WHAT IS BEING PROPOSED IN LEPPINGTON?

- The NSW Government is asking for feedback on a draft plan to rezone land in stages for urban development in the Leppington Precinct.
- This precinct covers 655 hectares and is located within the Camden Local Government Area in South West Sydney.
- This precinct is currently zoned for rural land use.
- To coincide with the exhibition of this draft plan, the Government is also inviting feedback on minor map amendments to the Leppington North Precinct Plan to reflect a change in the design of the Rickard Road upgrade near Leppington Station.

WHY IS THE PLAN NECESSARY?

- Leppington is located in South West Sydney where the population is forecast to grow by 100,000 people by 2031.
- To cater for this growth, new homes, jobs, infrastructure, services, and open space will need to be provided.
- The Leppington Precinct will play an important part in helping to meet the needs of new residents in this part of Sydney.
- The draft plan proposes staged rezoning of the precinct for urban development in line with the delivery of infrastructure.
- Staging will ensure that essential infrastructure is put in place to support new development. The NSW Government has already invested in infrastructure upgrades to Camden Valley Way, Bringelly Road and Leppington Station (to be opened in early 2015), and sewer servicing (to be delivered in mid-2016.)

WHAT WILL THE PLAN DO?

- The draft plan will provide:
  - for a minimum of 7,000 dwellings for at least 23,500 residents;
  - up to 16,700 square metres of retail floor space within the local centre;
  - low density housing across the majority of the precinct, with medium density housing concentrated around a local centre and close to Leppington major centre;
  - one high school and four primary schools;
  - conservation of environmentally sensitive land along creek lines;
  - 56 hectares of open space including sports fields and other parks; and
the precinct will also benefit from upgrades to Camden Valley Way, Bringelly Road, and Rickard Road.

**HOW WILL THE REZONINGS BE STAGED?**

- The rezoning of land for urban development would take place in stages.
- Timing of the stages is based on the infrastructure that will be available to support new development and the likely demand for new housing. An infrastructure delivery plan is on exhibition with the draft plan.
- In the first stage in early 2015, land would be rezoned for around 1,900 homes (about four to five years of housing supply) within walking distance of Leppington Station and close to Ingleburn Road and Camden Valley Way.
- When other sub-precincts need to be rezoned, the Department and Camden Council will review and update the Indicative Layout Plan for Leppington Precinct. Before we rezone other sub-precincts, we will exhibit the revised Indicative Layout Plan.

**HOW WILL THE REZONINGS AFFECT LAND OWNERS?**

- There are 266 land owners in the precinct and the majority own between one and two hectares of land.
- The staged approach to rezoning will ensure that land is rezoned in line with the delivery of infrastructure. This will give existing land owners greater capacity to plan to develop their land.
- Rezoning the precinct in stages means that land owners also won’t have to pay higher rates on land that can’t be developed because there is no infrastructure in place.
- Land owners can continue to use the land for its existing purpose provided that the use has been lawfully commenced.
- They can choose to sell their property at any time.

**WHAT CONSULTATION HAS OCCURRED ON THE LEPPINGTON PRECINCT?**

- Consultation about the Leppington Precinct has occurred over the last three years. Earlier this year, the Department hosted information sessions on the Rickard Road Strategic Route Study, which 78 members of the community attended.
- In mid-2013, we held three workshops with over 140 participants from the precinct.
- In August 2012, the Department consulted on a proposed boundary review to include 193 hectares of land in the Catherine Fields North Precinct and received 15 submissions.
- We hosted 165 attendees at our community drop-in sessions in May and September 2012.
• Relevant state agencies have been involved in planning for the precinct, and agency consultation will continue during and after the exhibition period.

• We have also consulted on the potential impacts of the draft plan on critical habitat or threatened species populations or ecological communities, and their habitats (including fish and marine vegetation).

• Feedback from these activities has been used to develop the draft plan.

• The table attached to this FAQ lists the concerns raised at the Indicative Layout Plan workshops held in July and August 2013 at Hoxton Park Anglican Church and explains how the Department has responded.

WHAT IS ON EXHIBITION?

