



Greenfield Housing

Department of Planning and Environment

GPO Box 39, Sydney NSW 2001

19th December 2014

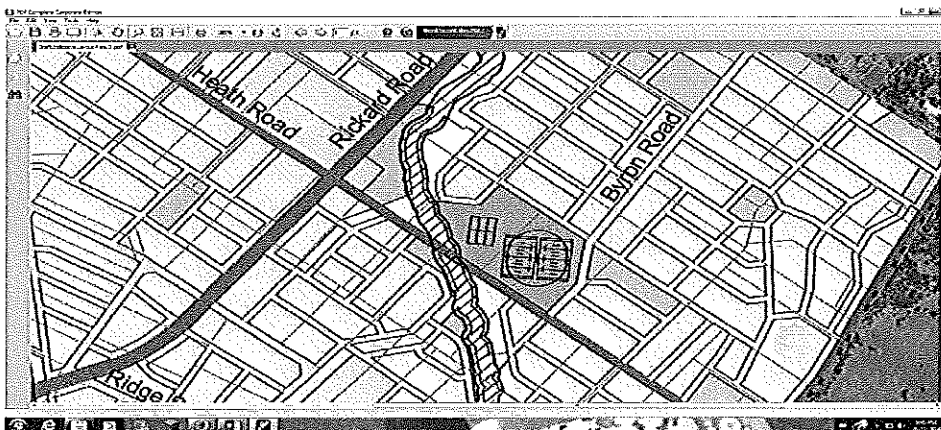
Attention: Brad Carmady/Paul Robilliard

Dear Sir

Re: Submission on the Draft Plan for Leppington Precinct

Property: 

We are writing in response to the draft plan for Leppington precinct to address issues impacting on our property. We wish to solicit amendments to the Indicative Layout Plan (ILP) and draft zoning plan, in relation to key points/issues outlined below:



Issues

1. Drainage

- On the draft plan, the trunk drainage channel is running through our property. As per table 5.9 (page 47 of [Leppington Precinct Water Cycle Management Strategy](#)) the row "B9-Western trib" applies to the drainage swale on our property. The required swale's top width is 16.3 metres and an additional 3 metres at least on one side of the swale plus at least 1.5 metres on the opposite side will be set aside for access to the swale. In total a width of up to 25 metres would be required for the swale.

As a consequence, a substantial amount of our land will be denied its potential for future housing development. Furthermore, a triangular piece of our land to the north west of the

drainage channel (along Heath Road) would be isolated, further limiting its potential for development.

2. Roads

- The proposed local roads on our property, more specifically a road along the south east of the drainage swale, occupy an excessive amount of land. Thus, it's limiting the land available on our property for future housing developments.

3. Contamination

- Our land has been identified as being potentially at high risk of contamination (refer page 18 of Preliminary Environmental Site Assessment).
- Could you please provide an explanation as to why our property, and the four neighbouring properties along Heath road, have such a high rating?

Requested amendments to the draft Indicative Layout Plan(ILP)

We urge the department and Camden Council to review the draft ILP and consider our proposed changes. This means to re-run the TUFLOW model of post-development conditions and re-assess the 100yrs ARI and PMI events. Also, it includes additional survey of channel and investigates the opportunity to narrow and reduce the length/width of overland flow paths.

1. Drainage

- From observation, a channel flow path does not convey water through a vast area of our land; and the question is whether it meets the definition of a watercourse.
- We wish to question the validity of the construction of such a large swale on our property. Hence, we request that the drainage swale be relocated close to the northern periphery of our property, and a local road is built on the site of the drainage channel instead.

- Should there be a scope for further refinement of the dimensions of the swale; consideration to reducing the size of the swale is warranted.

Previous precedents have been set in Austral and Leppington North precincts (refer to Drainage section of "Appendix B: Summary of submissions and responses" in Austral and Leppington North precinct Plan), whereby the size of drainage channels have been modified and reduced in size, following the exhibition of the draft plan(s). We urge the department to do the same with our property.

- As per current ILP, a triangular piece of our land to the north west of the proposed drainage channel cannot be developed to its full potential. We suggest that the department together with the council explore ways to incorporate this parcel of land with the rest of our property.

2. Roads

- We believe that the local road layout within the Precinct should not restrict development and limit residential density requirements within certified lands. Hence, some of the roads should be moved at the subdivision stage to prevent creating narrow parcels of our land which makes it difficult to subdivide without amalgamating with adjoining properties. We request that the road along the south east of the drainage swale be removed altogether. Alternatively, the road may be built on the drainage swale instead.

3. Contamination

- We propose that further field work and study be conducted to verify whether the land is contaminated. And if so, we would like an explanation of the nature of the contamination.
- Our land is currently being used for grazing and vegetable gardening. From our understanding, there has never been any intensive use of land for commercial or agricultural purposes.

Conclusion

We strongly believe that our requests for amendments are reasonable and based on sound town planning logic in terms of their potential achievement of strategic planning objectives for the South West Growth Centre.

Maximum development should be allowed on our property, considering its close proximity to amenities such as the proposed K-12 school, East Leppington town centre, and Leppington Town centre/Railway station.

Yours Sincerely,

