










East Leppington

Guide to the Precinct Planning Exhibition

July 2012

Precinct Planning is streamlined and strategic, improving efficiency, reducing complexity and saving time and money.

463 hectares  4,100 homes  13,900 residents  1 local centre

 6 hectares of active open space and 32 hectares of passive open space  Upgrades to Camden Valley Way  A new primary school  Walking and cycle paths along major roads and adjacent to open space links  Environmental protection of significant vegetation and riparian corridors  Protection of the Scenic Hills



Planning &
Infrastructure

The East Leppington Precinct was released for planning in November 2011.

Precinct Planning

Precinct Planning for East Leppington is being managed by the Department of Planning & Infrastructure in partnership with Liverpool, Campbelltown and Camden Councils.

Precinct Planning streamlines the planning process so that:

- **Infrastructure is planned**
- **Important statutory approvals for development can be finalised at the same time rather than several years later**
- **Significant background analysis is undertaken to avoid duplication and reduce costs**
- **Better designed, more sustainable outcomes can be achieved**
- **State Government agencies are consulted at the optimal time to ensure a whole-of Government approach**



The NSW Government and Councils are keen to hear your feedback.

Draft Precinct Planning documents for the East Leppington Precinct will be on public exhibition from **18 July 2012 until 15 August 2012**. This provides an opportunity for the community and stakeholders to have further input to Precinct Planning for East Leppington at a vital stage.

The draft precinct plan will be available at a number of locations and staff from the Department of Planning & Infrastructure staff will be available at drop-in sessions to answer questions and discuss the draft plan. See page 6 for more details.

The exhibition material includes:

- **Proposed changes to current land use zoning**
- **Development controls which must be met for any future development to be approved**

The exhibition material is made up of the:

- **Precinct Planning Report**
- **Draft Indicative Layout Plan (ILP)**
- **Explanation of the proposed SEPP Amendment (including draft maps)**
- **Draft Development Control Plans (DCPs)**
- **Supporting studies covering issues such as the environment, transport and flooding**
- **Infrastructure Delivery Plan**
- **Voluntary Planning Agreement**

A Glossary on page 7 provides more information about these documents.

What this means for landowners

Once land has been rezoned, it does not have to be developed. Landowners can choose to develop, not develop, or develop only part of their property.

Under 'existing use rights', landowners can continue with current uses provided the use is already lawfully commenced.

Infrastructure

In the East Leppington Precinct, significant existing, new or upgraded infrastructure will be available to support new residents. 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.

Specifically, East Leppington will benefit from:

- 4,100 dwellings for 13,900 residents with a diversity of housing, including higher densities encouraged in appropriate locations
- 15,000 square metres of retail space at the local centre and an indicative neighbourhood centre
- 6 hectares of active open space and 32 hectares of passive open space areas to meet the sporting and recreation needs of the community
- A new primary school
- Walking and cycling paths along major roads and adjacent to key open space connections including the riparian corridors
- Conservation of 2.5 hectares of environmentally sensitive land containing Threatened Species and protection of the Scenic Hills
- Proximity to Leppington Major Centre and South West Rail Link
- Provision of drinking water, sewerage and power infrastructure to enable development to occur progressively
- Provision of stormwater detention infrastructure that seeks to manage natural drainage flows and protect the natural environment
- Provision for bus connections through the Precinct linking residents with surrounding centres including Leppington Major Centre

How do I find the proposed land use for my property?

A product of planning for East Leppington Precinct is the draft ILP. See pages 4 and 5.

It is recommended that you locate your property/ies on the draft ILP to determine the proposed land use for your land.

1. Locate your property/ies on the draft ILP. Property boundaries are shown in thin grey lines.
2. Use the legend to match the colours shown on your property/ies to the proposed new use.
3. Refer to the Land Zoning Map (one of the exhibited SEPP Maps) to find out what the zone on your property is called, for example: Low Density Residential (R2).
4. Information about what each zone means is contained in the Explanation of Intended Effect. Each proposed zone, as well as what is and is not permissible in each zone is also listed and explained in this document.
5. If you would like more detail about how this zone effects your land you can also refer to other draft SEPP Maps such as the:
 - a. Lot Size Map (for minimum lot sizes)
 - b. Height of Buildings Map (for maximum building heights)
 - c. Land Reservation Acquisition Map (land which may be acquired for future public uses)
6. Please note that many roads shown on the draft ILP are indicative only. There is flexibility at the subdivision application stage to alter the locations of access roads in new subdivisions.

