



Planning &
Environment

Leppington (Stage 1)

FINALISATION REPORT

OCTOBER 2015



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1 Introduction

1.1 Overview

In November 2011, the former Minister for Planning and Infrastructure released the Leppington Priority Precinct (**the Precinct**) for rezoning investigations.

The draft Precinct Planning package, exhibited between 10 November and 19 December 2014, was a key step towards the introduction of new planning controls to enable urban development in the Precinct, which is within the South West Priority Growth Area. If approved by the Minister and the Governor, the Precinct Plan will rezone land for urban development under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP).

The new planning controls will apply to land within Stage 1 of the precinct, which has capacity for in the order of 2,500 new homes, and is where essential infrastructure will be available first. The rezoning will:

- permit development for a range of urban purposes, including housing, open space and infrastructure;
- establish controls to meet residential density targets and ensure appropriate standards for subdivision and urban development;
- identify and plan for delivery of infrastructure that is required to support development; and
- protect significant vegetation and water courses.

The public exhibition period enabled land owners and other interested people to view, understand and provide comment on draft planning controls and proposed staged rezoning approach. Following public exhibition, the Department of Planning & Environment (the Department), in collaboration with Camden Council (Council), undertook an extensive review to address issues raised in submissions and finalise the documents.

This report documents the public consultation process, summarises the issues raised in submissions and reports on how those issues have been addressed to finalise the precinct plan.

1.2 Summary of the Precinct Plan

The Precinct Planning package consists of a number of documents and plans:

- amendments to the Growth Centres SEPP which, when published, will mean that Camden Growth Centres Precinct Plan – Appendix 9 will apply to Stage 1 of the Leppington Priority Precinct (referred to in this document as the Precinct Plan);
- amendments to the various maps under the Growth Centres SEPP, to show how controls apply to land within Stage 1;
- an Indicative Layout Plan (ILP) to display the location of roads, housing densities, infrastructure, open space, community facilities and services;
- the Camden Council Growth Centres Development Control Plan (Camden Growth Centres DCP) which provides more detailed design controls for development in the Precinct, and the Leppington Priority Precinct Schedule that will apply to Stage 1; and
- an Infrastructure Delivery Plan.

A minor amendment will also be made to the alignment of Rickard Road within the Leppington North Priority Precinct. This amendment was exhibited at the same time as the Leppington Priority Precinct.

Camden Council is preparing a draft Section 94 Contributions Plan to establish funding mechanisms for local infrastructure (roads, drainage, open space and community facilities) required to service development in the Precinct. The likely timing for exhibition and finalisation of the Section 94 Plan is during the second half of 2015.

The final ILP is shown at **Figure 1** and **Appendix A: Final Indicative Layout Plan**. **Table 1** summarises the development outcomes for Stage 1.

Table 1: Summary of planning outcomes for Stage 1 of the Leppington Priority Precinct

Land Use	Area (ha)	Dwelling*	Population*
Low density residential (18 dw/ha)	95.9	1700	5800
Medium density residential (25 dw/ha)	27.6	700	1800
Environmental Living (Riparian 4 dw/ha)	3.1	12	40
Environmental Living (Camden Valley Way 10 dw/ha)	3.4	34	120
Total residential	130.0	2446	7760
High schools	5.6	N/A	
Primary schools	2.2		
Total school	7.8		
Community Centre	0.4		
Total community uses	0.4		
Local active open space	6.0		
Local passive open space	7.4		
Total local open space	13.4		
Water Management	14.8		
Roads – main roads and existing	12.6		
Total infrastructure	27.4		
Leppington Stage 1 Precinct Area	179.0		

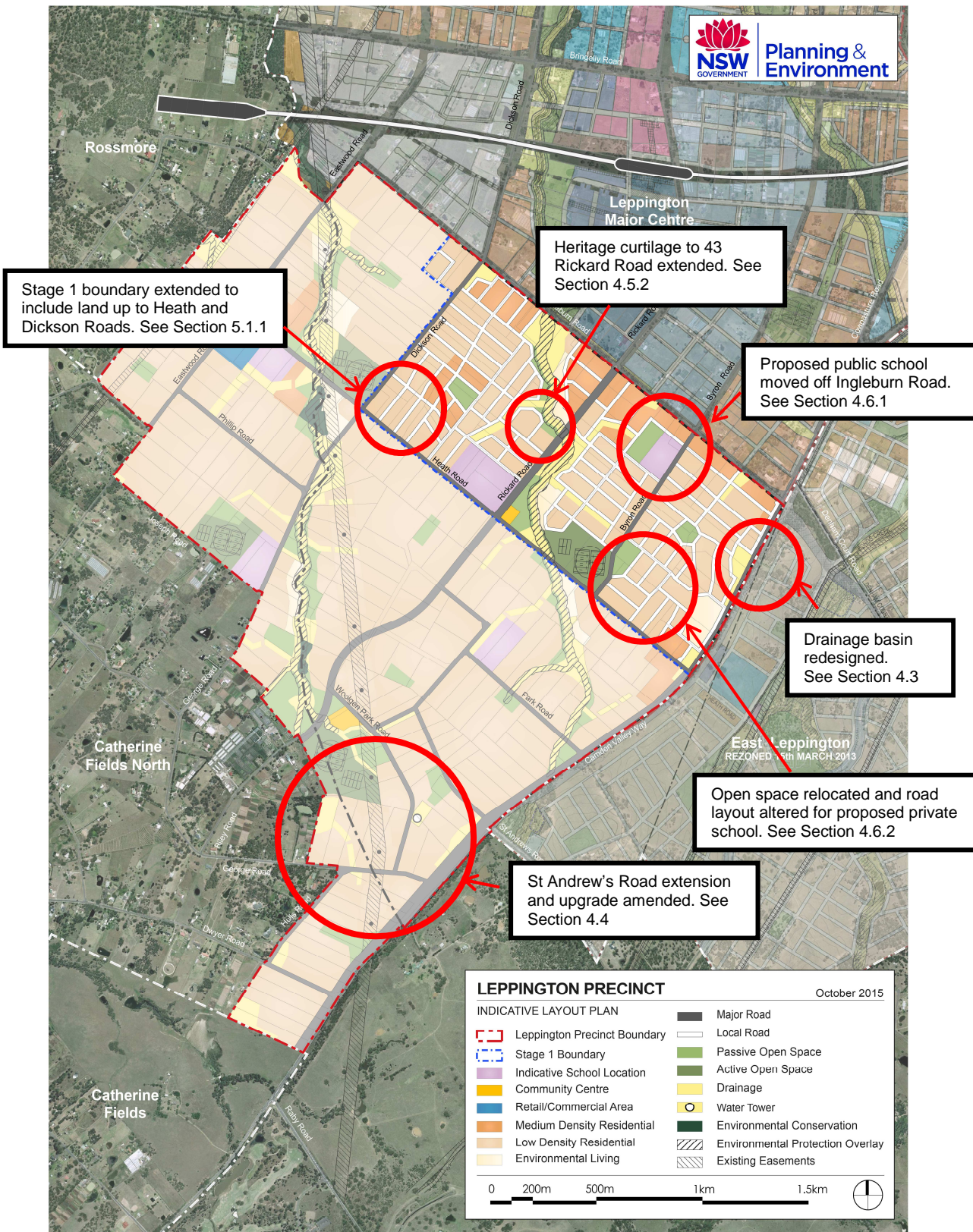
*Figures have been rounded

1.3 Staged Rezoning

The Precinct has ultimate capacity for more than 9,000 homes, however water, sewer and electricity infrastructure will only be progressively available to Stage 1 commencing in 2016. It is not known at this stage when essential infrastructure will be available to Stages 2-5. **Section 4.2** of this report provides further details on the planned sequence of infrastructure delivery.

