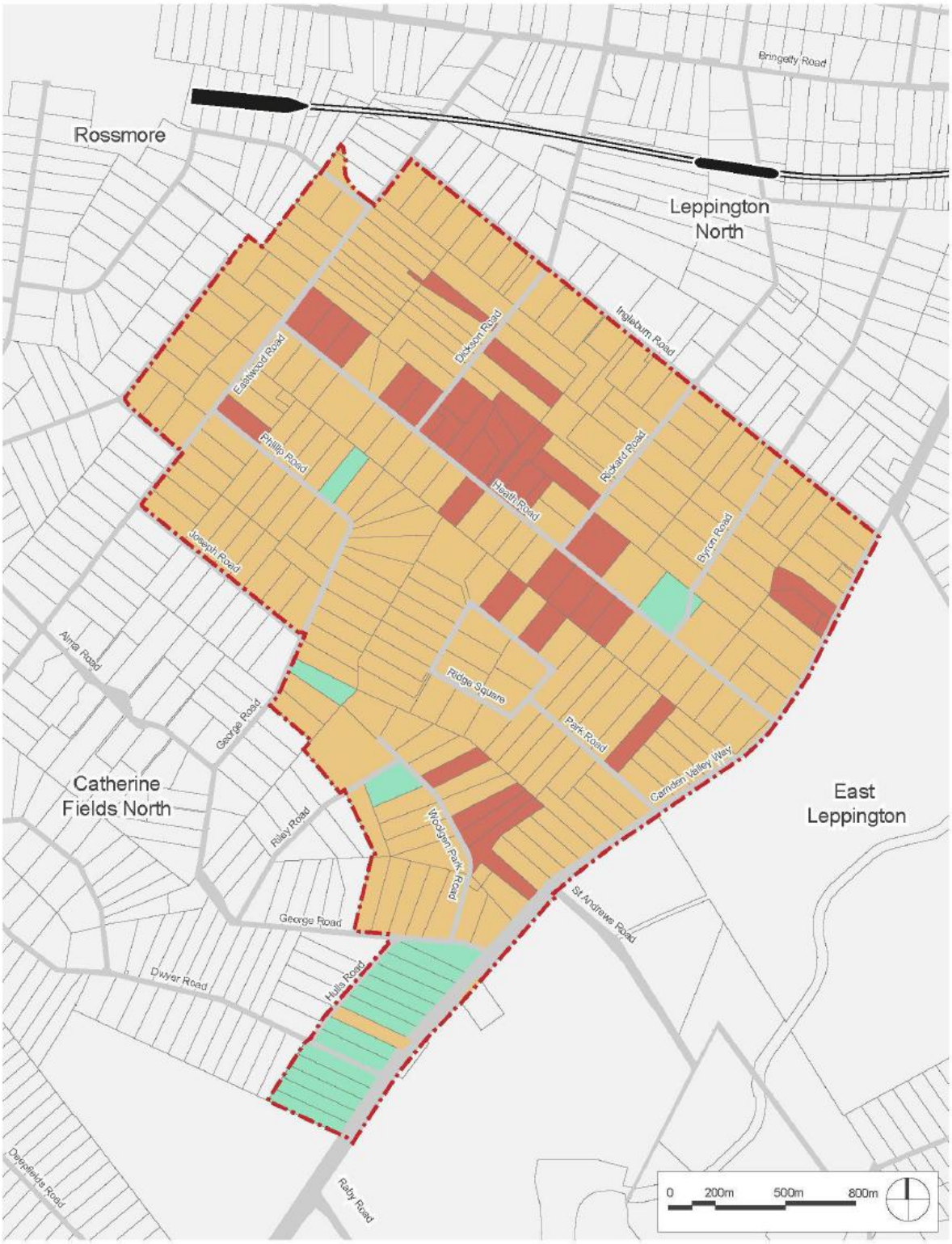
Nightime Contour 55

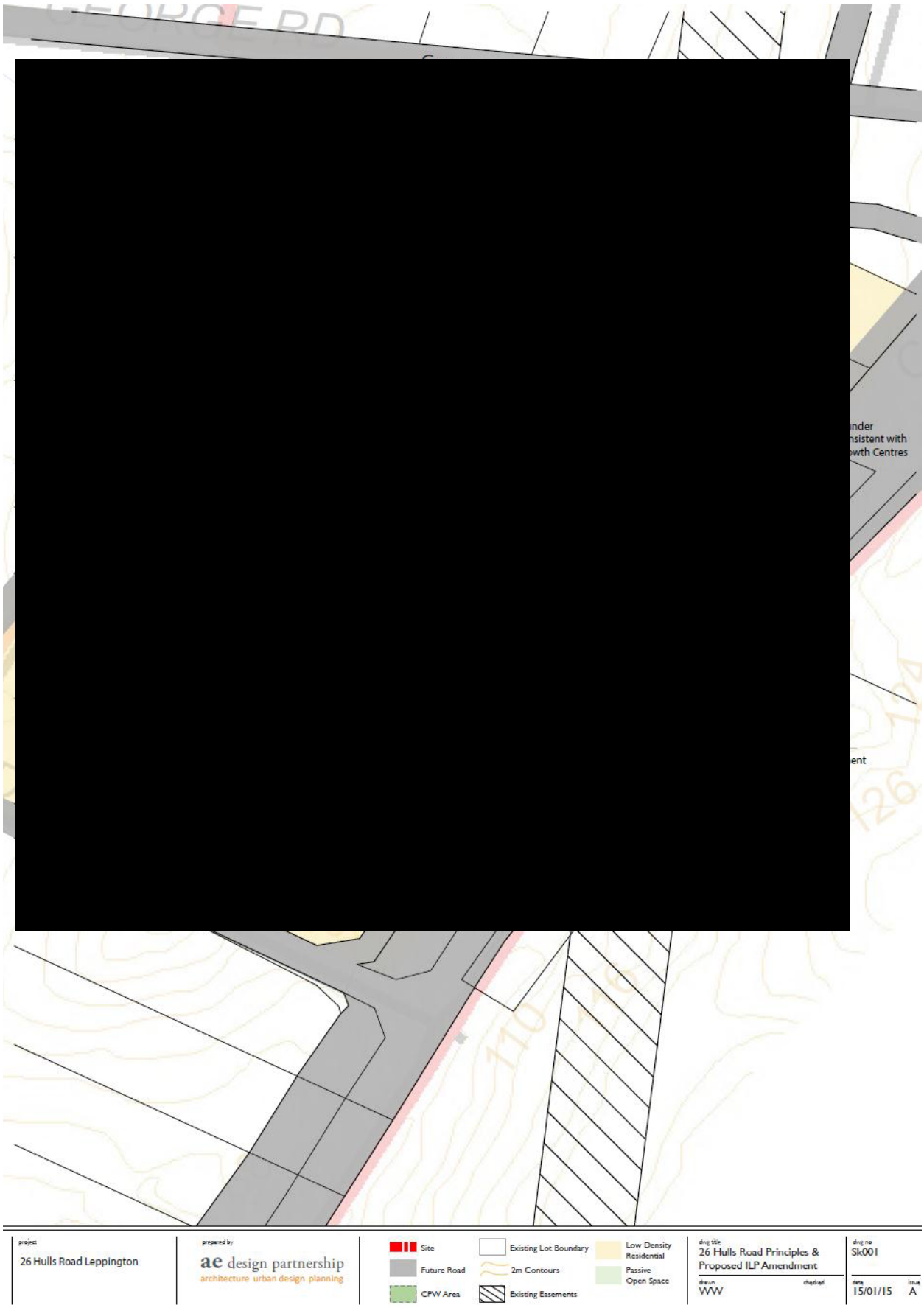


Contamination Risk Ranking

- Precinct Boundary
- SWRL
- Cadastral Boundaries
- High risk
- Medium risk
- Low risk

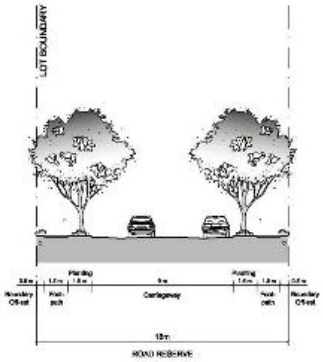
Annexure “D”

Sample amendment to Draft ILP/Indicative Development Scheme


project
26 Hulls Road Leppington
prepared by
ae design partnership
architecture urban design planning
Site
Future Road
CPW Area
Existing Lot Boundary
2m Contours
Existing Easements
Low Density Residential
Passive Open Space
dwg title
26 Hulls Road Principles & Proposed ILP Amendment
drawn
WW
checked
dwg no
Sk001
date
15/01/15
issue
A

Typical House on Sloping Lot

Typical House Along Sloping Street



Local Road Section

Source: Department of Planning Camden Growth Centre Precincts Development Control Plan