Next Steps



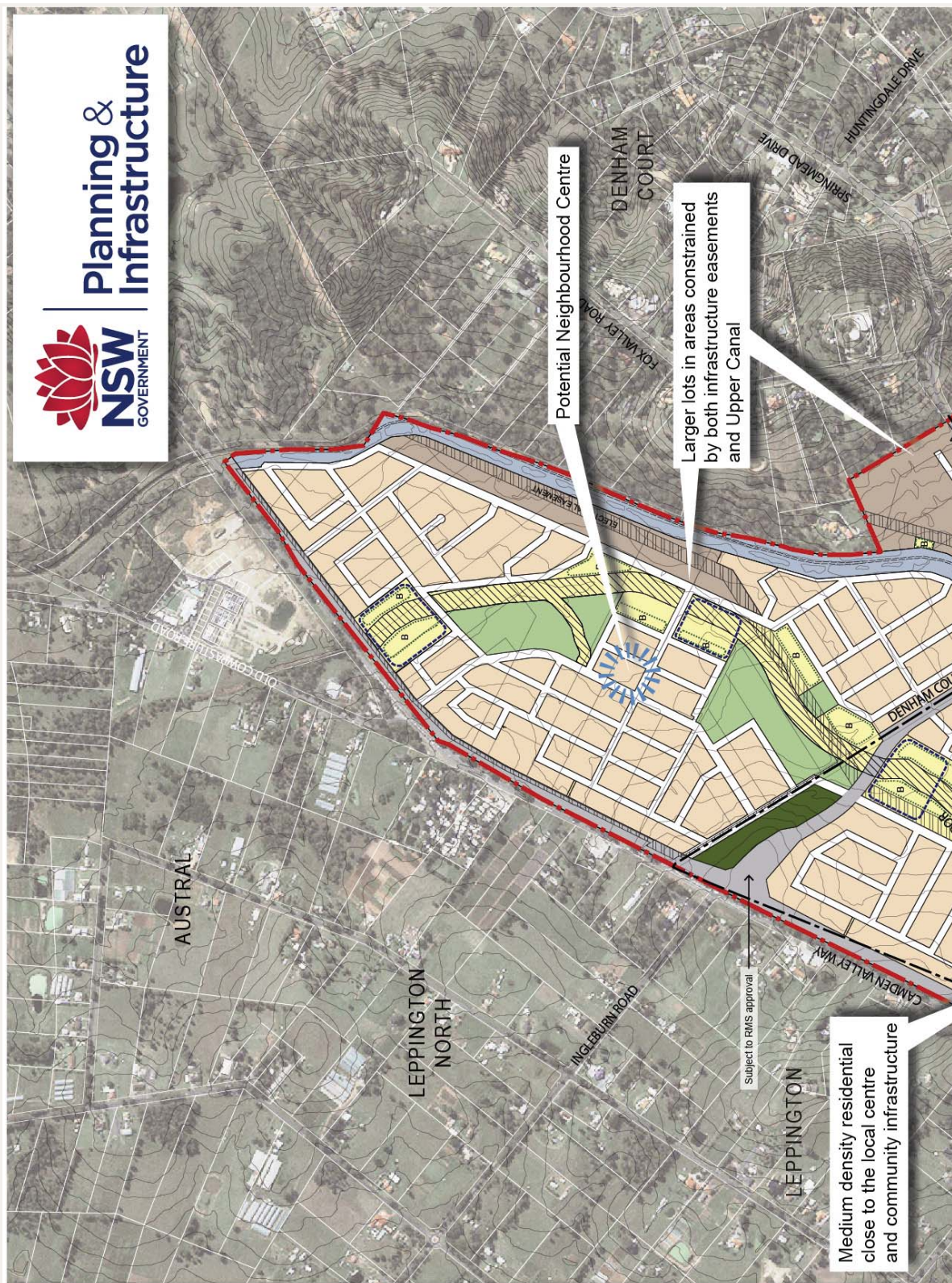
After exhibition of the draft planning package, all submissions will be considered. Any necessary modifications will be made to the plans and work will continue with the State Agencies and Councils. A report on the exhibition will be prepared for the Minister for Planning & Infrastructure.

