



Planning,  
Industry &  
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## Finalisation Report – Leppington Precinct – Stages 2 and 5

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State Environmental Planning Policy (Sydney Region Growth Centres) 2006

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# 1 Introduction

## 1.1 Overview

Stages 2 and 5 of the Leppington Precinct will supply up to 2,400 new homes just over 8.3ha in open space, and a new 2.9ha school site in South West Growth Area. In November 2011, the Leppington Precinct was released by the then Minister for Planning. Public consultation on the draft Leppington Precinct Planning package occurred between 10 November and 19 December 2014 which was a key step toward the introduction of new planning controls for urban development.

The exhibition enabled landowners and other interested people to view, understand and provide comment on draft planning controls and proposed staged rezoning approach. Stage 1 was rezoned in November 2015, as water, sewer and electricity services had been previously committed to by relevant authorities. Feedback received has also been considered by the Department of Planning & Environment (the Department), in collaboration with Camden Council (Council) in relation to the rezoning of stages 2 and 5 of the Leppington Precinct.

Consultation with infrastructure providers has confirmed that infrastructure capacity has been committed to stages 2 and 5 of the Precinct. The rezoning will:

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

This report documents the public consultation process, summarises the issues raised in submissions and reports on how those issues have been addressed to rezone stages 2 and 5 of the Leppington Precinct.

To enable the rezoning of Stages 2 and 5 for urban development, the Department has prepared an amendment to the South West Growth Area under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP).

## 1.2 The Planning Package

The Precinct Planning package consists of a number of documents to realise this outcome:

- amendment to the Growth Centres SEPP to enable urban development for stages 2 and 5;
- amendments to various maps of the Growth Centres SEPP to facilitate urban development;
- an Indicative Layout Plan (ILP) shown at **Figure 1** and **Appendix A: Final Indicative Layout Plan** showing the intended development outcomes including the location of roads (which related to service roads along Camden Valley Way (CVW)), housing densities, infrastructure, open space, community facilities and services. **Table 1** summarises the development outcomes for stages 2 and 5 and **Figure 1** details post-exhibition amendments;
- new maps (**Attachment B**) to ensure development uptake aligns with infrastructure capacity and services; and
- updates to the Camden Council Growth Centres Development Control Plan (the DCP) to provide more detailed design controls for development in Stages 2 and 5 of the Precinct.

**Table 1: Summary of planning outcomes for stages 2 and 5 of the Leppington Precinct**

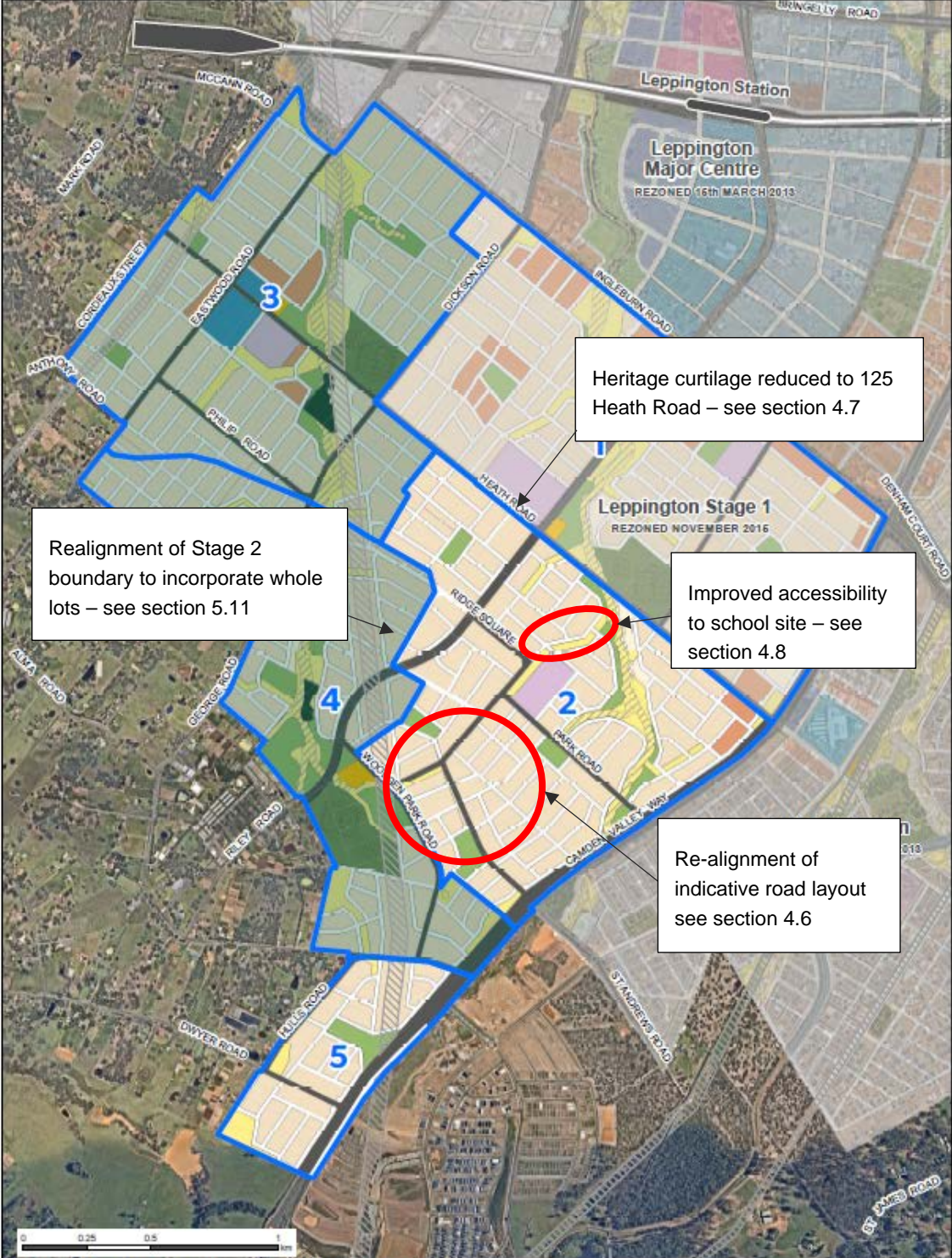
Land Use	Stage 2 (Ha.)	Stage 5 (Ha.)	Total Stages 2 and 5	Total Dwellings*	Total Population*
Low density residential	116.72	26.94	143.66	2,240	7,618
Low density residential (easement affected 10dw/ha)	3.8	0	3.8	40	134
Medium density residential (25dw/ha <sup>1</sup> )	2.56	0	2.56	90	260
Environmental Living (Riparian 4 dw/ha)	2	0	2	8	25
<b>Total residential</b>	<b>125.08</b>	<b>26.94</b>	<b>152.02</b>	<b>2,378</b>	<b>8,037</b>
School site	2.96	0	2.96		
Local open space	6.41	1.91	8.32		
Water Management/Drainage	8.97	2.38	11.35		
Roads – main roads and existing	9.09	2.74	11.83		
<b>Total infrastructure</b>	<b>18.06</b>	<b>5.12</b>	<b>23.18</b>		
<b>Total Area</b>	<b>152.33</b>	<b>33.97</b>	<b>186.30</b>		