Park with Conservation of Significant Ecology

project: 26 Hulls Road Leppington	prepared by: ae design partnership, architecture urban design planning	Site; Future Road; CPW Area; Existing Lot Boundary; Existing Easements; Low Density Residential; Passive Open Space	dwg title: 26 Hulls Road Housing & Road Types	dwg no: Sk002	
			drawn: WW	checked:	date: 16/01/15 issue: A

Annexure “E”

Ecological Overview

ACS Environmental Pty Ltd

ASSESSMENT OF VEGETATION VALUES

[redacted]

AND IN THE

IMMEDIATE PRECINCT

AND IMPLICATIONS

FOR CONSERVATION IN A PROPOSED

LOCAL RESERVE

Prepared for:

MR GRAHAM PASCOE

JANUARY 2015

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Consultants experience

The directors of 'Actinotus Consultancy Services (ACS) – Environmental P/L' (formerly Actinotus Environmental Consultants) have collectively worked in the area of biodiversity impact and bushfire hazard assessment services for a period of greater than 20 years. They also have over 30 years of experience in scientific research (ecological, genetic) and teaching in biological science.

The principals of the former 'Actinotus Environmental Consultants' have completed the NSW Consulting Planners Bushfire Training Course organised by the Planning Institute of Australia NSW Division for planning consultants and allied professionals relating to the implementation of 'Planning for Bushfire Protection', in June 2003.

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ASSESSMENT OF VEGETATION VALUES AT NO. [redacted] LEPPINGTON, AND IN THE IMMEDIATE PRECINCT AND IMPLICATIONS FOR CONSERVATION IN A PROPOSED LOCAL RESERVE

1 DESCRIPTION OF VEGETATION AT NO. [redacted] LEPPINGTON

General description

The subject property was visually inspected on 8.1.15

Variation in cohort age and canopy species composition of patches of Cumberland Plain Woodland (CPW) occurs over about 20% of the total area of the property, mostly occurring on the eastern sections of the block on sloping hillsides. The patchy CPW has a general canopy projection cover (%CCPD) of about 20 - 25% but including extensive canopy gaps, this equating to a cover of <10% over the entire subject land.

The canopy species composition of the distributions of CPW is comprised of about 80% Grey Box, Forest Red Gum to about 15%, with Rough-barked Apple and Spotted Gum comprising about 5%.

The CPW contains about 15 mature individuals of trees mostly occurring towards the upper sections of the hillslope (Figure 1) among about 150 - 200 trees of varying age cohorts, including semi-mature individuals and recently established seedlings and saplings.

Description of patches of vegetation

Figure 1 indicates the occurrence of definitive areas of varying species compositions and age classes of trees.

Five relatively distinct floristic, cohort age and structural variants are evident across the distributions of CPW (Figure 1) as follows:

1 Mature trees with no understorey or native ground cover

Mature trees primarily Grey Box up to 50- 70 years in age to 20m tall with extensive canopy gaps. Occurs on upper hillslopes on relatively gentle gradients. Open-structured with no understorey, few native ground covers and low, grazed exotic grass and herb ground stratum.

2 Semi-mature trees and immature saplings of Grey Box with some Forest Red Gum with no understorey or native ground cover

Semi-mature trees and saplings, primarily Grey Box, 10- 30 years in age to 10m tall with some canopy gaps. Occur on upper to mid-hillslopes on relatively sloping gradients. Open-structured with no understorey, few native ground covers and low, grazed exotic grass and herb ground stratum.

3 Semi-mature trees and immature saplings of Grey Box, Forest Red Gum and Rough-barked Apple with no understorey or native ground cover

Semi-mature trees and saplings including Grey Box, Forest Red Gum and Rough-barked Apple, 10- 30 years in age to 10m tall with canopy gaps. Occurs on lower hillslopes on relatively sloping to steep gradients, often associated with drainage gully topography. Open-structured with no understorey, few native ground covers and low, grazed exotic grass and herb ground stratum.

4 Semi-mature trees and immature saplings with African Olive understorey

Semi-mature trees and saplings primarily Grey Box, 10- 30 years in age to 10m tall with a dense mid-storey canopy of African Olive. Occurs on lower hillslopes on relatively sloping gradients. Closed structured with few native ground covers.

5 Dense patch of African olive mid-storey stratum

Dense mid-storey stratum of African Olive with no eucalypts with one large stag. Occurs on lower hillslopes on relatively sloping gradients. Closed structure with few native ground covers.

Condition of vegetation

The land use of horse grazing has degraded the ground cover considerably and the understorey has largely been removed, except for some shrubs of Blackthorn occurring in a small drainage gully in the far eastern section of the land. Few natural ground cover species were evident though Scurvy Weed and Berry Saltbush occurred where ground cover had been retained.