• The draft plan for Leppington Precinct and a number of supporting documents are now on public exhibition for six weeks.

• These supporting documents are:
  – Precinct Planning Report
  – Draft Indicative Layout Plan (ILP)
  – Explanation of the proposed amendment to the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (including draft maps)
  – Draft Development Control Plan (DCP)
  – Supporting technical studies
  – Biodiversity Certification Consistency Report

• In addition, minor map amendments to reflect the new Rickard Road design in the Leppington North Precinct Plan are also on exhibition.

WHERE CAN I VIEW THE INFORMATION?

• You can view this information online at: www.planning.nsw.gov.au/proposals

• You can obtain the information on CD by phoning 1300 730 550 or by emailing community@planning.nsw.gov.au

• You can also view this information at:

  Department of Planning and Environment
  Level 5, 10 Valentine Ave, Parramatta
  Monday to Friday 9am-5pm
Frequently Asked Questions

Department of Planning and Environment
Information Centre, 23-33 Bridge St, Sydney
Monday to Friday 9am-5pm

Camden Council
37 John St, Camden
Monday to Friday 8:30am-5pm

- You may also wish to attend a drop-in session hosted by Department of Planning and Environment and Camden Council staff at:

Leppington Progress Association Hall
123 Ingleburn Rd, Leppington

On: Tuesday 18 November 5:30pm-8:30pm or Thursday 27 November 2-8pm

HOW CAN I MAKE A SUBMISSION?

- You can make a submission:
  - by post to the Department of Planning and Environment, Greenfield Housing, GPO Box 39, Sydney NSW 2001
  - by emailing: community@planning.nsw.gov.au
  - by faxing (02) 9895 7670
  - by completing our survey and posting, emailing or faxing it back to us.

- We publish submissions online. That’s why it’s important to read our privacy statement at [www.planning.nsw.gov.au/privacy](http://www.planning.nsw.gov.au/privacy)

- Submissions close on Friday 19 December 2014.

WHAT HAPPENS AFTER THE EXHIBITION?

- All submissions will be carefully considered and a report will be prepared for the Minister for Planning.

- If the plan is approved it will be introduced via an amendment to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*, which will rezone the land.

- Land owners and developers will then be able to prepare and lodge development applications.

- The Department will notify land owners when the rezoning is finalised.
ATTACHMENT: LIST OF CONCERNS RAISED AT THE INDICATIVE LAYOUT PLAN WORKSHOPS, 2013

<table>
<thead>
<tr>
<th>Indicative Layout Plan – Workshop Feedback</th>
<th>Our response</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>The distribution of medium density has been further investigated and is now proposed in close proximity to East Leppington and Leppington Local Centres and along Ingleburn Road. Housing in these locations will be close to services and infrastructure.</td>
</tr>
<tr>
<td>Is there an opportunity to increase the size of the local parks?</td>
<td>A number of the local parks have been expanded to provide more useable space, particularly those parks that were able to include existing native vegetation.</td>
</tr>
<tr>
<td>A school should be located in the south of the Precinct.</td>
<td>The Department of Education and Communities, Transport for New South Wales and Camden Council each have specific and sometimes different requirements and preferences for the selection of school sites. The current sites have been chosen as they provide the best outcome for everyone. 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.</td>
</tr>
<tr>
<td>Light industrial area is located too close to a proposed school site. Can it be moved or removed all together as there are sufficient light industrial land uses nearby in Leppington North.</td>
<td>The light industrial zone has been removed from the Leppington Precinct.</td>
</tr>
<tr>
<td>Can there be bulky goods along Camden Valley Way?</td>
<td>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 Indicative Layout Plan was not amended to provide</td>
</tr>
</tbody>
</table>
### Indicative Layout Plan – Workshop Feedback

| Our response                                                                                                                                 |
|---|---|
| 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 Indicative Layout Plan now provides for very low density along the power line easements. |
| Are 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 Indicative Layout Plan 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 Indicative Layout Plan, businesses such as corner shops are permitted in the R2 Low Density and R3 Medium Density Residential zones. It will be up to individual land owners to decide if they wish to lodge a development application with Camden Council to operate a corner store once the new planning controls are implemented for the precinct. |