\*Approximate

<sup>1</sup> Please note the correction of an error within the original version of the report. The incorrectly published 35dw/ha for medium density residential is now corrected to read 25dw/ha.



The entire Leppington Precinct will supply approximately 9,000 homes; however, consultation with infrastructure providers has confirmed that infrastructure capacity for a total of 2,400 homes is now committed to for Stages 2 and 5 combined. Future stages of the Leppington Precinct will be rezoned as infrastructure delivery is confirmed. **Section 4.2** of this report provides further details on the planned sequence of infrastructure delivery.



Leppington Precinct - Indicative Layout Plan - June 2021

Leppington Stages	Low Density Residential	Passive Open Space	Environmental Protection Overlay
Indicative School Location	Environmental Living	Active Open Space	Existing Easements
Community Centre	Major Road	Drainage	Cadastre
Medium Density Residential	Local Road	Environmental Conservation	



## 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 ensured the community had sufficient opportunity to make additional comments by accepting a number of late submissions. All submissions received by the Department relevant to Stages 2 and 5 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 made 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; and
- Department of Planning and Environment web site

### 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; and
- South West Advertiser – 19 November 2014.



## 2.5 Notification to Landowners

The Department wrote to all landowners 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 Planning Package.

## 2.6 Notification of Stakeholders

The Department advised numerous 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; and
- 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 Planning Package. Sydney Water and 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 landowners including assistance interpreting technical information and addressing concerns regarding the proposed staging process.

## 3 Submissions Summary

### 3.1 Submissions received

A total of 118 submissions were received in response to the draft Precinct Plan with 15 submissions being received from landowners in Stages 2 and 5 of the Precinct. Council and government agencies also provided submissions as noted in **Table 2** below.

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.

**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
Landowners and groups (within Precinct)	73 (26 in Stage 1, 15 in Stages 2 and 5)
Landowners (external) and community/interest groups	33
Industry Groups	1
Environmental Groups	0
<b>TOTAL</b>	<b>118</b>

### 3.2 Issues raised relevant to Stages 2 and 5

All submissions received were reviewed by the Department. The type of issues raised for the Leppington Precinct, and their frequency, is shown in **Table 3**. Detailed responses to key issues for stages 2 and 5 are provided in **Section 4** of this report. Issues raised in submissions relevant to Stages 2 and 5 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 land holder submissions for Stages 2 and 5 by category

<b>Issue raised</b>	<b>Frequency of issue (%)</b>
Zoning	53
Not supportive of staged rezoning	60
St Andrews Road	1
General support for plan	1
Road layout	1
Infrastructure provision	1.5
Drainage/ flooding	1
Timing of development	1.5
Rates	2
Open Space	1
Heritage – Indigenous and Non-Indigenous	1
Densities	1
Acquisition and value of land	1

## 4 Consideration of issues

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

### 4.1 Population and housing projections

Prior to exhibition, the predicted total dwelling numbers for the entire Precinct were approximately 7,200 (for 24,000 people). Planning for water, sewer and electricity infrastructure, as well as open space and the road network proceeded on this basis.

Finalisation of the rezoning package for stages 2 and 5 has proceeded on achievable residential targets in relation to capacity of infrastructure. As noted above, the anticipated total dwelling capacity for stages 2 and 5 combined is up to an additional 2,400 new homes. Further detail on this matter has been discussed in section 5 of this report.

The proportion of low and medium density housing was also informed by a Housing Analysis undertaken to inform the development of the ILP. The Analysis assisted in the determination of the likely demand for different housing products based on current and projected market activity. It is predicted that the majority of demand (over 80%) in the Leppington Precinct will be for detached dwellings. As such, the majority of the Leppington Precinct will be zoned for low residential density development given available and planned infrastructure capacity. Small areas of medium residential density development are proposed along Camden Valley Way at the intersection with Heath Road.

### 4.2 Open space provision

The open space provision for the entire Leppington Precinct was planned for the pre-exhibition population estimate of approximately 24,000 people. Based on the quantitative standard of 2.83ha of open space per 1,000 people, this population would require 68ha of open space however 56.5ha of local open space was proposed in the exhibited ILP, including:

- 22.5ha of active open space (including 4 sporting fields); and
- 34ha of passive open space adjacent to riparian corridors.