Therefore, Stage 1 will be rezoned first with future stages to be rezoned when the timing of essential infrastructure is known for those stages.

Figure 1: Final Indicative Layout Plan – amendments following exhibition



2 Exhibition Details

2.1 Exhibition and Submissions Period

The draft Precinct Planning Package was on exhibition from 10 November to 19 December, 2014. The Department accepted a number of late submissions. All submissions received by the Department are included in the submissions report at **Appendix B: Summary of Submissions and Responses**.

2.2 Exhibited Materials

The following documentation was publicly exhibited as part of the draft Precinct Planning Package:

- Precinct Planning Report;
- draft ILP;
- Explanation of the Intended Effect (**EIE**) of the proposed amendment to the Growth Centres SEPP (a “plain English” version of the draft Precinct Plan);
- draft Growth Centres SEPP maps;
- draft DCP;
- proposed Rezoning Sequence map;
- supporting technical studies;
- Infrastructure Delivery Plan; and
- Biodiversity Consistency Assessment Report and Strategic Assessment Report.

A Guide to Exhibition and a brochure highlighting the approach to precinct planning were also available.

2.3 Exhibition Venues

The draft Precinct Planning Package was available to the public at the following locations:

- Department of Planning & Environment, Level 5, 10 Valentine Avenue, Parramatta
- Department of Planning & Environment, 23-33 Bridge St, Sydney
- Camden Council, 37 John Street, Camden
- Camden Council, Narellan Administration Centre, 19 Queen Street, Narellan
- Department of Planning and Environment web site via link to (www.growthcentres.nsw.gov.au).

2.4 Public Notice

Notices were placed in the following newspapers advising details of the public exhibition:

- Camden Advertiser – 19 November, 2014
- Macarthur Chronicle – 18 November, 2014
- South West Advertiser – 19 November, 2014

2.5 Notification of Land Owners

The Department wrote to all land owners in the Precinct (as recorded on Council's rates database) at the start of the exhibition period. The letter provided details of the exhibition period, the times and dates of the community drop-in sessions, and contact details for the Department, and invited submissions on the draft Precinct Plan.

2.6 Notification of Stakeholders

The Department advised stakeholders of the exhibition, including the local councils, state agencies, and environmental, community and development interest groups, as listed at **Appendix C: Key stakeholders notified by mail of the public exhibition.**

2.7 Information Sessions

The Department held two community drop-in sessions at the Leppington Progress Association Hall, 123 Ingleburn Road, Leppington during the exhibition period. The sessions were held on:

- Tuesday 18 November, 2014 5:30pm – 8:30pm
- Thursday 27 November, 2014 2:00pm – 9:00pm

The sessions were an opportunity for members of the public to meet with the project team and discuss the draft Precinct Plan. Sydney Water and Camden Council were also represented at the sessions.

The sessions were well attended by the community, with 195 landholdings within the Precinct represented by 297 people. At the sessions Departmental staff offered information and advice to land owners including assistance interpreting technical information, and addressing concerns regarding the proposed staging process.

3 Submissions Summary

3.1 Number of Submissions

A total of 118 submissions were received. All submissions received are listed and summarised at **Appendix B: Summary of Submissions and Responses** along with the Department's response. A summary of submissions grouped into major stakeholder groups is provided at **Table 2**. Authors of all submissions were sent an acknowledgement letter. When the Precinct Plan is finalised, the Department will again write to all land owners and those who made submissions to advise of the Minister's decision.

Table 2: Summary of submissions

Submission author	Number of submissions
Commonwealth Government Agencies	0
State Members of Parliament	0
State Government Agencies	7
Services & Utilities	2
Local Government	2
Land owners and groups (within Precinct)	73 [26 in Stage 1, 47 in Stages 2-5]
Landowners (external) and community/interest groups	33
Industry Groups	1
Environmental Groups	0
TOTAL	118

3.2 Issues Raised in Submissions

All submissions received were reviewed by Departmental staff and issues were categorised. The type of issues raised and their frequency is shown in **Table 3**. Detailed responses to key issues are provided in **Section 4** of this report.

Prominent issues raised in submissions include:

- the proposed zoning of land, particularly for public purposes such as drainage or public recreation;
- the proposed staging of the rezoning; and
- traffic and transport, particularly the proposed upgrading and extension of St Andrews Road.

Table 3: Summary of issues by category

Issue raised	Frequency of issue (%)
Zoning	31
Not supportive of staged rezoning	28
St Andrews Road	23
General support for plan	14
Road layout	13
Infrastructure provision	10
Drainage/ flooding	10
Timing of development	7
Rates	7
Open Space – ENV	7
Heritage – Indigenous and Non-Indigenous	6
Densities	6
Open Space	6
Acquisition and value of land	5
Bushfire	5
Heights	4
School sites	4

NOTE: Many submissions raised more than one issue which is captured in the frequency of issue column.

4 Consideration of Issues

This section discusses the issues raised in submissions, and those raised in ongoing discussions with state agencies and key stakeholder groups. Changes have been made to the Precinct Plan since exhibition as a result of the Department's review of submissions, and these changes are summarised in **Section 5**.

Prominent issues raised have been considered in detail in this section, while **Appendix B: Summary of Submissions and Responses** provides responses to all individual submissions. Reference should be made to the final ILP at **Figure 1** (and **Appendix A**) and **Section 5** to understand the changes made to the plan since exhibition.

4.1 Zoning

More than 30% of submissions raised the issue of the zoning of land. Common issues raised included objections to the zoning, for example, open space or drainage, and requests for land to be zoned a "higher" residential density zone than exhibited.

When planning a precinct, a range of issues must be balanced to determine which areas of land will be developed for residential purposes, commercial purposes, open space, drainage, environmental conservation, schools etc.

The Leppington Priority Precinct contains two creek corridors, one of which traverses Stage 1 (Scalabrini Creek). These corridors are proposed to contain much of the drainage infrastructure and open space areas. Other drainage infrastructure has been located and sized to capture stormwater from upstream catchments. For these reasons, drainage infrastructure needs to be located in specific areas and cannot be easily moved.

Open space is located to ensure that all residents will have a park within walking distance of their home. These principles have informed the location and size of planned open space:

- where there is existing active or passive open space;
- where there is existing vegetation to be retained;
- on environmentally constrained land; or
- next to school sites with the intention of the land being co-shared between the school and the public.

The majority of the Precinct will be zoned for low residential density development. Small areas of medium residential density development are proposed along Ingleburn Road in Stage 1, on Camden Valley Way at the intersection with Heath Road (Stages 1 and 2) and around the open space in the west of Stage 1. These locations provide better access to public transport and services thereby justifying higher residential densities.

The proportion of low and medium density housing was also informed by a Housing Analysis undertaken to inform development of the ILP. The Analysis informed the Department of the likely demand for different housing products based on current and projected market activity. It is predicted that the vast majority of demand (85%) in the Precinct will be for single detached dwellings.

In conclusion, the zoning of land within the Precinct takes into consideration many factors and any requests to change the zoning are only considered if the proposed zoning would detrimentally affect the redevelopment of a site. In this respect, the zoning of two landholdings has been changed; see **Sections 4.3** and **4.6** below. Other changes made by the Department including the amendment of the St Andrews Road extension, see **Section 4.4**.

4.2 Staged Rezoning, Infrastructure Delivery and Timing

A large number of submissions (28%) mentioned the proposed staged development of the rezoning of the Precinct. The submissions did not support the staged rezoning approach and / or wanted land in later stages to be included in earlier stages. A smaller number of submissions (7%) mentioned the timing of development (too slow, timing not clear etc). These two issues are related and they are due mainly to the provision of infrastructure and the predicted rate of market demand for new homes.

