

# East Leppington – Liverpool (Part) Precinct



Planning &  
Environment

## Frequently Asked Questions

August 2014

### WHAT DOES THE REZONING ANNOUNCEMENT MEAN?

- The Liverpool Part of the East Leppington Precinct has now been rezoned. This follows the rezoning of land in the East Leppington (Camden & Campbelltown Part) Precinct in March 2013.
- A diverse mix of housing will be provided. When fully developed the Precinct will deliver a total estimated 4,450 new homes for potentially 14,700 new residents. The Liverpool (Part) Precinct has capacity for 1,150 of these homes.
- Services and infrastructure such as water, sewer and roads, are scheduled to be in place when the first new homes are complete.

### WHERE IS THE EAST LEPPINGTON PRECINCT LOCATED?

- The precinct is located in Sydney's South West near key motorways (the M5 and M7) and is located within the Camden, Campbelltown and Liverpool local government areas.
- The precinct is adjacent to Camden Valley Way, within 1 to 2kms of the new Leppington railway station on the South West Rail Link, and the future major centre in Leppington that will provide more housing and employment opportunities close to transport and road upgrades.

### WHAT INFRASTRUCTURE WILL BE PROVIDED TO SERVICE THE PRECINCT?

- The infrastructure to be provided includes:
  - Widening of Camden Valley Way to four lanes – completion due in 2016
  - Widening of Denham Court Road to four lanes, expected to be required by 2026. The first section of this road upgrade is underway
  - An electricity substation - underway
  - Wastewater infrastructure in stages, with a first stage of sewer pipes and a pumping station due for completion in 2015.

### ARE TRANSPORT LINKS PROVIDED?

- Construction of the South West Rail Link, which includes new stations at Edmondson Park and Leppington and a new transport interchange at Glenfield, is 12 months ahead of schedule, with train services to commence in 2015.
- The new Leppington railway station is located within 1-2km of the precinct.
- Proposed bus routes and cycleways will link the precinct to the railway station.

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### WILL EMPLOYMENT OPPORTUNITIES BE PROVIDED?

- The precinct will provide for a local and neighbourhood centre, retail, primary school and community facilities.
- Employment opportunities for incoming residents will be generated in the future major centre at Leppington which will establish a hub for retail and commercial opportunities, as well as a civic precinct providing jobs.

### WHAT CONSULTATION HAS TAKEN PLACE?

- The East Leppington Precinct is the result of an extensive consultation with councils, key stakeholders, agencies, land owners and the wider community.
- In addition to exhibitions, workshops, information events and meetings the department issued community updates and regularly responded to enquiries via the Community Information Line and dedicated email address. This extensive consultation resulted in important changes to the Precinct Plan for East Leppington.

They include:

- Changes to the location of the neighbourhood centre
- Adjustments to residential zoning
- The integration of land used for drainage with an open space corridor
- The widening of Denham Court Road to four lanes
- The environmental conservation of an additional area of land containing Cumberland Plain Woodland

### WHAT TYPES OF HOUSING WILL BE BUILT IN THE EAST LEPPINGTON PRECINCT?

- The NSW Government is making changes to the *Growth Centres State Environmental Planning Policy* to diversify housing options across the Growth Centres.
- The East Leppington Precinct will benefit from these more flexible land use controls to provide a range of housing types to suit different needs.
- This will include detached dwellings on larger lots, terraces, semi detached and small lot dwellings and studio flats (Fonzie flats).
- Lot sizes for a detached home will range upwards from 225 square metres in low density residential areas. Smaller lot sizes may be permitted in medium density zones.

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### WHAT DOES THE REZONING MEAN FOR LAND OWNERS?

- The rezoning means new planning controls now apply across the East Leppington Precinct which allow a range of urban uses, predominantly residential.
- Land owners may lodge development applications with the relevant council as long as essential services such as water and power are available to the land.
- Land owners interested in developing their land should contact their council.

### WHAT HAPPENS TO LAND ZONED FOR OPEN SPACE OR DRAINAGE?

- Land zoned for open space and water management (drainage) will be acquired by the relevant council. The timing of any acquisition will be influenced by the rate of development.
- The *Land Acquisition (Just Terms Compensation Act) 1991* requires a council or Government agency to consider key matters such as the market value of the land, any special value to the landowner and expenses as a result of relocating.
- For more information on the compulsory acquisition process and matters for consideration, see the Land and Property Information's website at: [http://www.valuergeneral.nsw.gov.au/compulsory\\_acquisitions](http://www.valuergeneral.nsw.gov.au/compulsory_acquisitions)