However, it has long been acknowledged that regional and district open space, such as Mt Annan Botanic Gardens and Western Sydney Parklands, as well as proposed regional level recreational facilities (in Rossmore and the Leppington Town Centre for e.g.), contribute towards the 2.83ha per 1,000 people benchmark, and meant there was no need for regional or district to be provided within the Leppington Precinct. The Department is satisfied that the locations, variety and quality of open space provided for in the Leppington Precinct is adequate, however this may be reviewed in light of anticipated dwellings and population as subsequent stages are rolled out.

Current open space programs within the Department are focused on improving or establishing new parklands. One of eight such sites will be a new 7.6-hectare park to the north east of the Leppington Precinct; sitting along Camden Valley Way on the western end of the bushland opposite Forest Lawn Memorial Park. Grant funding grant has been allocated toward design and construction of parklands, which will provide greater connectivity to the Western Sydney

Parklands. In addition, the focus on the Five Million Trees program will also support local councils implementing street and open space tree planting.

Future residents within stages 2 and 5 will have access to open space generally within 400m of their homes. Active open space in the form of playing fields will be progressively delivered by Camden Council as the area is rezoned and developed, with a double playing field already rezoned in Stage 1 of the Precinct. Further opportunities to provide for additional open space across the Precinct will be investigated throughout the future re-zoning of Stages 3 and 4 of the Leppington Precinct.

### 4.3 Zoning of land for drainage and open space purposes

Some submissions raised concerns in relation to drainage or open-space zoning on their land. In the preparation of Precinct Planning, the Department must manage and balance a range of competing interests including the location of zoning, the protection of the environment and reducing the risk to life and property, among other matters. Common issues for stages 2 and 5 also included objections to the zoning of land for a public purpose, for example, open space or drainage, and requests for land to be zoned a “higher” residential density zone than exhibited.

The Leppington Precinct contains two creek corridors, one of which traverses stage 2 (Scalabrini Creek), which naturally provide opportunity for green public linkages, but are flood prone and therefore unsuitable for development. These corridors are proposed to contain much of the drainage infrastructure and passive 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 based on complex modelling and cannot be easily moved.

Open space is located to ensure that all residents will have a park within walking distance of their home. In respect to the open space zone located in stage 5 of the Precinct, this site contains high-value native vegetation. In accordance with the Department’s conditions of approval for the development of the Growth Centres under the *Threatened Species Conservation Act 1995*, the Department must undertake reasonable steps to ensure the long-term protection of high-value native vegetation across the Growth Area. Given the site contains this high-value vegetation, an opportunity was presented to protect the vegetation through the open-space zone, whilst achieving the principles for the location and size of planned open space.

The following principles have informed the location and size of planned open space:

- where there is an opportunity to adjoin open space to existing native vegetation;
- consideration of topography to improve accessibility (that is, not have all open space located on hilltops or ridge lines which would require people to walk uphill to access); and
- co-shared open space between schools and the public or where open space is within a reasonable walking distance and accessibility is promoted through improved pedestrian access.

## 4.4 Staged Rezoning, Infrastructure Delivery and Timing

A number of submissions mentioned the proposed staged rezoning of the Leppington Precinct. The submissions did not support the staged rezoning approach and wanted land in later servicing stages to be zoned ahead of the planned delivery of services to those areas. A smaller number of submissions mentioned the timing of development (too slow, timing not clear etc). These two issues are related and are due to the infrastructure planning and investment yet to be made across the broader Precinct.

The rezoning of other precincts within Growth Areas to date had previously occurred on a Precinct wide basis, i.e. a whole precinct was rezoned at the one time. This has resulted in large areas of land across multiple growth centres being rezoned to allow for residential purposes ahead of the scheduled delivery of infrastructure such as water, sewer and electricity.

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 at a time when the value of the land can be realised 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 now committed to the funding and delivery of essential infrastructure for land within Stages 2 and 5 of the Precinct. The timing for the servicing for the remainder of the Precinct is not known at this stage and will depend on market demand and the coordinated delivery of new infrastructure. The Department will continue to work closely with service delivery agencies to understand when stages 3 and 4 may be ready for rezoning.

