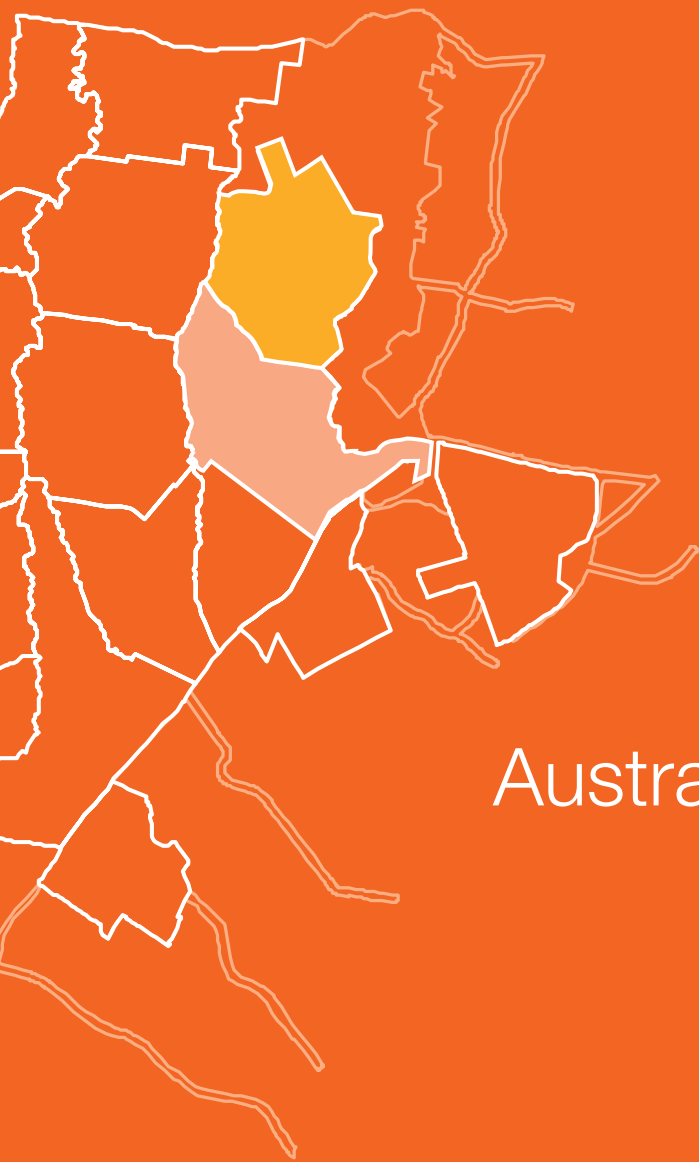




Austral and Leppington North

Precinct Plans

2013

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



Land for approximately 17,350 homes and over 54,000 residents



Leppington Major Centre with regional shopping, employment, cultural and community facilities



