











Austral and Leppington North Precinct Plans

2013

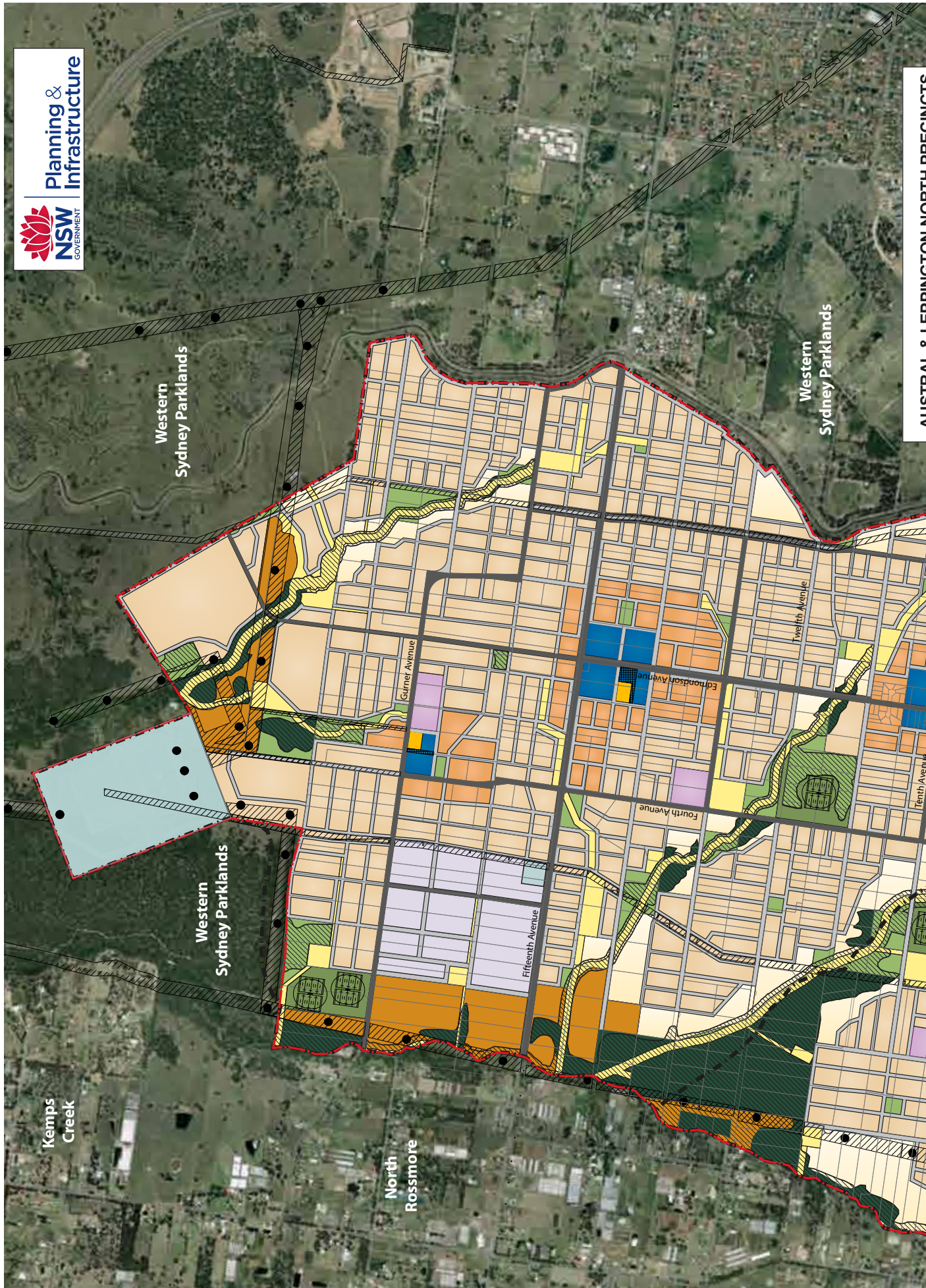
The Austral and Leppington North Precincts have been rezoned for urban development by the NSW Government.