## 4.5 Water Cycle Management

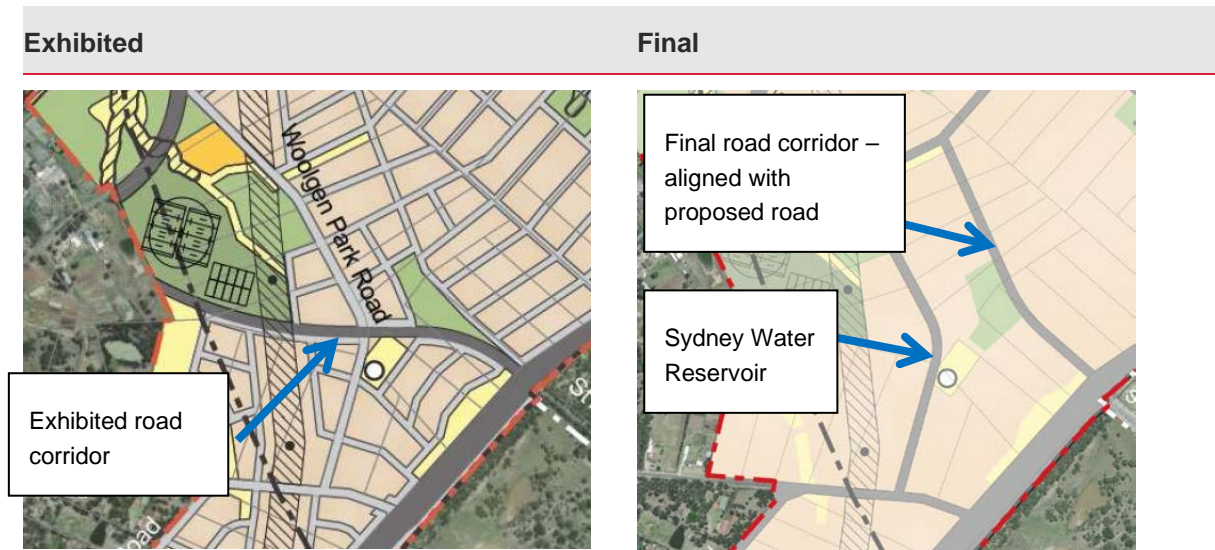
In response to submissions, the Department engaged specialist consultants to undertake a review of the Water Cycle Management Strategy for the Precinct. This investigation sought to determine whether opportunities were available to optimise the performance of the stormwater infrastructure and reduce basin footprints whilst achieving detention and water quality requirements. It was found that the proposed basins were adequate for rezoning however during the Development Application stage, consideration can be given to exact size of the detention basins and whether the footprint could be reduced. It is noted that the size and area of the detention basin cannot be 100% confirmed until the basin is approved and designs for construction are confirmed by the Council.

## 4.6 Traffic and Transport – Internal collector road

At the time of rezoning of Stage 1, changes to a proposed collector road off Camden Valley Way into Stage 2 of the Leppington Precinct that would connect to Woolgen Park Road were recommended (refer to **Figure 2**). It was determined at that time that the upgrade and extension would not be pursued, and the new collector road would be realigned as shown below, to avoid impacts on existing houses. The road realignment was also required to avoid impacts on the Sydney Water reservoir and necessitated an adjustment to proposed passive open space. These changes are reflected in the final ILP.



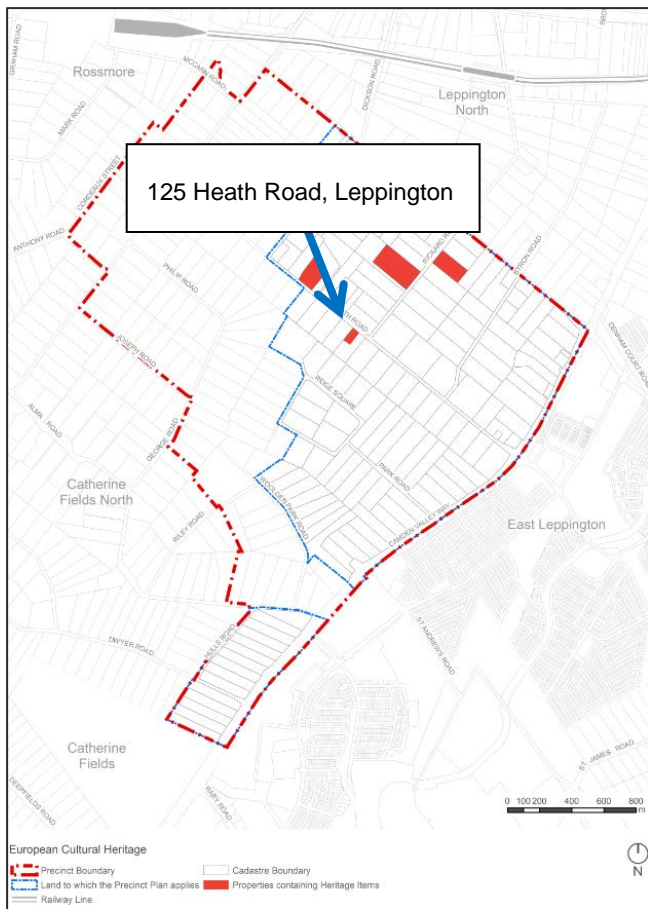
**Figure 2: Collector road amendment**



## 4.7 Non-Indigenous Heritage

One property within stage 2 of the Precinct is proposed to be listed as a local heritage item under the Growth Centres SEPP as follows:

- 125 Heath Road – Cottage, outbuildings and landscaping (local significance).



The recommendation followed the completion of a European Heritage Study by Conybeare Morrison, dated April 2014.

During exhibition, the landholder questioned the recommended heritage value of the property, on the basis that the structural integrity and the house and outbuildings did not meet the recommended heritage values set out in the European Heritage Study. A structural report provided by the landholder noted that structural defects are evident in certain buildings and repairs are required.

Following a review of the material provided by the landowner and the European Heritage Study, the Department determined that there is insufficient justification for the removal of the recommended local heritage listing. The statement of significance recommended in the European Heritage Study also identified that 125 Heath Road has historical and aesthetic significance with ancillary out-buildings, an encircling driveway, a landscaped garden and original interior detail. The formal landscaping and associated driveway reflect the large lot subdivision which is rare for the area and the manner in which a farming property was laid out in a semi-rural area. The item demonstrates transitional detailing between Edwardian style and Californian Bungalow, with gable finial detailing, timber Dado to the external walls and a brick veranda. The interior retains some original detailing including joinery and plaster cornice.

In summary, the statement of significance identifies a range of factors on the site including the landscaping and encircling driveway as being significant to the site. Given these factors determine the significance of the site in addition to the outbuildings, the proposed heritage listing is recommended to remain.