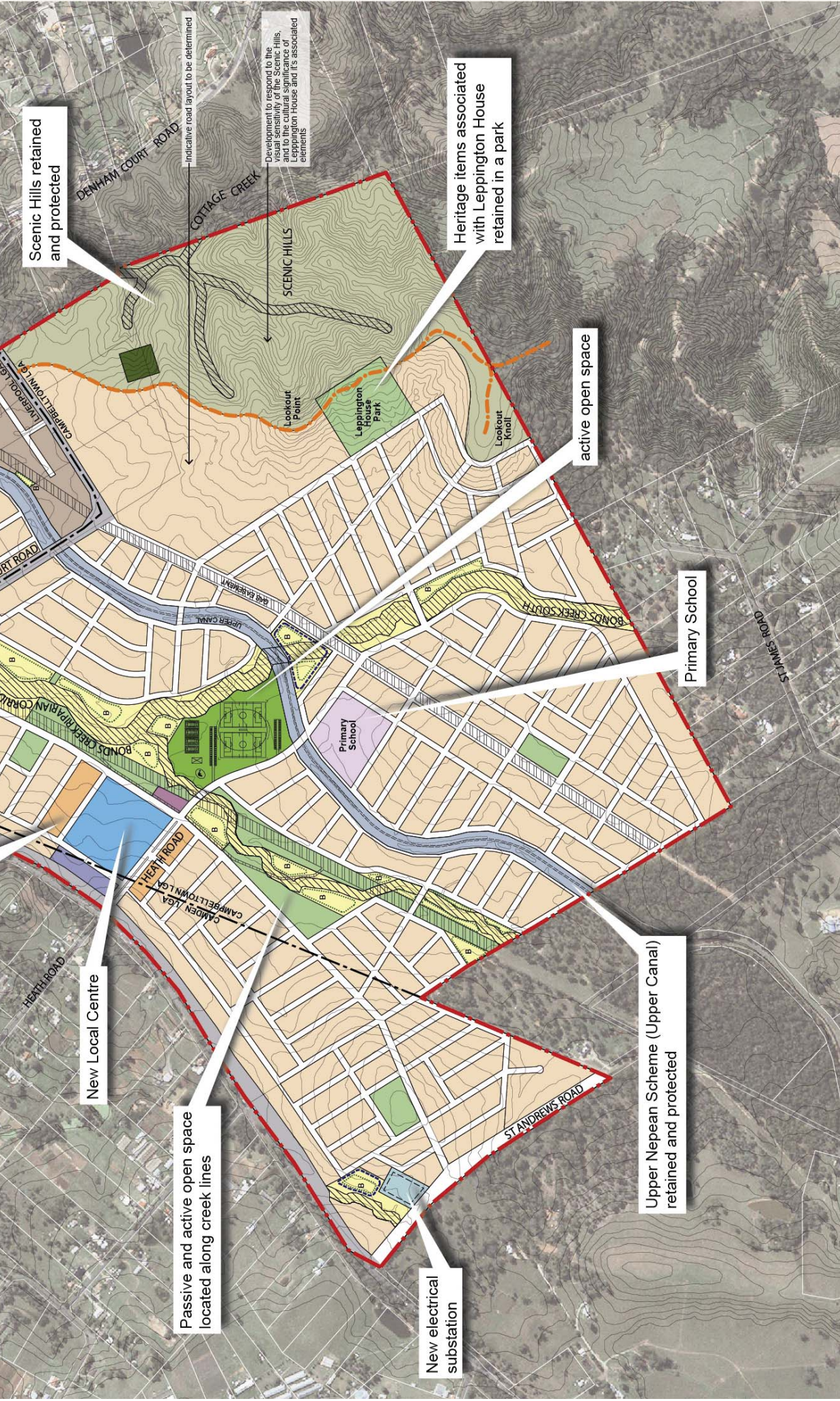
The Minister may then approve, amend or not approve the draft documents. Subject to this decision:

- **the Minister may notify an Amendment to the Growth Centres SEPP and**
- **the Development Control Plans (DCPs) would come into effect**

These steps will give effect to the rezoning of the land. This may take between three and six months, depending on the number of submissions received and the nature of issues that arise.

Following rezoning landowners and developers will be able to prepare development applications for the development of land.