The rezoning of other precincts within the Priority Growth Areas to date has occurred on a precinct wide basis, ie a whole precinct has been rezoned at the one time. This has resulted in large areas of land across multiple growth centres being rezoned to allow for residential purposes. While this has resulted in a good supply of rezoned land (with capacity for more than 90,000 homes across the North West and South West Priority Growth Areas), the rate of delivery of new homes by the development industry means that not all of this land needs to be serviced with essential infrastructure now.

The staged approach to rezoning means land will be rezoned when a commitment from the government or a developer is in place to provide essential infrastructure, reducing the time between rezoning and the ability for land to be developed. This will also enable the Valuer General to apply appropriate valuations to land and avoid an increase to Council rates and land taxes where land is not yet serviced and able to be developed.

The utility agencies have committed to the funding and delivery of essential infrastructure for land within Stage 1. The timing for the servicing for the remainder of the Precinct (Stages 2-5) is not known at this stage and will depend on market demand.

For Stage 1, infrastructure will be delivered progressively and is detailed in **Table 4**.

Table 4: Provision of essential infrastructure

Type	Availability / capacity
Potable water	<ul style="list-style-type: none"> Existing infrastructure and capacity for the release of 1000 lots assuming 250 lots released / year. After existing capacity exhausted, Sydney Water funded trunk main planned from Raby Road Reservoir to run along Ingleburn Road to continue to service Stage 1.
Sewer	<ul style="list-style-type: none"> Bringelly Road trunk main currently being extended to Ingleburn Road to service part of Stage 1, due for completion 2015. Developers to fund lead-in works
Electricity	<ul style="list-style-type: none"> Initial supply for up to 600 dwellings through developer funded extensions of the existing 11kV feeders from the South Leppington zone substation. An additional 400 dwelling capacity will be available in 2019 due to network rearrangement following establishment of a zone substation in the Leppington North Precinct. When the above capacity is exceeded, further augmentation will be required in the 11kV network from the South Leppington zone substation. South Leppington zone substation is programmed to be upgraded in 2021 to provide for further growth. Endeavour will continue to monitor growth rates to ensure appropriate timing of investment.

Infrastructure planning has been undertaken for the whole Precinct, and includes a sequenced program for infrastructure delivery to support demand. However, it has *not* been determined exactly when the land can be serviced. In the case of this Precinct, it is known that Part of Stage 1 can be serviced starting in 2016, due to services that already exist or will be extended. The remainder of the Precinct will be serviced progressively as the service providers program their work and there is demand for housing in an area.

4.3 Water Cycle Management

As exhibited, Basin 16, located on Camden Valley Way in the north east of Stage 1, was partially located over an existing service station and real estate agency.

Submissions were received on behalf of the real estate agency (Lot 11 DP 1175345) and the owner and the tenant, British Petroleum (BP) of the service station land (Lot 10 DP 1175345). BP advised that the site is strategic to its network and it is in discussions with the owner in relation to a service station redevelopment. The service station is a significant constraint to the delivery of a drainage basin in this location. The real estate land requested the removal of the drainage infrastructure and the land be rezoned B1 Neighbourhood Centre. If a B1 zoning was not acceptable to the Department a R3 Medium Density Residential zone is requested.

After review by the Department, the basin has been moved off the two subject lots by expanding it to the west but maintaining its size (minimum 7,032m²) to ensure it has sufficient capacity to manage stormwater from the upstream catchment. The service station and real estate agent sites are proposed to be zoned R2 Low Density Residential which would not preclude either existing operation from continuing on site and redeveloping, if redevelopment complied with existing use rights provisions under the *Environmental Planning and Assessment Act 1979*.

The rezoning of the real estate land to a B1 zone is not supported. A neighbourhood centre is not proposed or supported in this location on Camden Valley Way by the Retail Study that informed the development of the ILP. The recommended R2 zone will allow the existing use to continue. Shops up to 100m² are permissible in the R2 zone. The R2 zone is considered appropriate for the site as it will allow for a range of housing products consistent with the surrounding zones, and is consistent with the Housing Analysis Study which concluded that the greatest demand for housing in the Precinct will be single detached housing. See

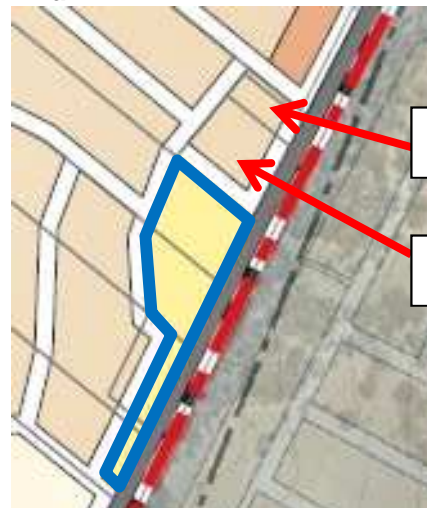
Figure 2.

Figure 2: Drainage basin no. 16 as exhibited and as final

Exhibited



Final



Lot 11 DP 1175345
Real estate agency

Lot 10 DP 1175345
BP service station

4.4 Traffic and Transport – St Andrews Road

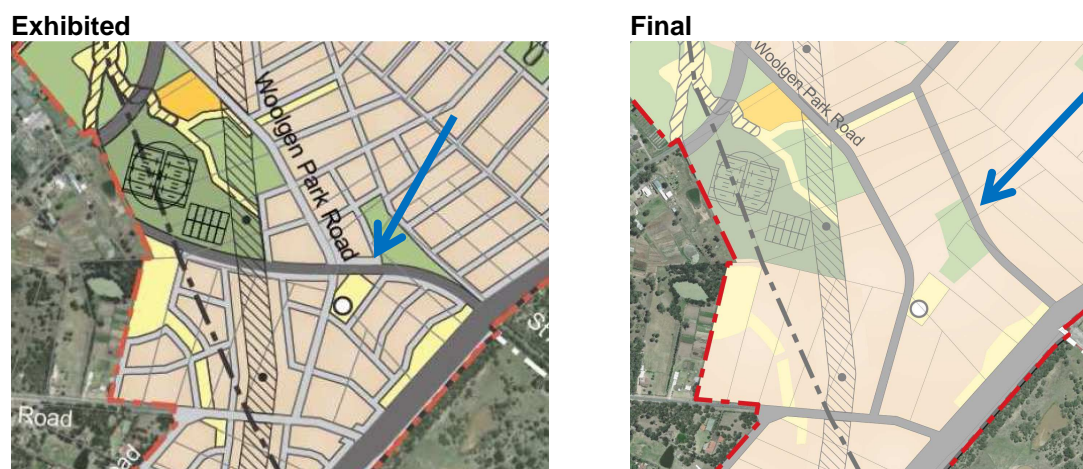
A new intersection has been constructed by RMS at St Andrews Road/Camden Valley Way that can provide access both west into the Leppington Priority Precinct, and east into East Leppington Priority Precinct. East of Camden Valley Way St Andrews Road currently has unformed sections and does not link Camden Valley Way to Campbelltown Road. The exhibition material indicated that St Andrews Road could be constructed and upgraded for the section from Camden Valley Way to Campbelltown Road. A western extension into the Leppington Priority Precinct, linking directly to the proposed extension of Rickard Road, was also proposed.