During exhibition, the Heritage Council and Council both raised the issue of the extent of the proposed curtilage to the heritage item. The European Heritage study for the Precinct recommended that the heritage listing on the lot should be reduced to the immediate landscape perimeter of the property. Recommendation 1.4 specifies “ensure the new lot boundary encompasses all of the garden landscaping and pond”. No concerns were raised from the Heritage Council and Council to this curtilage reduction. Given the contribution of the landscaping along the eastern boundary to the overall heritage significance of the place, the reduced site extent is supported and is reflected in the updated Heritage SEPP map layer.

## 4.8 Proposed school site

Based on extensive technical and planning studies and consultation with Department of Education, a school site was identified within stage 2. However, during exhibition, concerns were raised by the Department of Education regarding the ability of a school site to access open-space and/or community facilities within the Precinct.

Discussions with the Department of Education confirmed that the location of the school site for will be retained and that additional access provisions will be incorporated into the Precinct's plans to encourage accessibility via planned public open space along Scalabrini Creek. In particular, it is anticipated that increased accessibility will be achieved through shared pathways which will connect the proposed school to active and passive recreation facilities.

The site is to be zoned for its intended use and identified for public acquisition by the Department of Education.

## 4.9 Acquisition of land and land value

Submitters raised concern with the process of land acquisition for public purposes.

Property acquisition in NSW is governed by the *Land Acquisition (Just Terms Compensation) Act 1991*. Land identified for acquisition will be acquired by a government authority. For the land located within Stages 2 and 5 of the Precinct, Camden Council is identified predominantly to be the authority to acquire the land. Most land required for acquisition is acquired by negotiation and agreement between the landholder and acquiring authority. For more information, please review: <https://www.propertyacquisition.nsw.gov.au/property-acquisition-process>.

Acquisition will depend on the rate of development and subject to receipt of development contributions. Therefore, it is expected that the rate of land acquisition will be subsequently driven by developers' response to demand for housing.

## 4.10 TransGrid Easement

Stages 2 and 5 contain a TransGrid easement. TransGrid operates and maintains the high voltage electricity network across NSW and the ACT, which includes 99 substations and more than 12,900 kilometres of transmission lines and underground cables. The majority of this infrastructure will continue to be located on private land and remain accessible to TransGrid via an easement on title.

An easement provides a 'right of way', allowing access for staff and contractors to build and maintain electrical infrastructure on private property. The registration of an easement on title may restrict activities that can be performed or structures that can be placed within the easements, including fences. Through the redevelopment of land, TransGrid may require additional development controls to be considered in the approval of a development.

The proposed road network in stages 2 and 5 has been specifically designed to allow for the development of land affected by the easement, whilst retaining the majority of such land in private ownership. Landowners are encouraged to contact TransGrid on 1800 222 537 or review its website at <https://www.transgrid.com.au/> at the time of considering land use options, to inform their development plans.

## 5 Post-exhibition amendments to the rezoning package

This section describes the final recommended Precinct Planning Package for stages 2 and 5. In all aspects of the final Precinct Planning Package, the recommendations focused on equity and consistency to achieve alignment between competing objectives and resolving issues raised in submissions.

### 5.1 SEPP and LEP map amendments

**Table 5** describes the amendments that were made to the Growth Centres SEPP Maps following exhibition.

**Table 5: Description of changes made to LEP and SEPP maps since exhibition**

Description of change	Map amended	Comments
Lot rezoning aligns with infrastructure capacity.	All SEPP maps	Clarification has been made in section 5.2 of this report.
A new Maximum Residential Dwelling Map	New SEPP map created	Submissions raised the issue of density exceeding the planned capacity of infrastructure and its impact on the amenity of the Leppington Precinct. In response, the Department has proposed a Maximum Residential Dwelling Map. Further comment can be found in Section 5.3 of this report.
Areas that will be zoned under the Growth Centres SEPP for Stages 1, 2 and 5 of the Precinct have been removed from the <i>Camden Local Environmental Plan 2010</i> .	All LEP Maps applying to the rezoning area.	To provide certainty to the community, the area of land that applies to rezoned land within the Growth Centres SEPP has been removed from the <i>Camden Local Environmental Plan 2010</i> . This provides ease of use when reviewing differing documents to identify which statutory planning instrument applies.

### 5.2 Stage 2 Boundary

The exhibited Leppington Staging Plan identified lots located in stage 2 that were also partially in stages 3 and 4. In these cases, it is intended to rezone the entirety of lots where there is partial infrastructure capacity to provide certainty to landowners. The DCP provides clarity to landowners where lots are partially serviced to facilitate development outcomes and the management of development applications following rezoning.

At the time of any future development application, Council will be required to consider the available infrastructure capacity for each lot to determine the development options. This approach allows for each site to be considered on its merits and for entire, rather than partial, lots to be rezoned. It is important to consider that natural drainage is a preferred solution to connect to wastewater services which ensures that no additional costs are incorporated into the ongoing management and use of the land and infrastructure services. Alternative solutions that allow for new developments to be connected to the infrastructure will be required to be assessed at the development application stage.

When further infrastructure and services become available, the Department will review the boundaries of remaining stages and continue to align the rezoning of the remainder of the Leppington Precinct.

### 5.3 Equitable dwelling distribution

Consideration has been given to the need to ensure that the planned servicing capacity of utility, road, open space and community infrastructure is equitably accessible to all areas of stages 2 and 5 and, ultimately, future residents. It is important to note that when a development application is being assessed, the decision-making authority will be required to consider the capacity of other planned infrastructure items or community services such as roads, parks, drainage infrastructure and the like.

A new Maximum Residential Dwelling Capacity Map has been included in the Growth Centres SEPP to help resolve these concerns. This new map only applies to stages 2 and 5 of the Precinct and limits the maximum number of new dwellings to 1,900 and 500 dwellings respectively. This new map provides the flexibility of achieving development yields across differing geographical constraints whilst ensuring the number of dwellings do not exceed the infrastructure capacity.