-  Land for approximately 17,350 homes and over 54,000 residents
-  Leppington Major Centre with regional shopping, employment, cultural and community facilities
-  New Leppington station
-  A local centre and 3 neighbourhood centres
-  220 hectares of employment land
-  135 hectares of open space and recreation areas
-  Upgrades to major roads
-  New primary and high schools
-  Protection of 116 hectares of significant vegetation, and major creek corridors
-  New pedestrian and cycle links



Planning &
Infrastructure

Austral and Leppington North Indicative Layout Plan (ILP)



INDICATIVE LAYOUT PLAN

Land to which this Plan applies

Precinct Boundary

Indicative School Location

Retail/Commercial Area

Light Industrial

Bulky Goods

Medium Density Residential

Low Density Residential

Environmental Living

Rural Transition

Business Park

Mixed Use

Retail Core

Civic Precinct

Community Centre

Major Road

Local Road

Private Open Space

Passive Open Space

Active Open Space

Drainage

Environmental Conservation

Environmental Protection Overlay

Canal

SWRL Corridor

Existing Easements

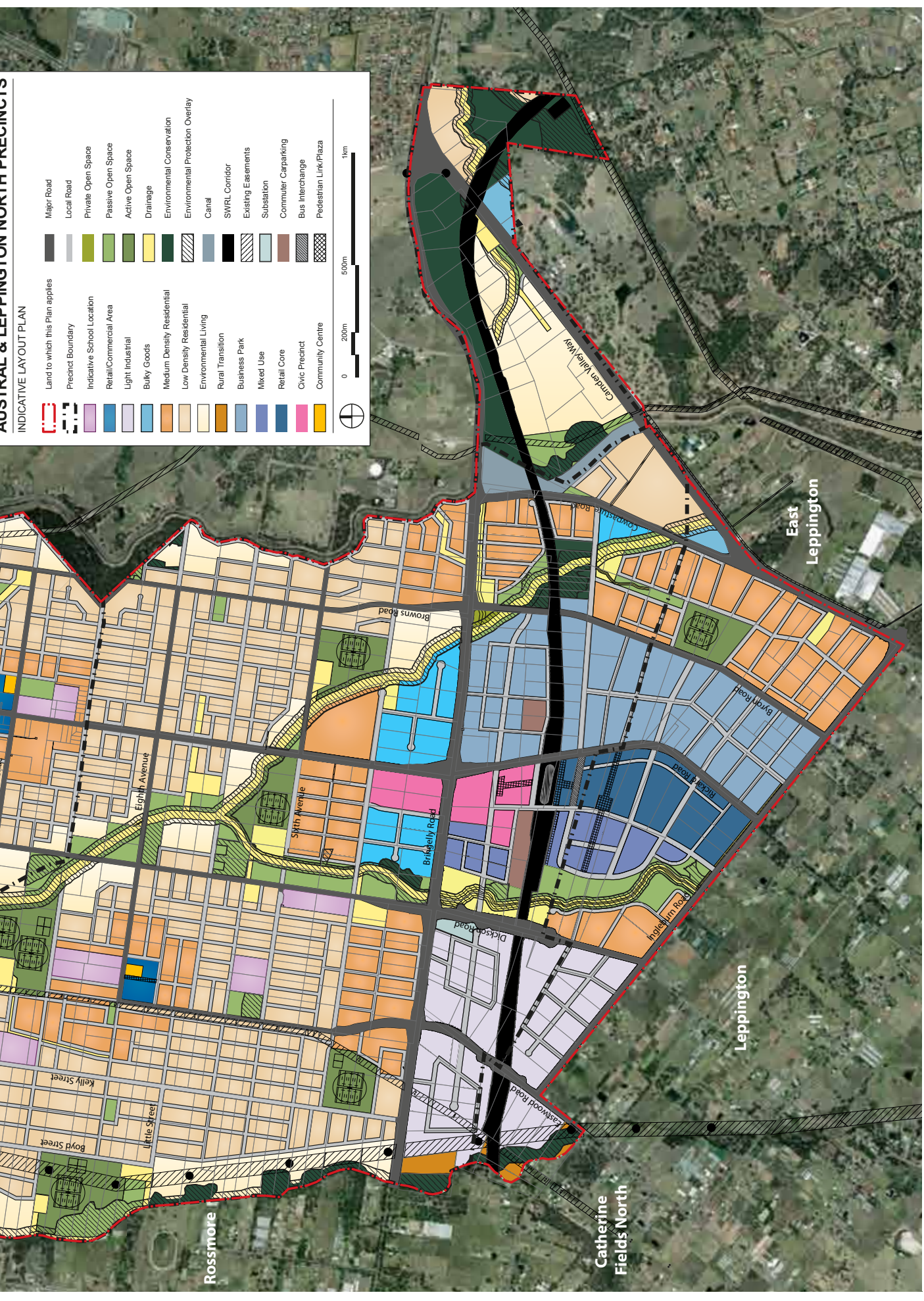
Substation

Commuter Carparking

Bus Interchange

Pedestrian Link/Plaza

0 200m 500m 1km



Austral and Leppington North Precincts Rezoned

The NSW Government has finalised the rezoning of the Austral and Leppington North Precincts by amending the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the Growth Centres SEPP).

The Precinct Plans are the result of an extensive process managed by the Department of Planning and Infrastructure, in consultation with Liverpool and Camden Councils, stakeholders and landowners.

Following public exhibition of the draft Precinct Plans for Austral and Leppington North in November/December 2011 and community feedback, the Precinct Plans were amended to:

- Increase the amount of land zoned for residential development.
- Reduce the amount of land for public open space and drainage infrastructure, while still ensuring that appropriate standards are maintained.
- Refine the planning for the Leppington Major Centre including simplifying the road network, amending the zoning of the 'civic precinct' to allow greater flexibility, and improving the relationship between development and open space along the creek corridors.
- Improve the layout of the neighbourhood centres to better respond to the types of retail and commercial development likely to occur in these zones.
- Respond to revised flood modelling and the development potential of land affected by flooding.
- Ensure that native vegetation is protected in accordance with the biodiversity certification for the Growth Centres.
- Simplify and consolidate the controls under the Growth Centres SEPP and the Development Control Plans that now apply to the land.