Approximately 25% of submissions objected to the extension and upgrade of St Andrews Road in both directions. The majority of those objections commented on the adverse impact the upgrading would have on the Scenic Hills area which is located outside of the Precinct to the south east in the Campbelltown Local Government Area. The Scenic Hills area is zoned 7(d1) (Environmental Protection (Scenic)) under the Campbelltown Local Environmental Plan District 8 (Central Hills Land). One of the objectives of the zone is 'to ensure that that land will remain a rural environment providing visual contrast to the urban areas of Campbelltown, Camden and Liverpool'. Submissions stated that the road upgrade through this area would mean the rural, peaceful and scenic nature of the area could not be maintained.

Ongoing investigations into the greater road network surrounding the Precinct since the exhibition of the ILP indicates that the upgrade and extension of St Andrews Road is unlikely to be warranted. The South West Structure Plan shows connections east from the South West Priority Growth Area on Denham Court Road, Raby Road, and Gregory Hills Drive. A review of the road network for the South West Priority Growth Area is currently being undertaken jointly by the Department and Transport for NSW, and is testing the capacity of these road links to carry projected traffic volumes. A St Andrews Road link is not included in the road network that is currently being evaluated, and if the alternative road connections have sufficient capacity to accommodate future traffic growth, completion and upgrading of St Andrews Road from Camden Valley Way to Campbelltown Road will not be required.

Other objections commented on the impacts the extension would have on land and structures within the Precinct. The alignment and function of St Andrews Road has been reviewed following exhibition. A collector road, from the intersection of St Andrews Road and Camden Valley Way, is proposed to extend to the north-west into the precinct, connecting to Woolgen Park Road. The open space that was located in the middle of the two roads will be relocated to align with the Sydney Water reservoir. This area of open space has slightly increased in area from 1.32ha to 1.33ha. The new alignment avoids direct impacts on existing houses. See **Figure 3**.

Figure 3: St Andrews Road extension and alternate route



4.5 Non Indigenous Heritage

4.5.1 Items to be listed

Five properties within the Precinct are proposed to be listed as heritage items under the Growth Centres SEPP:

- 43 Rickard Road – Cottage (local significance), Stage 1
- 66 Rickard Road – Cottage (local significance), Stage 1
- 168 Heath Road - Cottage and landscaping (local significance), Stage 1
- 123 Ingleburn Road – Leppington Progress Hall (local significance), Stage 1
- 125 Heath Road – Cottage, outbuildings and landscaping (local significance), Stage 2

Only four items will be listed as they are located in Stage 1. 125 Heath Road is located in Stage 2 and will be considered for listing when that stage is rezoned.

4.5.2 Heritage curtilages

The Heritage Council and Camden Council both raised the issue of the extent of the proposed curtilages to the heritage items. The curtilage was reviewed for all items as described below.

(a) 43 Rickard Road

The heritage report prepared by Conybeare Morrison recommends the curtilage to be two thirds of the current property size. The exhibited ILP proposed a road layout that would result in a curtilage of less than one third.

The curtilage has been increased through the relocation and deletion of some indicative subdivision roads. See **Figure 4**.

Figure 4: 43 Rickard Road curtilage and road layout

Exhibited



Final



(b) 66 Rickard Road

The heritage report recommended the retention of half of the lot to ensure sufficient curtilage to the cottage. The ILP as exhibited has retained approximately one third of the lot for curtilage and will be satisfactory to protect the setting to the cottage. No amendments are required.

(c) 168 Heath Road

The entry gateway, dwelling, circular driveway and landscaping are all significant and are proposed for retention as part of the listing of this property.

The road layout on the exhibited ILP appeared to bisect these components but when viewed in conjunction with aerial photography, only a small portion of the circular drive is not included in the curtilage.

The exhibited road layout does however give the best outcome for the subdivision of the remainder of the lot and to manage any future impacts on the setting of the heritage item, as the road provides for separation between the heritage item and future dwellings. The road layout is indicative only and an alternate road layout is possible at the time of subdivision of the lot and / or surrounding lots.

No amendments are proposed to the curtilage which has been agreed with Council.

(d) 123 Ingleburn Road

No issue was raised with the curtilage to this property as exhibited.

4.6 Proposed School Sites

4.6.1 Public primary school site – corner of Ingleburn Road and Byron Road

The exhibited primary school site had direct frontage to both Ingleburn Road and Byron Road. Consultation with the Roads and Maritime Authority (RMS) concluded that the school site should be moved away from Ingleburn Road to avoid any potential safety issues, and to avoid the need for a school zone speed limit on Ingleburn Road. The school will continue to have access from Byron Road which is proposed to be a collector road and will accommodate buses.

The school site has also been reduced in area in consultation with the Department of Education and Communities with the intent that adjoining public open space will be co-shared with Council for passive play, or that the school can be designed to fit within the proposed site.

The open space in this area has been increased and the drainage land shown on the exhibited ILP removed from the final ILP as it remains a permitted land use on RE1 Public Recreation zoned land.

As a result of the relocation of the school site, an area of Additional High Conservation Value Vegetation (AHCVV) will no longer be mapped on the Native Vegetation Protection (NVP) SEPP map. Areas of AHCVV were identified across the Priority Growth Areas as part of precinct planning, after the original Priority Growth Areas vegetation mapping in 2007. This vegetation is on certified land and does not have to be retained but is worthy of retention if possible to contribute to conservation outcomes across the Precinct. It is possible that as the school is developed, part of the vegetation will be retained. See **Figure 5** for the changes in layout and **Table 5** for the area changes.

Figure 5: Proposed Ingleburn Road school site and surrounding land



Table 5: Area changes with revised school, open space and residential zoning amendments

	Exhibited (ha)	Final (ha)
School	3.15	2.23
Open space	1.32	1.53
R3 Medium Density Residential	0.41	1.40
Drainage	0.17	Incorporated within open space

4.6.2 Proposed Anglican K-12 school site – corner of Heath Road and Byron Road

A K-12 Anglican school and church is proposed at the corner of Heath Road and Byron Road, including 30 and 50 Heath Road and 26 Byron Road. No. 30 Heath Road is owned by the Anglican Church Property Trust (ACPT), while No. 50 Heath Road and No. 26 Byron Road are owned by the Sydney Anglican Schools Corporation (SASC).

Submissions on behalf of the ACPT and SASC raised issues with:

- the zoning of the site;
- the portion of land zoned RE1 Public Recreation and the significance of the native vegetation within that area;
- the severing of the site due to the RE1 zoned land; and
- the road layout within and around the site.

The ILP as exhibited showed the school site as being zoned part R2 Low Density Residential and part RE1 Public Recreation. The submission requested that the entire site be zoned SP2 Infrastructure - Educational Establishment.

The Local Environmental Plan Practice Note PN 10-001 generally supports the use of a Special Purpose (SP2) zone only for infrastructure lands that are considered to be strategic sites. The Practice Note anticipates that only a minority of schools across NSW could be considered strategic sites, for example if: they are 20 hectares or greater in size; provide a wide range of facilities that can also be used by the surrounding community; and/or are of regional significance, such as the only school servicing a large region. The Department utilises Special Purpose zones when planning for infrastructure in the Priority Growth Areas primarily to assist in securing the acquisition of land

required for public purposes. It is not appropriate or necessary to zone the proposed Anglican school site for Special Purpose.

The majority of the site is proposed to be zoned R2 Low Density Residential.

The exhibited ILP proposed an area in the middle of the site to be zoned RE1 Public Recreation, following a minor drainage line and some remnant vegetation (on certified land). The location of the public open space would constrain the development of the site for a school. As the vegetation within this area does not have to be retained, the equivalent area of open space has been relocated to the north east of the site, to adjoin a Council-owned area identified for open space. The reconfigured open space (shown in **Figure 6**) retains the same area of land as the exhibited draft plan and will contribute to the overall passive open space requirements for the Precinct.