To further guide the development application process, the Department has also prepared an Indicative Density Map for the DCP. This new DCP map provides an indicative density rate per hectare for differing land parcels to achieve an equitable share of density and ensure one landholder or development does not use a larger share of available infrastructure capacity in the Precinct. It is anticipated that the proposed DCP will be adopted late in 2021.

Compliance with the new DCP map will be required for any development application and will assist in achieving the equitable share of density across Stages 2 and 5 of the Precinct whilst meeting the statutory requirement of a maximum number of dwellings.

### 5.4 Camden Growth Centres DCP: Schedule 5 Leppington Precinct

Changes are proposed to the exhibited version of the DCP that will apply to stages 2 and 5 of the Precinct. The changes respond to issues raised by community, Schools Infrastructure NSW and Council, and by the Department.

The changes have updated the maps and figures in the DCP and removed controls that no longer apply. These changes also affect stage 1 of the Precinct and hence, amendments are also to be made on relevant maps applicable to stage 1. See **Appendix D: Camden DCP amendments** for a table outlining the changes.



## 6 Consistency with Strategic Framework

### 6.1 South West Growth Centre Structure Plan 2006

The proposed plans are generally consistent with the South West Growth Centre Structure Plan 2006 with a few areas of variation. The Structure Plan is an “indicative regional land use plan”, to guide Precinct Planning. The Precinct Planning process for the 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 the development of 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 have been replaced with a small number of larger centres along with the proposed location. This is discussed in **Table 6** below.

### 6.2 Growth Centres Development Code

The Growth Centres Development Code is a guide to the preparation of the Precinct Planning Package. The Development Code provides for consistent standards of development across the Growth Areas. The Precinct Planning Package has also been prepared with reference to other development controls including those of 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 Planning Package is consistent with the Development Code. A summary of consistency with the Development Code is provided in **Table 6**.

**Table 6: Consistency with the Growth Centres Development Code**

Development Code Requirements	Leppington Stages 2 and 5 Proposed Precinct Planning Controls
<b>A. Key Inputs</b>	
Density targets: <ul style="list-style-type: none"> <li>• Low: 12.5-16.5 dw/hectare<sup>2</sup></li> <li>• Medium: 25 dw/hectare<sup>4</sup></li> </ul>	Maximum density controls supporting 2,400 dwellings with an indicative density map in the DCP proposing: <ul style="list-style-type: none"> <li>• Low (Zone R2): 16.5 dw/hectare<sup>3</sup> for the developable footprint</li> </ul>
Indicative lot sizes: <ul style="list-style-type: none"> <li>• Townhouses, semi-detached and detached small dwellings: up to 350 m<sup>2</sup></li> <li>• Detached medium: 350-450m<sup>2</sup></li> <li>• Detached large: 450m<sup>2</sup>+</li> </ul>	Minimum lot sizes proposed for R2 or R3 zoned land are to be consistent with Part 4 of the Camden Growth Centres Precinct Plan which provide for flexible delivery of a range of housing types on various lot sizes.  In addition, a minimum lot size control is proposed for land to be zoned E4 Environmental Living, ranging from 1,000m <sup>2</sup> to 1,500m <sup>2</sup> in places.



Development Code Requirements	Leppington Stages 2 and 5 Proposed Precinct Planning Controls
<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.</p> <p>However, following consultation with 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 which is not subject to the current rezoning of stages 2 and 5.</p> <p>No land is proposed to be zoned for light industrial purposes as there is a substantial area of light industrial zoned land immediately north in the Leppington North Planned Precinct that will have capacity to provide employment to the Leppington Precinct.</p>
<b>B. Urban Form Analysis</b>	
<p>B.9 Street pattern</p> <p>A hierarchy of town centre streets that include main streets, secondary streets and lanes.</p>	<p>The DCP nominates a road hierarchy that will support the projected traffic volumes associated with the ultimate population of the Precinct.</p>
<p>B.10 Lot layout and orientation</p> <p>Optimal lot size and orientation is defined for solar access.</p>	<p>The ILP ensures that future lots will achieve the maximum north-south or east-west orientation for appropriate solar access.</p>
<b>C Mixed Use Town Centres, Neighbourhoods and Housing</b>	
<p>C.1 The DCP should set FSR controls, height and minimum landscape development controls for lots greater than 350 square metres.</p>	<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>
<p>C.3 Streets</p> <p>Road cross sections and dimensions are identified for use in Precinct Plans</p>	<p>The Camden Growth Centres DCP contains road cross sections.</p>

2 Please note the correction of an error within the original version of the report. The incorrectly published density band of 12.5-20dw/ha low density residential is now corrected to read 12.5-16.5dw/ha.

3 Please note the correction of an error within the original version of the report. The incorrectly published 21dw/ha as the maximum density control for low density development in the R2 zone is now corrected to read 16.5dw/ha.

4 Please note the correction of an error within the original version of the report. The incorrectly published density band of 20-40dw/ha for medium density residential is now corrected to read 25dw/ha.

## 6.3 Ministerial Directions

The proposed SEPP amendment is not strictly required to comply with the Ministerial Directions in relation to the preparation of a Local Environmental Plan, as they apply only to

the preparation of Local Environmental Plans. However, the Precinct Planning Package may at some point be incorporated into the relevant Council Local Environmental Plan and it is therefore appropriate that the Precinct Planning Package be consistent with the Ministerial 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 9.1 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) was prepared as part of the Precinct Planning Report, prior to exhibition. That assessment is still valid for the final Precinct Planning Package, and the Precinct Planning Package is generally consistent with the Directions.