New Leppington station



A local centre and 3

neighbourhood centres



220 hectares of employment land



135 hectares

of open space and recreation areas



Upgrades to major roads



New

primary and high schools



Protection of 116 hectares of significant vegetation,

and major creek corridors

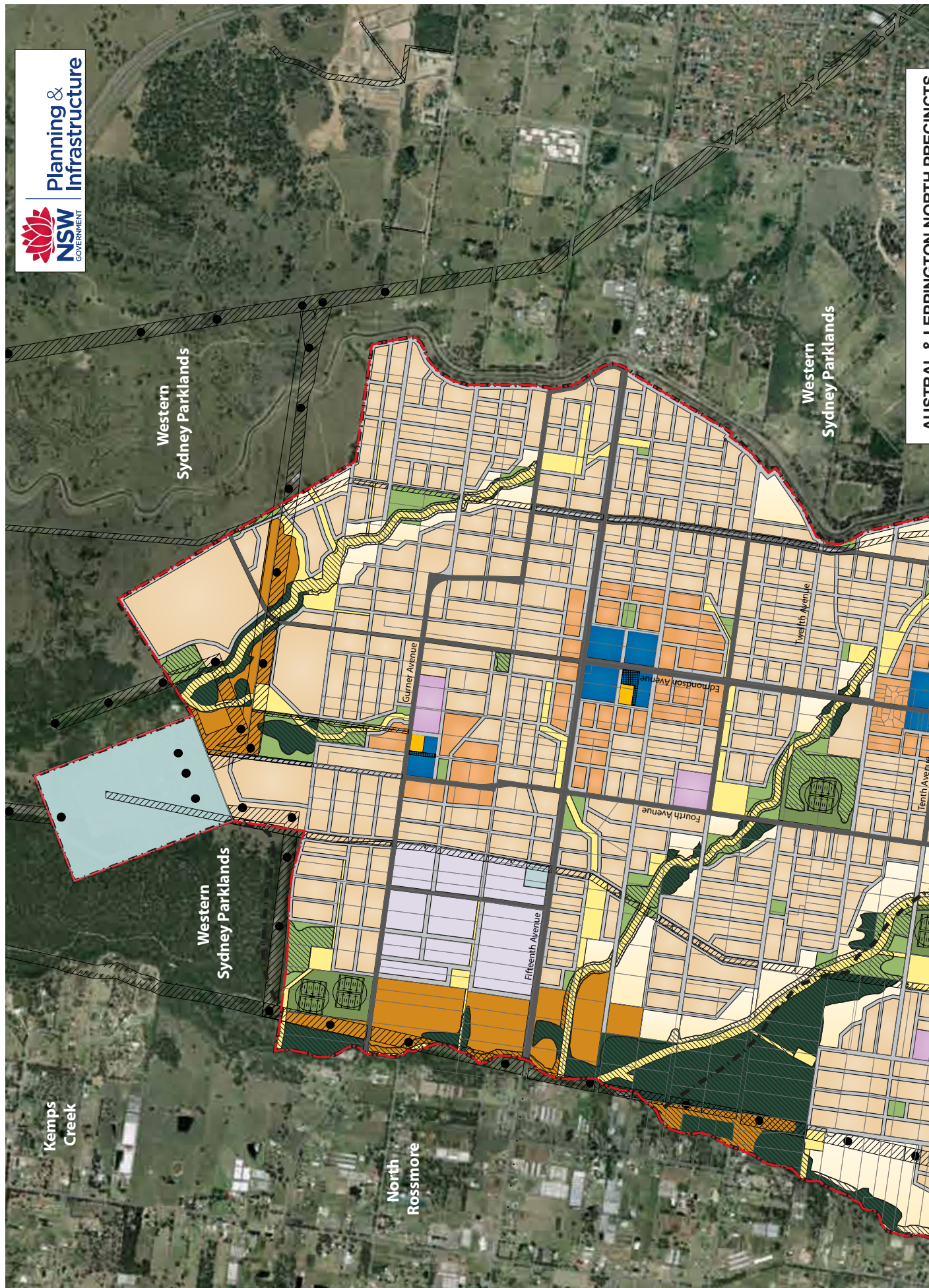


New pedestrian and cycle links

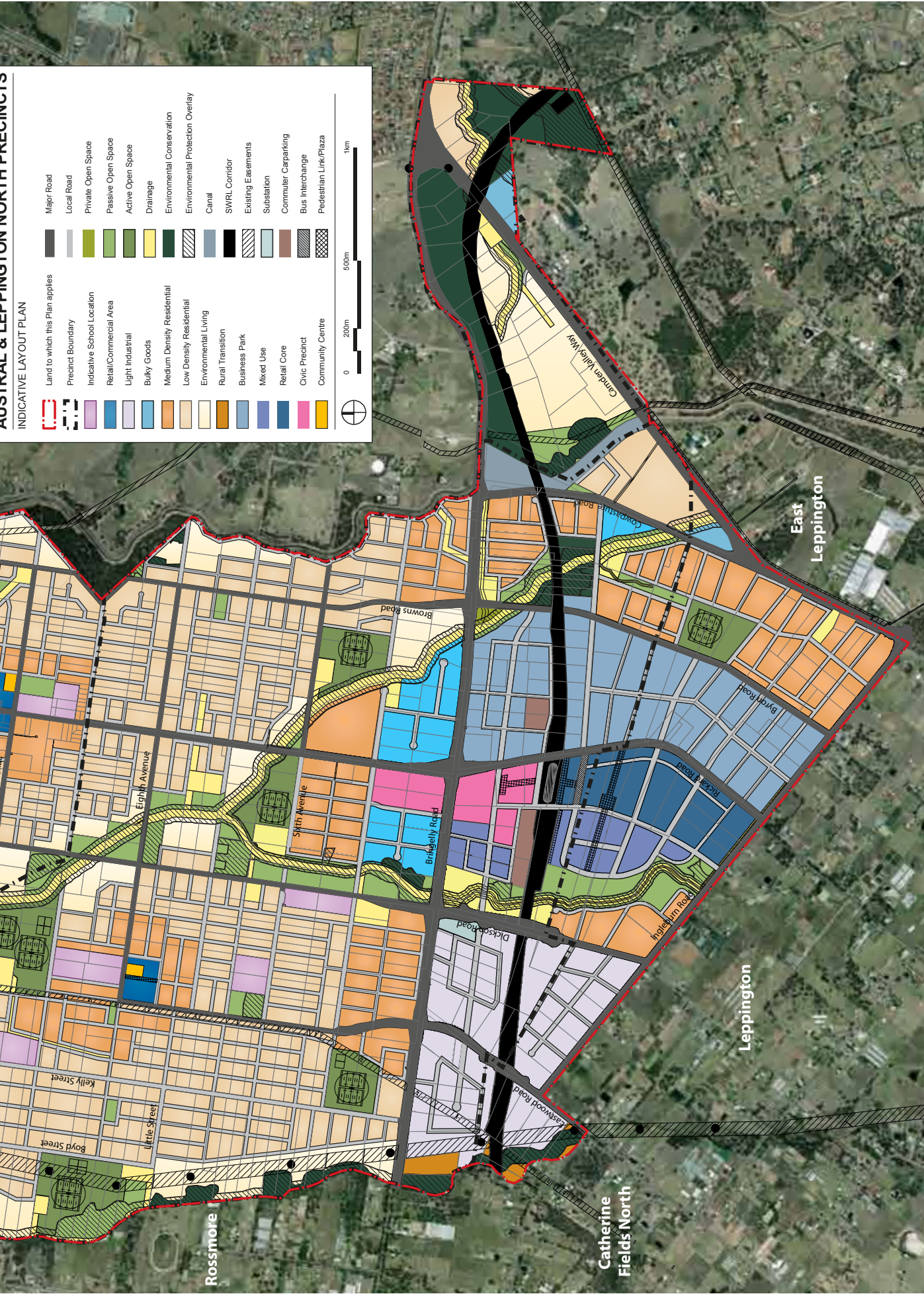
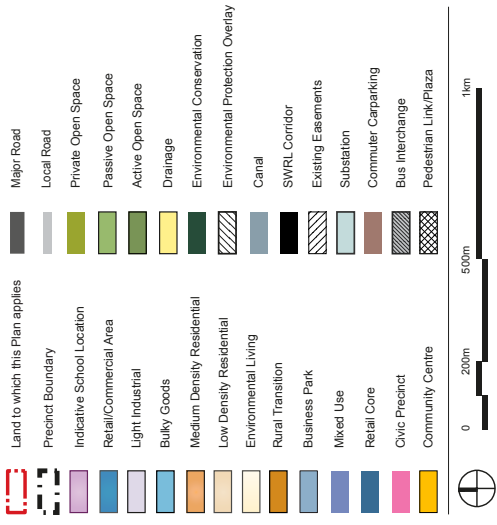


Planning &
Infrastructure

Austral and Leppington North Indicative Layout Plan (ILP)



INDICATIVE LAYOUT PLAN



Austral and Leppington North Precincts Rezoned

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

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

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

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

Infrastructure

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

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

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

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

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

Leppington Major Centre



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

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

What does this mean for existing landowners?

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