The road layout within and around the site as shown on the ILP is indicative only and exact road locations will be determined when any development or subdivision pattern is approved by Council. However, the road layout has been amended so the northern and eastern roads are centred on the lot boundaries to ensure equitable road construction costs when the surrounding area is subdivided. See **Figure 6** for the changes in layout.

Figure 6: Proposed Anglican school site

Exhibited



Final



4.7 Population and dwelling projections and open space provision

Prior to exhibition, the predicted total dwelling numbers for the Precinct were approximately 7,200 (for 24,000 people) with 1,900 dwellings (6,460 people) estimated for Stage 1. The minimum density of development in the R2 Low Density Residential zone (15dw/ha) was used to calculate the potential dwelling yield.

Recent market demand analysis undertaken by the Department indicates that densities are likely to be higher than the minimum densities set by the SEPP. Average densities are likely to be in the order of 18dw/ha in the R2 Low Density Residential zone. On this basis, the total dwelling numbers for the Leppington Priority Precinct are estimated to be in the order of 8,200-9,300 (27,900 – 31,600 people). This translates to an estimate of 2,446 new homes (7,760 people) for Stage 1.

The open space planned for the entire Leppington Priority Precinct was based on the pre-exhibition population estimate of 24,000 people. Based on the guide of 2.83ha of open space per 1,000 people, this population would require 68ha of open space. 56ha of open space was proposed in the exhibited ILP for the entire Precinct representing a shortfall of 11ha. However, it was acknowledged at exhibition that open space would be accessible to Leppington residents outside of the Precinct. These include regional sportsground facilities planned within the Rossmore Priority Precinct and district open space in the Leppington North Priority Precinct. A proportion of the cost of these facilities will be covered by the Leppington Priority Precinct s94 Contributions Plan.

The Rossmore regional sports facilities will be a minimum 10ha in area and the area apportioned to Leppington Priority Precinct is approximately 4ha. For the district park in Leppington North Priority Precinct, along the Scalabrini Creek corridor of 6ha, approximately 2ha will be apportioned to Leppington Priority Precinct. This will contribute a further 6ha of open space available to the Leppington Priority Precinct.

The open space proposed for Stage 1 is approximately 19.46ha will includes 13.46ha within Stage 1 and 6ha outside the Precinct, as discussed above. From a total requirement of 22.06ha for Stage 1, this represents a shortfall of 2.6ha. Opportunities to provide for additional open space across the Precinct will be further investigated as Stages 2-5 are rezoned.

5 Post-Exhibition Amendments to Precinct Planning Package

5.1 Indicative Layout Plan and SEPP map amendments

The following table summarises the changes made to the ILP after exhibition as shown in **Figure 1** and details the corresponding changes to the relevant SEPP maps.

Table 6: Description of changes made to the ILP since exhibition

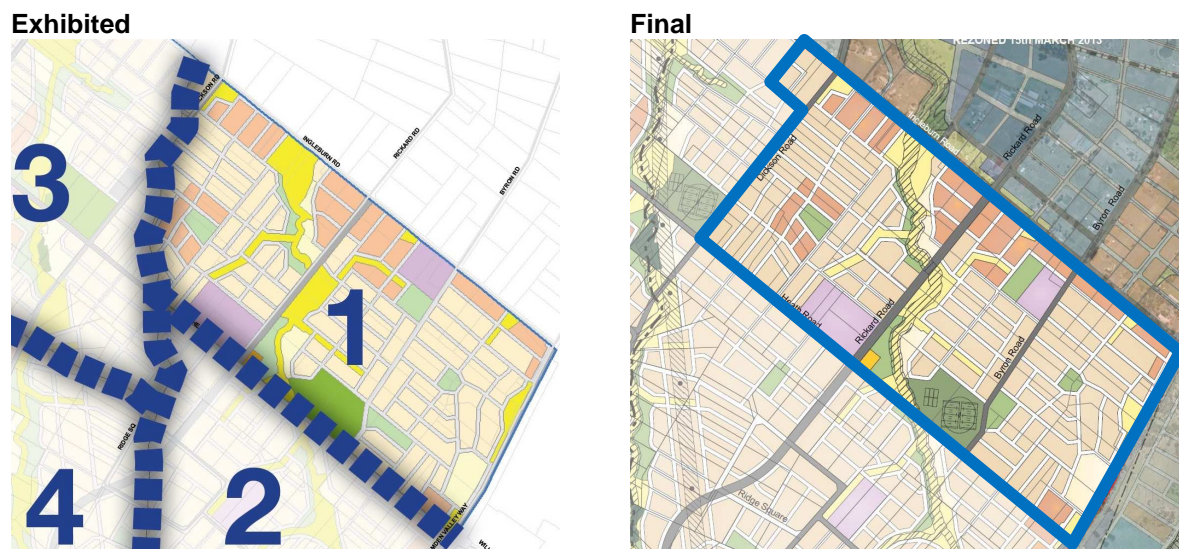
Description of change	SEPP map amended	SEPP map comments	See Section
<i>Water Cycle Management</i>			
Basin 16 part re-location	Zoning Acquisition Height of Buildings Residential Density	The maps have been amended due to the relocation of basin 16.	4.3
Drainage line in open space next to Ingleburn Rd (Byron Road) school	Zoning Acquisition	The drainage line is not shown on the zoning and acquisition maps but will be accommodated within the open space zone if required.	4.6.1
<i>School sites</i>			
Ingleburn Road (Byron Road) School	Zoning Native Vegetation Height of Buildings Acquisition Residential Density	The listed SEPP maps have been amended due to the relocation of the public school away from Ingleburn Road. The Native Vegetation map has been amended to delete an area of AHCVV from the school site.	4.6.1
Open space on proposed Anglican school site	Zoning Native Vegetation Height of Buildings Acquisition Residential Density	The relocation of public open space within the proposed Anglican School site has required the amendment of the listed SEPP maps. The open space as originally located contained AHCVV but with the relocation of the required open space, the area of AHCVV will not be protected.	4.6.2
<i>Traffic and Transport</i>			
St Andrews Road	N/A	N/A, Stage 4 not being rezoned at this stage, ILP change only.	4.4
<i>Stage 1 boundary</i>			
Stage 1 boundary extended	N/A	N/A	5.1.1
<i>Heritage</i>			
Curtilage to 43 Rickard Rd	N/A	N/A, change to ILP road layout only.	4.5.2

5.1.1 Stage 1 Boundary extended

The Stage 1 boundary as exhibited was bounded by Ingleburn Road, Camden Valley Way, Heath Road and a ridgeline oriented north-south between Heath Road, Dickson Road and Ingleburn Road. The amended boundary now includes land up to the eastern corner of Heath Road and Dickson Road. See **Figure 7**.

The original boundary was based on information from Sydney Water and the area that could be serviced in the short term. While at this stage Sydney Water still advise that the land at the corner of Heath Road and Dickson Road cannot be serviced in the short term, the Department has extended the Stage 1 boundary to include this area so as not to inhibit the orderly development of that area by placing the boundary through the middle of properties. It is anticipated that services will be extended to service this area over time as the surrounding area is developed. Depending on subdivision design, earthworks and the design of utilities infrastructure, it may be possible to extend services into part of the land west of the ridgeline.

Figure 7: Stage 1 area as exhibited and increased area to be rezoned



5.2 Camden Growth Centres DCP: Schedule 5 Leppington Precinct

A number of changes are proposed to the exhibited draft Schedule 5 of the DCP that, if adopted will apply to Stage 1 of the Leppington Precinct. The changes respond to issues raised by Camden Council or following review by the Department.