Particular attention was given to Ministerial Direction 1.3 Mining, Petroleum Production and Extractive Industries as the Precinct contains resources. The Department's division of Resources & Geoscience, Geological Survey of New South Wales was consulted in the finalisation of the Precinct. The division advised that it has no concerns with the draft Leppington Precinct Plan pursuant to section 9.1 of the EP&A Act.

## 6.4 Biodiversity Certification for the Sydney Growth Centres

Biodiversity Certification under the *Threatened Species Conservation Act 1995* (TSC Act), now the *Biodiversity Conservation Act 2016* 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 *Biodiversity Conservation Act 2016* 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 Precinct Planning Package with the Biodiversity Certification. This report has been prepared for the final Precinct Planning Package and is included at **Appendix E: Consistency with the Growth Centres Biodiversity Certification**.

No ENV is located in stages 2 and 5 that necessitates protection. There are pockets of vegetation that have the potential to be ENV which are generally located on land that has limited development potential due to other constraints (particularly flooding) or that have been integrated with land that is required for other public purposes such as open space or drainage.

## 6.5 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 *Biodiversity Conservation Act 2016* (refer above), the requirements of the Strategic Assessment Program will have also been met. This means that:

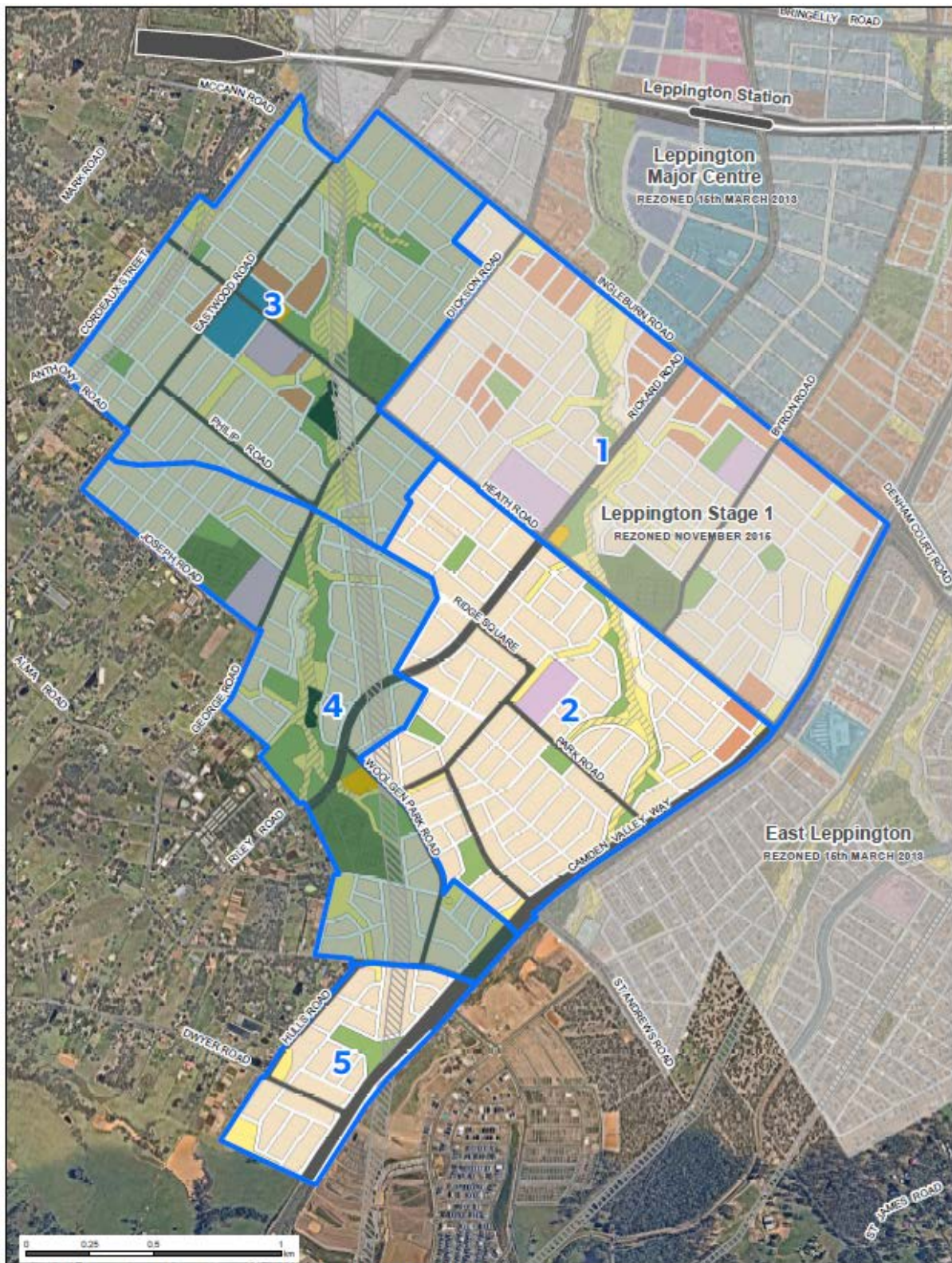
- on land that is certified under the *Biodiversity Conservation Act 2016*, there is no need for further assessment of impacts under the EPBC Act;
- any proposal to clear vegetation on land that is non-certified must be in accordance with the Relevant Biodiversity Measures (RBMs) of the Growth Centres 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 *Biodiversity Conservation Act 2016* and the EPBC Act.

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 Program**. Stage 2 of the Precinct contains 0.46 hectares of vegetation relevant to the EPBC Act, however its protection is not achievable due to its location on flood prone land and the requirement for a drainage easement through the area.