Exotic shrub and groundcover species include exotic pasture grasses, Paddys Lucerne, Madeira Winter Cherry, Lantana etc.

Extensive African Olive incursion occurs as a mid-storey stratum along the lower southern section of woodland and as a discrete patch of vegetation on the lower eastern hillslope (Figure 1), this representing about 20% of the aerial cover of the vegetation.

Figure 1 - Mapping of various discrete patches of CPW and other vegetation at the subject land at No. 26 Hulls Road, Leppington

2 DESCRIPTION OF VEGETATION ON ADJOINING PROPERTIES IN THE VICINITY OF NO. [redacted], LEPPINGTON

The adjacent property to the south (at No [redacted]) was noted to contain about 50% of CPW, mostly including semi-mature trees and saplings over the total area of the property, the principal canopy tree being Forest Red Gum of various age classes with a mid-storey stratum containing extensive incursions of African Olive and Lantana.

The property one further north than the adjacent property to the subject land, was noted to also contain a discrete patch of CPW, apparently cleared of understorey with an open canopy cover.

3 CURRENT CLASSIFICATION OF ECOLOGICAL COMMUNITY AND STATUS IN THE VICINITY OF NO. [redacted] LEPPINGTON

The classification by TSC Act Field Validated Vegetation of Poor Condition CPW (TX) in Figure 3 of the Leppington Rezoning Assessment: Biodiversity and Riparian Studies by Eco Logical (2014) appears correct and consistent with Figure 7 in the same report, where mapping of the subject area of CPW was designated as 'Poor Condition Vegetation' (Code 4b). This classification is described in the Ecological Constraints section of the Eco Logical report (2014) as 'Category 4 - Other Remnant Vegetation'

This finding however is in contrast with a classification of the subject land in the same report as AHCVV (Additional High Conservation Value Vegetation) as depicted in Figure 5 of the Field Validated Vegetation in the same report by Eco Logical (2014).

In the Leppington Precinct Planning Report by the Department of Planning and Environment (2014) the subject area at No. 26 Hulls Road, Leppington is not classified as containing EPBC Act community classification (also similarly in reference to Figure 4 in the Eco Logical Report (2014)). Nor is the subject land mapped as containing TSC Act vegetation community classification in the Leppington Precinct Planning Report by the Department of Planning and Environment (2014)

AHCVV (Additional High Conservation Value Vegetation) as mapped by Eco Logical (2014) appears to have preferentially mapped the subject land (red shading) and adjacent property at 24 Hulls Road (Figure 2) in contrast to other similar distributions of degraded CPW distributions within the indicative Leppington Precinct.

Figure 2 - Mapped and validated **Existing Native Vegetation** plus AHCVV (red shading) within the Leppington Precinct (as mapped by Eco Logical 2014)

4 PROPOSED RESERVE AREA CONFIGURATION INCLUDING AREAS OF CPW ECOLOGICAL COMMUNITY IN THE VICINITY OF NO. [redacted], LEPPINGTON

With consideration of detailed mapping in Figure 1 of the vegetation distributions at No. [redacted] Leppington in regard to maturity and composition of canopy trees, an indicative reserve area footprint is outlined in Figure 3, including a spread of the proposed reserve area over 5 adjacent properties including the central property at No. [redacted]

This indicative area includes contiguous and non-contiguous distributions of CPW of varying age class and species canopy variation (Figure 3).

Areas of high incidence of weed incursion and some patches immature individuals of canopy trees have been excluded from the polygon in No. [redacted] the subsequent indicative reserve area footprint including a diverse mix of varying patches of CPW.