The changes have updated the maps and figures in the DCP and removed controls that are not required now because they do not apply to Stage 1, eg controls for commercial centres. These controls will be reintroduced into the DCP when the relevant stages are rezoned.

See **Appendix D**: Camden Growth Centres DCP main body Schedule 5 Leppington amendments for a table outlining the changes.

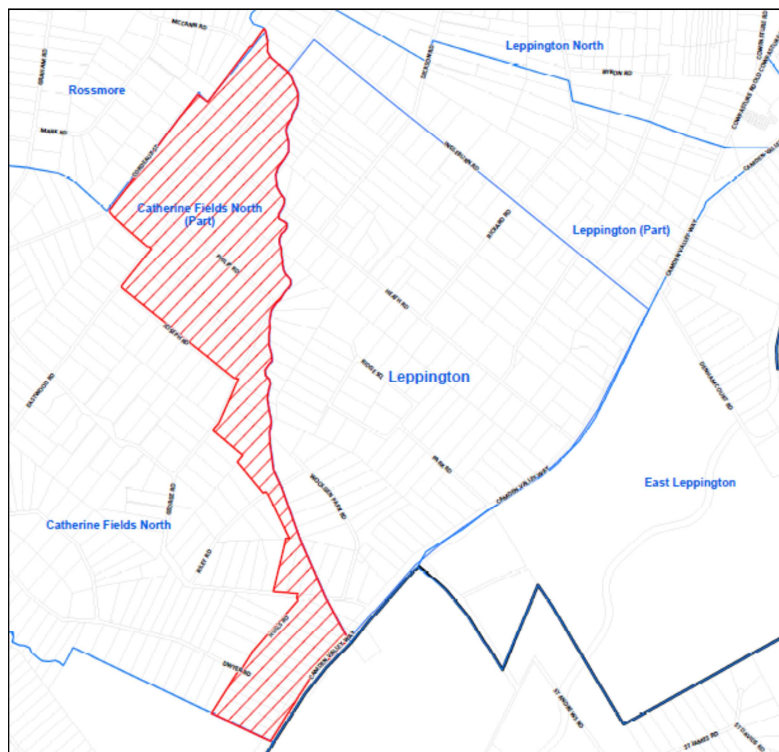
6 Other Amendments

6.1 Leppington Priority Precinct Boundary Adjustment with Catherine Fields North Priority Precinct

When the Leppington Priority Precinct was released a Boundary Review Process was undertaken. The Review only considered the boundary to the west adjoining the unreleased Catherine Fields North Priority Precinct. As a result of the review, an additional 193ha from the Catherine Fields North Priority Precinct has been added to the Leppington Priority Precinct, bringing it to 655ha (**Figure 8**).

At the same time that Stage 1 of the Leppington Priority Precinct will be rezoned, the boundary adjustment will be gazetted. The SEPP map affected is the Precinct Boundary Map.

Figure 8: Additional land released following Boundary Review



7 Consistency with other Instruments, Acts and Policies

7.1 Growth Centres Structure Plan

The proposed plans are generally consistent with the South West Growth Centre Structure Plan with a few areas of variation. The Structure Plan clearly states that it is an “indicative regional land use plan”, to guide Precinct Planning. The Precinct Planning process for the Leppington Priority Precinct has been guided by the Structure Plan and is consistent in the following ways:

- the dwelling yield is similar to the target of the Structure Plan;
- the locations and functions of the major roads are generally as shown on the Structure Plan; and
- flooding constraints have been refined from the areas shown on the Structure Plan but the controls on development on flood constrained land are consistent with the Structure Plan.

However, the Precinct Plan differs from the Structure Plan in that the number of “walkable neighbourhood” centres is less than shown on the Structure Plan plus the location of the local centre has changed. This is discussed in the table below.

7.2 Growth Centres Development Code

The Growth Centres Development Code is a guide to the preparation of the Precinct Plan. The Development Code provides for consistent standards of development across the Growth Centres. The Leppington Priority Precinct Plan has also been prepared with reference to other development controls including those of Camden Council, to enable controls to be consistent with surrounding areas. In certain instances, variation of the design controls in the Development Code has been necessary to address particular site characteristics.

The Precinct Plan is consistent with the Development Code with the exception of matters where site specific controls are required, or where it has been determined that consistency with the Council’s current controls takes precedence. A summary of consistency with the Development Code is provided in **Table 7**.

Table 7: Consistency with the Growth Centres Development Code

Development Code Requirements	Leppington Stage 1 Proposed Precinct Planning Controls
A. Key Inputs	
Density targets: <ul style="list-style-type: none"> • Low: 12.5-20 dwellings/ha • Medium: 20-40 dwellings/ha 	Minimum density controls: <ul style="list-style-type: none"> • Low (Zone R2): 15 dw/ha • Medium (Zone R3): 25 dw/ha
Indicative lot sizes: <ul style="list-style-type: none"> • Townhouses, semi-detached and detached small dwellings: up to 350 m² • Detached medium: 350-450m² • Detached large: 450m²+ 	Minimum lot sizes proposed for R2 or R3 zoned land are to be consistent with Cl4.1A of the Camden Growth Centres Precinct Plan as follows: <ul style="list-style-type: none"> • Dwelling houses (detached): 200m² • Dual Occupancy: 500m² • Secondary dwellings: 450m² • Semi-detached dwellings: 200m² • Attached dwellings: 375m² • Residential flat buildings: 1,000m² • Multi-dwelling housing: 1,000m²

Development Code Requirements	Leppington Stage 1 Proposed Precinct Planning Controls
	Minimum lot size for E4 zoned land 1,000m ² (as mapped on the Lot Size Map)
<p>Employment and retail</p> <p>Town and village centres contain services for a number of adjacent communities and contain secondary retail (supermarkets, specialist shops, mini-majors).</p> <p>Walkable communities are linked to a small scale mixed activity zone to encourage local community integration.</p>	<p>The Employment and Retail Assessment prepared by SGS indicated demand for three Neighbourhood Centres and land to accommodate a small provision of light Industrial jobs within the entire Precinct. However, following consultation with Camden Council and considering access to retail, employment and community facilities in surrounding Precincts, the exhibited Precinct Plan proposed one retail centre within the Precinct, in Stage 3. The single retail centre, rather than three smaller centres, is preferable in terms of maximising the potential viability of retail development and consistency with the hierarchy and function of surrounding centres.</p> <p>No land is zoned for light industrial purposes because of the predicted small provision of jobs. Also, there will be a substantial area of light industrial zoned land immediately north in the Leppington North Priority Precinct that will have capacity to meet demand from the Leppington Priority Precinct. Community consultation during development of the draft ILP indicated general agreement with this approach.</p>
B. Urban Form Analysis	
<p>B.9 Street pattern</p> <p>A hierarchy of town centre streets that include main streets, secondary streets and lanes.</p>	The DCP nominates a road hierarchy that will support the projected traffic volumes at ultimate density of the Precinct (2036).
<p>B.10 Lot layout and orientation</p> <p>Optimal lot size and orientation is defined for solar access.</p>	The ILP ensures that future lots will achieve the maximum north-south or east-west orientation for appropriate solar access.
C Mixed Use Town Centres, Neighbourhoods and Housing	
<p>C.1 The DCP should set FSR controls, height and minimum landscape development controls for lots greater than 350 square metres.</p>	The SEPP sets height controls for the R2 and R3 zones. FSR controls are not needed due to density restrictions and the height control. The Camden Growth Centres DCP sets out landscape requirements.
<p>C.3 Streets</p> <p>Road cross sections and dimensions are identified for use in Precinct Plans</p>	The Camden Growth Centres DCP contains road cross sections.

