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
South West Growth Centre Austral and Leppington North Precinct Plan

AUSTRAL & LEPPINGTON NORTH PRECINCTS INDICATIVE LAYOUT PLAN

Land to which this Plan applies
Pecinct Boundary
Indicative School Location
Retail/Commercial Area
Light Industrial
Bulky Goods
Medium Density Residential
Low Density Residential
Environmental Living
Rural Transition
Business Park
Mixed Use
Retail Core
Civic Precinct
Community Centre

Major Road
Local Road
Private Open Space
Passive Open Space
Active Open Space
Drainage
Environmental Conservation
Environmental Protection Overlay
Canal
SWRL Corridor
Existing Easements
Substation
Commuter Carparking
Bus Interchange
Pedestrian Link/Plaza

Map of Austral and Leppington North Precincts showing land use and infrastructure.
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).
South West Growth Centre Austral and Leppington North Precinct Plan

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.

Further information

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

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.