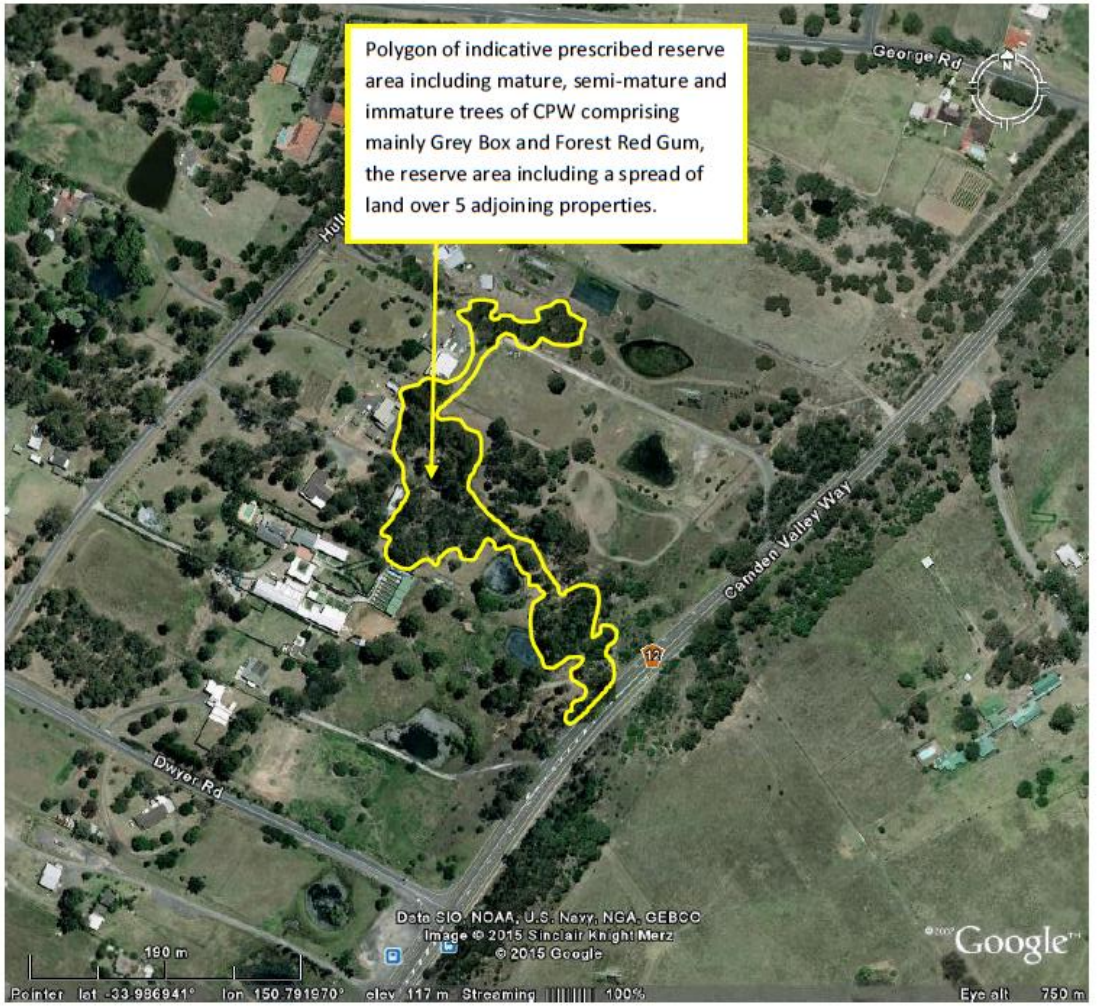

Figure 3 - Mapping of an indicative reserve area footprint of variants of CPW across 5 adjacent properties including the central property of the subject land at No. 26 Hulls Road, Leppington

5 CONSISTENCY WITH THE BIODIVERSITY CERTIFICATION ORDER 2007

The draft Indicative Leppington Precinct plan (IPL) includes provisions relating to the protection of Existing Native Vegetation (ENV) with approximately 1.8ha of ENV protected within the precinct in reserve areas, contributing at least 2000ha of ENV across the Growth Centres as required by the Growth Centres SEPP Amendment.

6 GENERAL CONCLUSIONS

It is noted (Leppington Precinct Planning Report - Department of Planning and Environment 2014) that the better examples of the two environmentally significant ecological communities, that occur within the Precinct, that is Cumberland Plain Woodland and the Alluvial Woodland component of River-flat Forest, occur in the Kemps Creek and Scalabrini Creek riparian corridors. Additionally, 'a small number of vegetated remnants to be located some distance from the riparian corridors are to be protected in the open space network'.

In this context, the principal vegetation occurring on the land at [redacted], Leppington has been identified as having conservation value in a proposed park reserve that extends into adjoining lands, as described in Section 3 of this report.

Detailed ground-truthing undertaken to qualify the species assemblages, status, condition and restoration prospects of vegetation at [redacted], Leppington and surrounds (Figure 1), has proposed a revised vegetation reserve footprint for conservation (see Figure 3). This should form the focus of a reconfigured reserve park. The final configuration should, however, provide a balance of broader urban design objectives for the sub-precinct and Leppington Precinct in general.

7 REFERENCES

Department of Planning and Environment (2014) Leppington Precinct Planning Report

Eco Logical (2014) Leppington Rezoning Assessment: Biodiversity and Riparian Studies