7.3 Section 117(2) Directions

The proposed SEPP amendment is not strictly required to comply with these directions, as they apply only to the preparation of Local Environmental Plans. However, the Precinct Plan may at some point be incorporated into the relevant Council Local Environmental Plan and it is therefore appropriate that the Precinct Plan be consistent with the Section 117 directions to the maximum possible extent.

An assessment of consistency with Directions issued by the Minister (or Secretary of DP&E under delegation) under Section 117 of the EP&A Act was prepared as part of the Precinct Planning Report, prior to exhibition. That assessment is still valid for the final Precinct Plan, and the Precinct Plan is generally consistent with the Directions.

7.4 Biodiversity Certification for the Sydney Growth Centres

Biodiversity Certification under the *Threatened Species Conservation Act 1995* (TSC Act) was conferred upon the Growth Centres SEPP in December 2007 and confirmed in July 2008 via an amendment to the TSC Act. The Certification effectively switches off the need to undertake assessment and obtain approvals required under the TSC Act for development on land that is

Certified. The Biodiversity Certification includes a number of requirements (or Relevant Biodiversity Measures – RBMs) that must be satisfied in order to maintain the Certification.

RBM 35 requires that a report be prepared assessing the consistency of the Leppington Priority Precinct Plan with the Biodiversity Certification. This report has been prepared for the final Precinct Plan and is included at **Appendix E: Consistency with the Growth Centres Biodiversity Certification**.

ENV to be protected is generally located on land that has limited development potential due to other constraints (particularly flooding) or has been integrated with land that is required for other public purposes such as open space or drainage. The exhibited Precinct Plan proposed to protect 1.8ha of ENV that is located in Stage 3. No mapped or ground truthed ENV exists in Stage 1. Two areas of AHCVV as ground truthed and mapped on the NVP map at exhibition have been removed from that map, as outlined in Sections 4.6.1 and 4.6.2 of this report.

7.5 Growth Centres Strategic Assessment Program

In December 2011 the Federal Government endorsed the Sydney Growth Centres Strategic Assessment Program Report and in February 2012 approved the classes of actions in the Growth Centres that if undertaken in accordance with the approved program do not require separate approval under the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act).

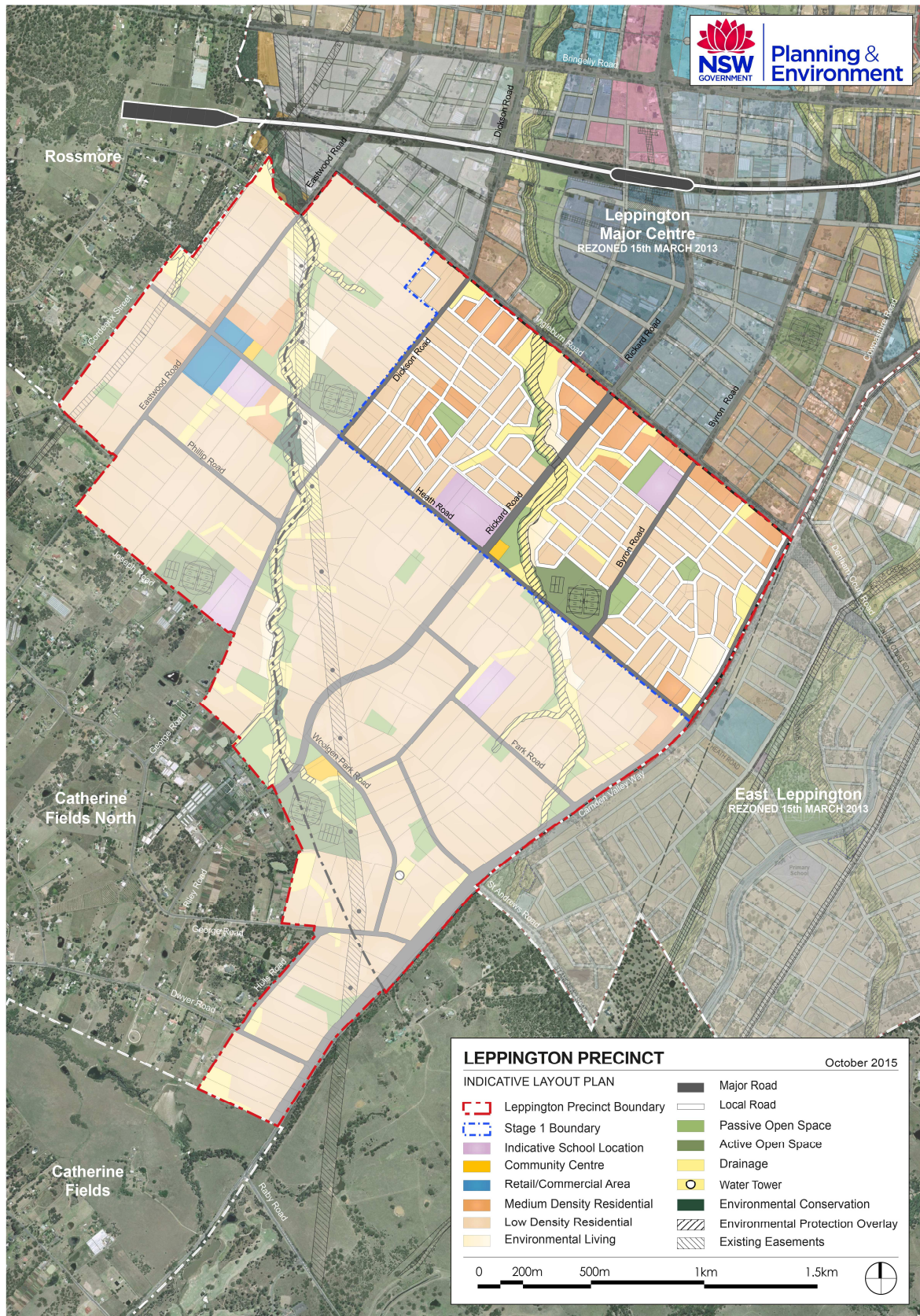
The Program includes a range of commitments for matters of national environmental significance protected under the EPBC Act. The commitments are drawn from the analysis in the Supplementary Assessment Report and Draft Strategic Assessment Report (Part B), and build upon the Relevant Biodiversity Measures for the Growth Centres Biodiversity Certification.

Generally, if a development proposal complies with the Biodiversity Certification under the TSC Act (refer above), the requirements of the Strategic Assessment Program will have also been met. This means that:

- on land that is certified under the TSC Act, there is no need for further assessment of impacts under the EPBC Act;
- any proposal to clear vegetation on land that is non-certified must be in accordance with the Relevant Biodiversity Measures (RBMs) of the Growth Centres Biodiversity Certification; and
- any proposed development on non-certified land that is not in accordance with the RBMs would require full assessment and approvals under both the TSC Act and the EPBC Act.

More information on the Growth Centres Strategic Assessment Program is available at www.growthcentres.nsw.gov.au. An assessment of consistency of the final Precinct Plan with the Strategic Assessment Program has been prepared and is included at **Appendix F: Consistency with the Growth Centres Strategic Assessment Prog**. The assessment concluded that there are no areas of Cumberland Plain Woodland within Stage 1.

