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Figure 1: Report Structure
Introduction

Purpose of the Land Use and Infrastructure Analysis

This Analysis forms part of the Glenfield to Macarthur Land Use and Infrastructure Strategy and describes the methodology and evidence base that informed the vision and projected growth for the Leumeah precinct. Applying the principles of ecologically sustainable development has been intrinsic to this process.

The Analysis has incorporated a review of the character, demographics and economy of Leumeah.

A comprehensive audit of the precinct’s environmental and built form characteristics identified areas to be protected and unconstrained land suitable for development.

The vision and growth projections for the precinct have been informed by economic feasibility and market demand analysis and reflect the long term housing and employment needs for the area.

Recommended improvements to the transport network aim to encourage more people to walk, cycle and use public transport for local and regional trips.

Improved connections to ecological corridors and open spaces have been identified and recommendations made to improve the quality of open spaces and the public domain.

A summary of the infrastructure requirements to support the precinct’s growth is also provided to guide more detailed service and infrastructure delivery investigations.

Figure 2: Glenfield to Macarthur Urban Renewal Corridor
Leumeah Precinct

Leumeah is located approximately 39 kilometres from Sydney, between Minto and Campbelltown stations on the Cumberland, Airport, Inner West and South Lines.

The precinct is bounded by Airds Road and Pembroke Park in the north, Campbelltown Road and Kanbyugal Reserve to the west, Lindesay Street in the east and Leumeah Creek to the south.

The boundary of the precinct is based on a radius of 800m – 1.5km from Leumeah Station, which represents a 10-20 minute walking trip.

Leumeah is slowly transitioning from a predominately major industrial precinct to a recreation, sports and entertainment precinct.

The precinct has a large focus on entertainment with the Campbelltown Sports Stadium and supporting services, such as West Leagues Club located to the east of the station. The precinct also contains a range of other sporting facilities including Wests Tennis Club, Campbelltown Indoor Soccer Arena and Campbelltown City Bowl.

Residential uses are located on the eastern side of the station, characterised by predominately low rise detached dwellings, with high rise mixed use apartments located close to the station.

A small local shopping centre is located directly opposite the station, on the eastern side of the precinct. The centre provides a range of local retail services for residents and commuters.

Land to the north west of the station is predominately light industrial, separated from the rail line by a significant drainage easement. To the west of the station, bulky goods retailing is the predominant land use along Blaxland Road.

A large area of the precinct is also comprised of public and private car parking facilities. The precinct also contains significant green corridors, including Coolong Reserve and Smiths Creek reserve.

An aerial image of the precinct is provided in Figure 3. A series of photos that illustrate the existing built form and character of the precinct are provided on page 7.
Demographics and Economy

Demographics

The population of the precinct was 6,047 at the last census in 2011. Key characteristics of the precinct population include:

- A lower median age than Sydney and the Corridor but higher than the Campbelltown LGA
- A larger proportion of children and people in their twenties, fifties and sixties compared to Sydney as a whole, indicating relatively more families living in the area
- A smaller proportion of residents aged over 65 years than the Corridor and Sydney
- A smaller proportion of separate dwellings than Campbelltown LGA but a larger proportion than Sydney
- A larger proportion of unit and apartment dwellings than Campbelltown LGA but a smaller proportion than Sydney

Economy

In 2011 there were 5,083 jobs in the precinct. Just under half of all jobs were in the industrial sector, with about a third of jobs in retail. Combined, they comprise the vast bulk of jobs in the precinct.

Leumeah has also developed into a centre for cultural, recreational and tourism activities in the Campbelltown Local Government Area, which contributes to a growing number of jobs in accommodation and food services.

- A lower proportion of families consisting of parents with children than Campbelltown LGA and Sydney as a whole
- A higher proportion of lone person households compared to both Campbelltown LGA and Sydney
- A smaller average household size than both Campbelltown LGA and Sydney, with 2.47 persons per household
- A slightly smaller proportion of dwellings that are owned outright or with a mortgage the Campbelltown LGA, but consistent with Sydney
- The majority of residents travel to work by car – although the precinct had a slightly higher proportion of residents taking the train compared to Sydney
- The lowest proportion of residents born overseas along the Corridor. The top three countries of birth other than Australia were England, India and Philippines

**Figure 4: Key demographic facts for the Leumeah precinct**

**Figure 5: Key demographic facts for the Leumeah precinct**

**Leumeah Population**

- Under 15: 19%
- 15 - 39: 38%
- 40 - 64: 32%
- Over 64: 11%

**Leumeah Households**

- Couples with Children: 29%
- Couples Only: 23%
- Lone Person: 23%
- Single Parent Families: 14%
- Group: 11%