Next Steps



- The rezoning is accompanied by Development Control Plans (DCPs), which set out the standards and requirements for particular types of development. Separate DCPs apply to land in the Camden and Liverpool Council areas.
- Section 94 Contributions Plans, which detail the local infrastructure required to support development have been publicly exhibited by both Camden and Liverpool Councils, and will be finalised in the near future.
- The Department will continue to work with landowners, developers, Councils and infrastructure delivery agencies to assist in the development of the Precincts after rezoning.

Further information



Now that rezoning has been finalised, the local Council is responsible for providing information about land zoning and planning controls in the Austral & Leppington North Precincts. Copies of the Development Control Plans and Section 94 Contributions Plans can be obtained from the local Council.

The Precinct Planning package for the Austral & Leppington North Precincts, which consists of the technical studies, reports and maps is available on the Growth Centres website at www.growthcentres.nsw.gov.au.

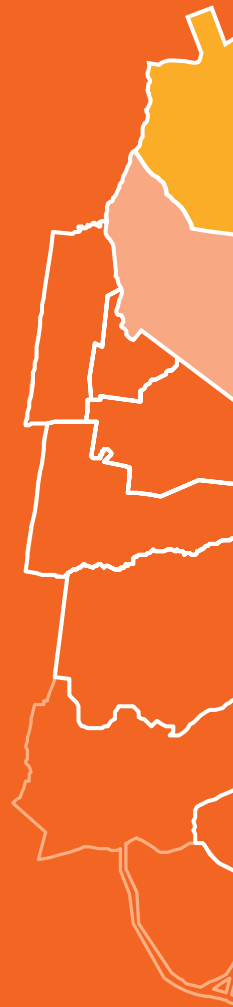
For more information please call the Growth Centres Information line on **1300 730 550** or email community@planning.nsw.gov.au.