Appendix A: Final Indicative Layout Plan



Appendix B: Summary of Submissions and Responses

Appendix C: Key stakeholders notified by mail of the public exhibition

Ministers	
Premier and Minister for Western Sydney	Minister for Transport
Minister for the Environment and Minister for Heritage	State Member for Macquarie Fields
Minister for Roads and Ports	State Member for Camden
State and Local government agencies	
Urban Growth	Sydney West Area Health Service, Nepean Hospital
Office of Environment and Heritage - Planning and Aboriginal Heritage	NBN Co.
Office of Environment and Heritage - Heritage Branch	Sydney Water
NSW Office of Water	Liverpool Council
Integral Energy, Department of Trade and Investment	Camden Council
RailCorp, Department of Transport	Urban Taskforce of Australia
Housing NSW	Property Council of Australia
Office of Strategic Lands	Real Estate Institute of NSW
NSW Rural Fire Service	Royal Australian Institute of Architects
NSW Treasury	UDIA NSW
NSW Department of Education & Communities	Housing Industry Association
Office of Western Sydney, Department of Premier and Cabinet	Planning Institute of Australia
Transport for NSW	Urban Taskforce of Australia
Department of Premier and Cabinet	Regional Development Australia - Sydney Committee
Department of Family & Community Services	Western Sydney Business Connection
NSW Department of Health	Australian Conservation Foundation
NSW Industry and Investment	Environmental Defender's Office (NSW)
Division of Local Government, Department of Premier and Cabinet	Greening Australia
Sydney Water Corporation	Nature Conservation Council of NSW (NCC)
Sydney Catchment Authority	Total Environment Centre (TEC)
Department of Aboriginal Affairs	Deerubbin Local Aboriginal Land Council
RailCorp, Transport for NSW	Darug Custodian Aboriginal Corporation
Department of Transport, Roads and Maritime Services	Darug Tribal Aboriginal Corporation
Department of Transport, Roads and Maritime Services	Darug Aboriginal Cultural Heritage Assessments
Department of State and Regional Development	Gandangara Local Aboriginal Land Council
NSW Police Force	Tharawal Local Aboriginal Land Council
Ambulance Service	Action for Public Transport
NSW State Emergency Service	Bicycle NSW
Council of Social Service of NSW	Comfort Delgro Cabcharge
WSROC	National Trust of Australia (NSW)
Local Government and Shires Assoc	Western Sydney Community Forum
Jemena	Historic Houses Trust of NSW
NSW Fire and Rescue	Shelter NSW
Department of Sustainability, Environment, Water, Population and Communities	Clubs NSW
	Action for Public Transport

Appendix D: Camden Growth Centres DCP main body Schedule 5 Leppington amendments

DCP Section	Text/Table/Figure amended	Comment
Section 1 Introduction	Table 1-1 <ul style="list-style-type: none"> Summary on 'Centres Development Controls' deleted Site specific controls reference to land affected by electricity easements removed 	<ul style="list-style-type: none"> The commercial centre is located in Stage 3, the controls will be reintroduced when Stage 3 is rezoned. No land affected by electricity easements in Stage 1.
	Figure 1-1 Land application map Updated to show amended Stage 1 boundary	See Section 5.1.1 of this report for details.
Section 2 Development Planning and Design	2.1 Precinct Planning Vision At the end of the first paragraph a reference to Aboriginal and European heritage has been added.	Council requested the vision mention heritage.
	Figure 2-1 ILP Updated to show final ILP and to fade out Stages 2-5	The DCP only currently applies to Stage 1 so the figures have all been updated to shade out Stages 2-5 until they apply.
	Figure 2-2 Water cycle and ecology <ul style="list-style-type: none"> Updated to fade out Stages 2-5 Updated to show amended drainage basin 16 St Andrews road amended realignment shown 	<ul style="list-style-type: none"> See comment above re stages. See Section 4.3 of this report. See Section 4.4 of this report.
	Figure 2-3 Flood prone land <ul style="list-style-type: none"> Updated to fade out Stages 2-5 20 year ARI flood extent and PMF removed Flood mapping updated to match SEPP map 	<ul style="list-style-type: none"> See comment above re stages. No controls apply to 20 year ARI flood extent and PMF.
	Figure 2-4 Salinity <ul style="list-style-type: none"> Updated to fade out Stages 2-5 All land not designated 'high salinity' to be shown as 'low to moderate salinity' 	<ul style="list-style-type: none"> See comment above re stages. Remaining land could still be salinity affected and designating 'low to moderate salinity' triggers a link to controls in the main body DCP (clause 2.3.3) so salinity can be considered at DA stage.
	Figure 2-5 Aboriginal heritage Updated to fade out Stages 2-5	See comment above re stages.
	Figure 2-6 European heritage <ul style="list-style-type: none"> Updated to fade out Stages 2-5 Remove 'moderate significance item recommended for heritage listing' Remove 'pond for interpretation' Remove 'visually sensitive area' Remove 'potential archaeological site of little significant' Removed all 'significant vista' 	<ul style="list-style-type: none"> See comment above re stages. The only items mapped in this figure are the five items proposed for heritage listing under the SEPP. The other items were originally mapped to assist in the masterplanning process. They were not considered worthy of listing in the SEPP and so should not be mapped in the DCP.
	Figure 2-7 Bushfire <ul style="list-style-type: none"> Updated to fade out Stages 2-5 APZs colour coded (ie 10, 15 & 25m) 	<ul style="list-style-type: none"> See comment above re stages. APZ colour coding to provide a more detailed figure.

	to match bushfire map produced by bushfire consultants	
	Figure 2-8 Contamination Updated to fade out Stages 2-5	See comment above re stages.
	Figure 2-9 Noise attenuation <ul style="list-style-type: none"> Updated to fade out Stages 2-5 St Andrews road amended realignment shown 	<ul style="list-style-type: none"> See comment above re stages. See Section 4.4 of this report.
	Figure 2-10 Easements and views Deleted	Figure did not relate to any controls.
	Figure 2-11 Residential structure	Updated
	Figure 2-12 Road hierarchy <ul style="list-style-type: none"> Updated to fade out Stages 2-5 St Andrews road amended realignment shown Signalised intersection shown at the intersection of Byron and Ingleburn Roads (was roundabout) Byron and Dickson Roads shown as 2 lane collector (were 2 lane sub-arterial) 2 lane sub arterial removed from key 	<ul style="list-style-type: none"> See comment above re stages. See Section 4.4 of this report. Signalised intersection shown at Byron and Ingleburn Roads to enable safe crossing due to school located down from corner of Byron and Ingleburn Roads. Based on capacity predictions and Byron and Dickson Roads should be collector roads, not sub arterial. Also, access is to be maintained from these roads, something that is lost once a road is designated sub arterial.
	Figure 2-13 Pedestrian & cycle network <ul style="list-style-type: none"> Updated to fade out Stages 2-5 Figure made black and white with three notations – ‘major pedestrian/ cycle route (off road)’, ‘major pedestrian/ cycle route (on road)’ and ‘open space (shared path)’ – final to cover the two creeks St Andrews road amended realignment shown Scalabrini Creek Open Space Link route connecting north across Ingleburn Road to the Leppington Major Centre open space shown 	<ul style="list-style-type: none"> See comment above re stages. Changes made to make figure more legible and addition of ‘open space (shared path)’ notation
Section 3 Centre Development Controls	The entire section has been deleted.	The commercial centre is located in Stage 3, the controls will be reintroduced when Stage 3 is rezoned.
Section 4 (will become Section 3) Site Specific Controls	4.1 Electricity easements All controls have been removed.	No electricity easements are located in Stage 1. Controls will be reintroduced in when Stage 3 is rezoned.
	New subsection 3.1.2 Land with high visual amenity New controls for E4 land located adjacent to Camden Valley Way introduced	Council requested further design controls.

Appendix E: Consistency with the Growth Centres Biodiversity Certification

Appendix F: Consistency with the Growth Centres Strategic Assessment Program