

## Frequently Asked Questions

November 2015

### WHAT DOES THE REZONING ANNOUNCEMENT MEAN?

- Stage 1 of the Leppington Priority Precinct in the South West Priority Growth Area has now been rezoned. This means that new planning controls will enable a range of uses for the land such as housing, employment and recreation.

### WHAT WILL THE PLAN DELIVER?

- Stage 1 of the Leppington Priority Precinct will provide up to 2,500 new homes, a new primary and K-12 school and a new community centre.
- When fully developed, the Leppington Priority Precinct will deliver approximately 9,000 new homes.
- Services such as water and sewer will be in place when the first new homes are complete.

### WHY IS LAND BEING REZONED IN STAGES?

- A staged approach to rezoning provides greater efficiency and certainty for landowners and developers.
- Land will be rezoned when infrastructure is available or a commitment to deliver the required infrastructure is in place. Water, sewer and electricity services will be progressively available to land in Stage 1 from 2016.
- Rezoning the precinct in stages means that landowners won't have to pay higher rates on land that can't be developed because there is not infrastructure in place.
- The Department has worked with infrastructure providers to ensure that the delivery of essential infrastructure will match housing demand.

### WHAT INFRASTRUCTURE WILL BE PROVIDED?

- The Leppington Priority Precinct is close to the Leppington Railway Station on the South West Rail Link. The area will benefit from upgrades to rail and major roads, including Camden Valley Way.
- Future residents in the Leppington Precinct will also be close to the Leppington North Precinct, which will provide jobs, shopping, entertainment, community and government services.

## WHEN WILL THE OTHER STAGES BE REZONED?

- Land will be rezoned when infrastructure is available or a commitment to deliver the required infrastructure is in place.
- The Department is working with the infrastructure providers like Sydney Water to coordinate the planning and delivery of essential infrastructure to meet demand for new housing in the precinct.

## HOW DID THE DEPARTMENT RESPOND TO SUBMISSIONS?

- The issues raised in submissions were carefully considered and have resulted in a number of changes to the exhibited draft Precinct Plan and associated planning controls.
- The Department has prepared a Finalisation Report that includes an explanation of the changes and a detailed summary of each of the issues raised and the Department's response/position. For more information please visit [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

## WHERE CAN I GET MORE INFORMATION?

- For a copy of the Finalisation Report or related documents, please visit [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au) or call 1300 730 550
- The new zoning and other land use controls are explained in *State Environmental Planning Policy (Growth Centres) 2006*. The amended SEPP and maps relating to zoning are available at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au)
- For information about zoning and planning controls, please contact Camden Council on (02) 4654 7777.