Scenic Hills retained and protected

Indicative road layout to be determined

Development to respond to the visual sensitivity of the Scenic Hills, and to the cultural significance of Leppington House and its associated elements

Heritage items associated with Leppington House retained in a park

active open space

Primary School

New Local Centre

Passive and active open space located along creek lines

New electrical substation

Upper Nepean Scheme (Upper Canal) retained and protected

The Precinct Planning Package will be on exhibition at the following locations:

Department of Planning & Infrastructure

Level 5, 10 Valentine Ave, Parramatta
Monday to Friday 9.00am - 5.00pm

Department of Planning & Infrastructure

23-33 Bridge St, Sydney
Monday to Friday 9.00am - 5.00pm

Liverpool City Council

Liverpool Council's Customer Service Centre
Level 2, 33 Moore Street, Liverpool
Monday to Friday 8:30am – 5.00pm

Campbelltown City Council

91 Queen Street, Campbelltown
Monday to Friday 8:30am – 5.00pm

Camden Council

37 John Street, Camden
Monday to Friday 8:30am – 5.00pm

The package is also available:

- online at www.planning.nsw.gov.au/onexhibition
- on CD, by phoning **1300 730 550**
- by emailing community@planning.nsw.gov.au

Drop-in sessions

You are invited to attend 'drop-in sessions' at any time during the dates and times listed below to speak to Department of Planning & Infrastructure staff about the draft plans.

Sessions will be held at the **Leppington Progress Association Hall, 123 Ingleburn Road, Leppington** on the following dates:

- **Wednesday 1 August 2012**
(4.30pm – 7.30pm)
- **Saturday 4 August 2012**
(10.00am – 1.00pm)

Submissions

The exhibition and submission period closes on Wednesday 15 August 2012. Submissions can be:

- posted to **Strategies and Land Release, GPO Box 39, Sydney NSW 2001**
- emailed to community@planning.nsw.gov.au
- faxed to **(02) 9895 7670**

When writing a submission, do try to:

- List the key issue/s, (for example, proposed zoning, proposed planning controls)
- Refer to any relevant document/s and page numbers
- Detail your specific concerns in relation to the issue/s, the reason for the issue, and what should be done to address the issue/s
- Please note that it is Department of Planning & Infrastructure policy to make all submissions available to the public after the exhibition has closed. Should you NOT wish your personal details to be made public, it is important that you indicate this in your submission.

Further information



- For tips on how to write a submission, visit www.growthcentres.nsw.gov.au, go to the *Contact Us* page and follow the link to *Guide to Submission Writing*.
- Call the Growth Centres Infoline during business hours **1300 730 550**
- Email community@planning.nsw.gov.au

Glossary of Terms

Growth Centres SEPP: *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*, the legal environmental planning instrument which sets the framework for the North West and South West Growth Centres.

South West Structure Plan: a map which indicates the broad vision for the South West Growth Centre and acts as a guide for Precinct Planning.

The package of information placed on exhibition is called the **Precinct Planning Package** and is made up of:

- **A plain-English explanation of the proposed SEPP Amendment:** this introduces the proposed new land use zones and land use controls for a Precinct to replace existing zones and controls. If adopted, the Amendment becomes the legal instrument which sets the planning controls (such as zoning) for the Precinct.
- **Draft Development Control Plans (DCPs):** provides detailed development controls and sets the standards or requirements for particular types of development, for each Local Government Area.
- **Draft Indicative Layout Plan (ILP):** illustrates the possible placement of roads, different housing densities, infrastructure, open space, community areas and services.

- **Precinct Planning Report:** incorporates background analysis and summarises the proposed approach to development. It identifies and addresses constraints and opportunities, as well as the legal and planning requirements for future development.
- **Draft Section 94 Plan:** details the local infrastructure which is required to support development. The Section 94 Plan is used by Councils to apply contributions which are used to provide parks, playing fields, land for community facilities, local roads and water cycle management facilities.
- **Infrastructure Delivery Plan:** details the range of local and regional infrastructure that is required to support development and identifies responsibilities and timeframes for the delivery of this infrastructure.

Notification: formal government business is placed in the Government Gazette, which gives legal effect to decisions, new legislation, or changes to legislation such as zoning.

Rezoning: each piece of land is ‘zoned’ for a specific purpose. If land is rezoned, it can be used for the nominated new purposes.

Important

[illegible]



www.growthcentres.nsw.gov.au