# Appendix H: Summary of Submissions and Responses



# Appendix I: Final Indicative Layout Plan



**Leppington Precinct - Indicative Layout Plan - June 2021**

Leppington Stages	Low Density Residential	Passive Open Space	Environmental Protection Overlay
Indicative School Location	Environmental Living	Active Open Space	Existing Easements
Community Centre	Major Road	Drainage	Cadastre
Medium Density Residential	Local Road	Environmental Conservation	



# Appendix J: Consistency with the Growth Centres Biodiversity Certification



# Appendix K: Consistency with the Growth Centres Strategic Assessment Program

## Appendix M: Key stakeholders notified by mail of the public exhibition

<b>Ministers</b>	
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
<b>State and Local government agencies *Note: name at time of exhibition</b>	
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 Association	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 N: Camden DCP amendments

DCP Section	Text/Table/Figure amended	Comment
<b>Section 1</b> Introduction	<b>Figure 1-1 Land application map</b> <ul style="list-style-type: none"> <li>Updated to show amended boundaries</li> </ul>	<ul style="list-style-type: none"> <li>The boundary has been amended to include Stages 2 and 5.</li> </ul>
<b>Section 2</b> Development Planning and Design	<b>Section 2.1 Precinct Planning Vision</b> <ul style="list-style-type: none"> <li>The Precinct Planning Vision for Leppington has been amended to prioritise pedestrian and bicycle paths between school locations and public recreation facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Schools Infrastructure NSW has advised that school locations should be located adjacent to public recreation facilities to enable co-sharing opportunities. The improved open space linkage proposed in the amended ILP assists in maintaining the exhibited school location and facilitating access to public recreation facilities.</li> </ul>
	<b>Figure 2-1 ILP</b> Updated to show final ILP and to fade out remaining stages.	<ul style="list-style-type: none"> <li>The DCP only currently applies to Stage 1 so the figures have been updated to extend to Stages 2 and 5, and to shade out remaining stages until they are rezoned.</li> </ul>
	<b>Figure 2-2 Water cycle and ecology</b> <ul style="list-style-type: none"> <li>Updated to fade out remaining stages.</li> </ul>	<ul style="list-style-type: none"> <li>See comment above re stages.</li> </ul>
	<b>Figure 2-3 Flood prone land</b> <ul style="list-style-type: none"> <li>Updated to fade out remaining stages.</li> <li>Flood mapping updated to match SEPP map</li> </ul>	<ul style="list-style-type: none"> <li>See comment above re stages.</li> </ul>
	<b>Figure 2-4 Salinity</b> <ul style="list-style-type: none"> <li>Updated to fade out remaining stages.</li> </ul>	<ul style="list-style-type: none"> <li>See comment above re stages.</li> </ul>
	<b>Figure 2-5 Aboriginal heritage</b> <ul style="list-style-type: none"> <li>Updated to fade out remaining stages.</li> </ul>	<ul style="list-style-type: none"> <li>See comment above re stages.</li> </ul>
	<b>Figure 2-6 European heritage</b> <ul style="list-style-type: none"> <li>Updated to fade out remaining stages.</li> </ul>	<ul style="list-style-type: none"> <li>See comment above re stages.</li> </ul>
	<b>Figure 2-7 Bushfire</b> <ul style="list-style-type: none"> <li>Updated to fade out remaining stages.</li> <li>APZs colour coded (i.e. 10, 15 &amp; 25m) to match bushfire map produced by bushfire consultants.</li> </ul>	<ul style="list-style-type: none"> <li>See comment above re stages.</li> <li>APZ colour coding amended.</li> </ul>
	<b>Figure 2-8 Contamination</b> <ul style="list-style-type: none"> <li>Updated to fade out remaining stages.</li> </ul>	<ul style="list-style-type: none"> <li>See comment above re stages.</li> </ul>
	<b>Figure 2-9 Noise attenuation</b> <ul style="list-style-type: none"> <li>Updated to fade out remaining stages.</li> <li>St Andrews road amended realignment shown</li> </ul>	<ul style="list-style-type: none"> <li>See comment above re stages.</li> </ul>

DCP Section	Text/Table/Figure amended	Comment
	<p><b>Figure 2-10 Urban structure</b> Deleted.</p>	<p>Deleted as the map is a duplication of the zoning map.</p>
	<p><b>Figure 2-12 Road hierarchy</b></p> <ul style="list-style-type: none"> <li>• Updated to fade out remaining stages.</li> <li>• St Andrews road amended realignment shown.</li> <li>• Signalised intersection shown at the intersection of Byron and Ingleburn Roads (was roundabout).</li> </ul>	<ul style="list-style-type: none"> <li>• See comment above re stages.</li> <li>• See Section 4.6 of this report.</li> </ul>
	<p><b>Figure 2-13 Pedestrian &amp; cycle network</b></p> <ul style="list-style-type: none"> <li>• Updated to fade out remaining stages.</li> <li>• Removed local roads to emphasise the priority of the Pedestrian and Cycle network.</li> </ul>	<ul style="list-style-type: none"> <li>• See comment above re stages.</li> <li>• Changes made to make figure more legible and addition of 'open space (shared path)' notation.</li> <li>• Increased pedestrian connectivity between the proposed school in Stage 2 and public open space.</li> </ul>
<p><b>Section 4</b> Indicative Density Controls</p>	<p><b>Indicative Density Controls (Objectives and Controls)</b></p> <ul style="list-style-type: none"> <li>• New controls have been included within the DCP.</li> </ul>	<ul style="list-style-type: none"> <li>• Detail can be found in Section 5 of this report. In summary, a new map and associated controls have been included in the DCP to guide planning decisions and ensure an equitable share of density across Stages 2 and 5 of the Precinct.</li> </ul>