**Leumeah Housing Type**

- Separate Houses: 71%
- Semi-Detached: 19%
- Apartments: 10%

**Average Household Size**: 2.47

**Residents in Leumeah**: 6,000

**Jobs in Leumeah**: 5,100

**50% of Jobs in Industry**
Constraints Analysis

This section is an assessment of the constraints within the precinct. The physical characteristics of the precinct have been mapped and analysed to identify constrained and unconstrained sites for renewal. These characteristics include: transport and movement; open space; topography; flooding; vegetation; bushfire risk; heritage; recent residential development; land ownership; and social infrastructure.

The combination of these elements reveal the overall level of development constraint within the precinct. However, not all constraints that are identified are necessarily barriers to change, often they are opportunities for renewal in the future.

Figure 6: Images demonstrating the existing character and built form of the Leumeah precinct.
Transport and Movement

Pembroke Road, Campbeltown Road and Blaxland Road serve as the primary north-south access ways in the precinct, while the Hume Motorway and Campbeltown Road provide the main regional routes for through traffic in the area. The east-west access points for the precinct are Rose Payton Drive Road and Campbeltown Road in the middle of the precinct.

East-west vehicle movements are limited by the lack of road connections across the precinct due to the barrier formed by the rail line and the large landholdings to the north in the Minto and Leumeah industrial areas.

The eastern half of the precinct from Rudd Road contains a poorly connected local road network, featuring a number of cul-de-sacs that create barriers to vehicular and pedestrian movement, particularly in an east-west direction. Traffic signalisation is limited to the major north-south running roads, Pembroke Road and Campbeltown Road.

Walking Catchment

Figure 8 below demonstrates the 5, 10 and 20 minute walking catchments from Leumeah station. Pedestrian and cycling accessibility is restricted by the barrier created by the rail corridor. There are also a number of local streets with limited street lighting and pedestrian footpaths that further restrict active modes of transport.

The new footbridge that crosses the rail corridor at the Campbeltown Sports stadium connects pedestrians to the western side of the precinct to the at-grade car park and Leumeah station.
Open space network

The precinct has a good supply of passive and recreational open space, as identified in Figure 9(b). There are a number of local community parks, as well as significant green corridors.

The Campbelltown Sports Stadium and the Wests Leagues Club and Tennis Club are located in the precinct. The sports precinct comprises one of NSW’s premier football stadiums, which can accommodate 20,000 spectators, and an international standard athletics facility, including athletics track and field facilities, which can accommodate 8,000 spectators.

There are a number of ecologically significant nature reserves running through the precinct with creeks and riparian corridors, including Smiths Creek Reserve, which is a large regionally significant open space that have both recreational and landscape value.
Site Context

Topography

The topography within the precinct is undulating with a north-south ridgeline that runs along the far western edge of the precinct, providing views down to the precinct. The rail corridor is the lowest point in the corridor, with much of the surrounding areas on either side of the rail line also relatively flat and low.

The eastern half of the precinct has gentle undulating rises that then slope down towards the Smiths Creek Reserve and up to a ridgeline that borders the eastern boundary of the precinct.

Flooding and Drainage

Figure 11 shows the location of waterways and associated riparian corridors in the precinct.

Campbelltown City Council is currently preparing a Floodplain Management Plan to identify areas subject to flooding. Once finalised, this Plan will be used to manage flood risk and inform future planning for the precinct.

Any development of land within the precinct will need to consider whether the land is flood prone and address any relevant flooding controls.
Vegetation and Ecology

The precinct contains very little vegetation that is classified as Endangered Ecological Communities under the Threatened Species Conservation Act 1995. There are small concentrations of Cumberland Plain Woodland and River Flat Eucalypt Forest to the east of the station.

Riparian corridors are also identified in Figure 12 below, the River Flat Eucalypt Forest is located in areas of natural vegetation along the riparian corridor on the southern boundary.

Bushfire Risk

Due to the small amount of existing vegetation in the precinct there is a relatively small amount of land that is subject to bushfire risk. The land in the east of the precinct, the Smiths Creek Reserve, is a riparian corridor that is at risk of bushfire, however very few other areas in the precinct are bushfire prone.

Any redevelopment of land within these bushfire prone areas will need to provide the required asset protection zones in accordance with relevant bushfire protection guidelines.

Figure 12: Vegetation and ecology within the Leumeah precinct

Figure 13: Areas of bushfire risk within the Leumeah precinct