Important



If you are deaf or have a hearing or speech impairment, please call us through the National Relay Service on 1300 555 727 or www.relayservice.com.au

English	For more information in languages other than English, please call 1300 730 550	Korean	한국어로 더 자세한 정보를 원하시면 1300 730 550 으로 전화하십시오
Arabic	لمزيد من المعلومات بلغات أخرى غير الإنجليزية، يرجى الاتصال بالهاتف رقم 1300 730 550	Lao	ຖ້າທ່ານຕ້ອງການຂໍ້ມູນເປັນພາສາອື່ນທີ່ບໍ່ແມ່ນພາສາອັງກິດ, ກະຕຸ້ນໂທ 1300 730 550
Assyrian	ܠܡܝܕܝܢܡܝܬܝܢ ܡܠܥܘܡܐܬܝܢ ܒܠܓܬܝܢ ܐܘܪܝܝܬܝܢ ܕܥܝܪܝܬܝܢ ܕܐܢܓܠܝܝܬܝܢ, ܕܝܢ ܕܥܝܪܝܬܝܢ ܕܐܢܓܠܝܝܬܝܢ ܕܝܢ ܕܥܝܪܝܬܝܢ ܕܐܢܓܠܝܝܬܝܢ ܕܝܢ ܕܥܝܪܝܬܝܢ ܕܐܢܓܠܝܝܬܝܢ 1300 730 550	Macedonian	За повеќе информации на други јазици освен на англиски, ве молиме јавете се на 1300 730 550
Bengali	ইংরেজী ব্যতীত অন্য ভাষায় আরও তথ্যের জন্য অনুগ্রহপূর্বক ফোন করুন 1300 730 550	Maltese	Għal aktar tagħrif f'lingwi barra l-Ingliż, jekk jogħġbok ċempel 1300 730 550
Chinese(S)	要获得更多信息，英语以外的语言请拨1300 730 550	Polish	Po dalsze informacje w językach innych, niż angielski, prosimy dzwonić pod numer 1300 730 550
Chinese(T)	欲以非英語的語言獲取更多資訊，請致電1300 730 550	Punjabi	ਅੰਗਰੇਜ਼ੀ ਤੋਂ ਇਲਾਵਾ ਹੋਰ ਭਾਸ਼ਾਵਾਂ 'ਚ ਥੋੜੇ ਜਾਣਕਾਰੀ ਲੈਣ ਲਈ ਡਿਊਾ ਕਰਕੇ ਸੰਪਰਕ ਕਰੋ 1300 730 550
Croatian	Za više informacija na drugim jezicima osim engleskog, molimo nazovite 1300 730 550	Samoan	Mo nisi faamatalaga i gagana e ese mai i le gagana Peretania, faamolemole valaau i le 1300 730 550
Dari	برای کسب معلومات بیشتر به تساهای غیر از انگلیسی لطفاً به تیلفون شماره 1300 730 550 زنگ بزنید	Serbian	За више информација на језику који није енглески, молимо позовите 1300 730 550
Filipino	Para sa karagdagang impormasyon sa mga wikang maliban sa Ingles, mangyari lamang na tumawag sa 1300 730 550	Spanish	Para más información en otros idiomas, llame al 1300 730 550
German	Sollten Sie weitere Informationen in Ihrer Landessprache benötigen, helfen wir Ihnen gerne unter der Telefonnummer 1300 730 550 weiter	Tamil	ஆங்கிலம் அல்லாத பிறமொழிகளில் மேல்விவரங்கள் பெறத் தயவுசெய்து 1300 730 550 எண்ணும் எண்ணில் தொடர்புகொள்ளவும்
Greek	Για περισσότερες πληροφορίες σε γλώσσες εκτός της Αγγλικής, τηλεφωνήστε στο 1300 730 550	Turkish	İngilizceden başka bir dilde daha fazla bilgi almak için, lütfen 1300 730 550 numaralı telefonu arayın
Hindi	अंग्रेजी के अतिरिक्त अन्य भाषाओं में और अधिक जानकारी के लिए कृपया 1300 730 550 पर कॉल करें	Vietnamese	Muốn biết thêm thông tin bằng các ngôn ngữ khác Tiếng Anh, xin gọi số 1300 730 550
Italian	Per maggiori informazioni in lingue oltre all'inglese telefonate al 1300 730 550		



www.growthcentres.nsw.gov.au