- Ensure that land needed for essential infrastructure, including schools, water, waste water and electricity supply, is clearly identified.
- Facilitate subdivision of the relatively small existing rural allotments through appropriate design of the road network.

Infrastructure

Significant infrastructure (either new or upgraded) will be provided in the Austral and Leppington North Precincts over time. Interconnected roads, walking and cycling networks, an integrated public transport system and higher densities in appropriate areas will encourage public transport use and decrease reliance on cars.

The provision of drinking water, waste water and power infrastructure will be staged to enable development to occur progressively across the Precincts. Stormwater detention infrastructure will be provided to manage natural drainage flows and protect the natural environment.

The Infrastructure Delivery Plan (available from the Department and Councils) explains the current status of infrastructure planning and delivery strategies for the Precincts. Both short-term and long-term servicing strategies are proposed and the Department will continue to work with infrastructure providers to ensure that infrastructure is delivered in stages to enable development to proceed.

The Leppington Station and the South West Rail Link are on schedule to open in 2016 and connect the Precincts to metropolitan Sydney. For more information visit www.transport.nsw.gov.au/projects-southwestraillink

Major road upgrades are proposed for Bringelly Road, Camden Valley Way, Fifteenth Avenue and Edmondson Avenue. Upgrades to Camden Valley Way are due to be completed by the end of 2015.

Leppington Major Centre



A Major Centre is proposed at Leppington where jobs, shopping, entertainment, community and government services will be focused for 300,000 new residents of the South West Growth Centre.

Featuring environmentally sustainable design principles, the plan encourages walking, cycling and public transport use, efficient development densities and natural green spaces to create a living centre where people can gather to shop, work and relax. The Precinct Plan emphasises high quality public spaces, with retail, commercial and residential development fronting onto streets, parks and plazas. Transport routes have been carefully structured to optimise access to and from the town centre, and for light industrial areas and bulky goods showrooms on the perimeter.

What does this mean for existing landowners?

Although land has been rezoned, landowners do not have to develop their land. Landowners can choose to develop all or part of their property or not to develop at all. Under 'existing use rights', landowners can continue with current uses (provided the use is already lawfully commenced).



www.growthcentres.nsw.gov.au