

Camden Growth Areas Contributions Plan Amendment 1

Technical Document



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A. Leppington North Precinct

Part A is structured as follows:

Part A.1 documents the expected development in the Precinct and the likely demand for infrastructure arising from that development.

Part A.2 discusses the infrastructure that is required to meet the demands of the expected development.

Parts A.3 and A.4 contain schedules of infrastructure addressed by the plan and maps showing the locations of infrastructure items.

Part A.5 includes a list of documents used to determine the infrastructure needs and costs.

A.1 Infrastructure demand

A.1.1 Existing development

There was mainly rural and rural residential land uses existing in the Leppington North Precinct when the land was rezoned to permit urban purposes in 2013.

Figure A1 and **Tables A1** and **A2** show the development that existed at the time the land was rezoned. This information provides the basis for calculating demand credits for social infrastructure contributions and the net increase in demand for social infrastructure, as discussed in section 2.5 of the Main Document.



Source: Camden Council

Figure A1 Existing development at the time the land was zoned for urban purposes

Table A1 Lots with special use residential demand credit

Lot	DP	Dwellings	Description
36D	389451	102	Four Lanterns Estate over 50s Housing

Table A2 Lots with single dwelling demand credit

Parcel No.	Property address	Property description
101237	197 Bringelly Road LEPPINGTON NSW 2179	Lot 2 DP 553495
101252	307 Bringelly Road LEPPINGTON NSW 2179	Lot B DP 377845
101253	313 Bringelly Road LEPPINGTON NSW 2179	Lot A DP 377845
101589	118 Byron Road LEPPINGTON NSW 2179	Lot 86A DP 8979
101591	130 Byron Road LEPPINGTON NSW 2179	Lot 1 DP 368234
101601	182 Byron Road LEPPINGTON NSW 2179	Lot 58A DP 8979
101871	1495 Camden Valley Way LEPPINGTON NSW 2179	Lot 56B DP 8979
103034	17 Cowpasture Road LEPPINGTON NSW 2179	Lot 57 DP 8979
103035	23 Cowpasture Road LEPPINGTON NSW 2179	Lot A DP 360565
103036	27 Cowpasture Road LEPPINGTON NSW 2179	Lot B DP 360565
103038	45 Cowpasture Road LEPPINGTON NSW 2179	Lot D DP 388553
103039	53 Cowpasture Road LEPPINGTON NSW 2179	Lot 102 DP 584350
103043	99 Cowpasture Road LEPPINGTON NSW 2179	Lot 2 DP 565228
103045	155 Cowpasture Road LEPPINGTON NSW 2179	Lot A DP 435367
105989	28 Ingleburn Road LEPPINGTON NSW 2179	Lot 84 DP 8979
105991	36 Ingleburn Road LEPPINGTON NSW 2179	Lot 85 DP 8979
106004	120 Ingleburn Road LEPPINGTON NSW 2179	Lot 1 DP 529937
106019	100 Dickson Road LEPPINGTON NSW 2179	Lot 34C DP 8979
109569	215 Rickard Road LEPPINGTON NSW 2179	Lot 12 DP 523156
113816	116 Dickson Road LEPPINGTON NSW 2179	Lot 35A DP 8979
113981	1431 Camden Valley Way LEPPINGTON NSW 2179	Lot 1 DP 856193
1125456	293 Bringelly Road LEPPINGTON NSW 2179	Lot 101 DP 1051963
1154906	165 Bringelly Road LEPPINGTON NSW 2179	Lot 17 DP 1127208
1154907	171 Bringelly Road LEPPINGTON NSW 2179	Lot 18 DP 1127208
1154908	173 Bringelly Road LEPPINGTON NSW 2179	Lot 19 DP 1127208
1154910	179 Bringelly Road LEPPINGTON NSW 2179	Lot 21 DP 1127208
1154912	185 Bringelly Road LEPPINGTON NSW 2179	Lot 23 DP 1127208

Parcel No.	Property address	Property description
1154913	187 Bringelly Road LEPPINGTON NSW 2179	Lot 24 DP 1127208
1154914	189 Bringelly Road LEPPINGTON NSW 2179	Lot 25 DP 1127208
1161727	126 Dickson Road LEPPINGTON NSW 2179	Lot 510 DP 1172207
1162113	1461 Camden Valley Way LEPPINGTON NSW 2179	Lot 42 DP 1177254
1162117	1449 Camden Valley Way LEPPINGTON NSW 2179	Lot 40 DP 1177254
101905	1453 Camden Valley Way LEPPINGTON NSW 2179	Lot 22 DP 596177

Table A3 Lots with a dual occupancy demand credit

Parcel No.	Property address	Property description
101250	217 Rickard Road LEPPINGTON NSW 2179	Lot 11 DP 523156
101587	100 Byron Road LEPPINGTON NSW 2179	Lot 86 DP 8979
101593	142 Byron Road LEPPINGTON NSW 2179	Lot Y DP 399114
101600	174 Byron Road LEPPINGTON NSW 2179	Lot 57C DP 8979
101603	192 Byron Road LEPPINGTON NSW 2179	Lot 58B DP 8979
103037	35 Cowpasture Road LEPPINGTON NSW 2179	Lot C DP 388553
103042	85 Cowpasture Road LEPPINGTON NSW 2179	Lot 1 DP 410573
103044	111 Cowpasture Road LEPPINGTON NSW 2179	Lot 1 DP 565228
103622	122 Dickson Road LEPPINGTON NSW 2179	Lot 36D DP 389451
106011	146 Ingleburn Road LEPPINGTON NSW 2179	Lot 34A DP 8979
1154909	177 Bringelly Road LEPPINGTON NSW 2179	Lot 20 DP 1127208
1154911	183 Bringelly Road LEPPINGTON NSW 2179	Lot 22 DP 1127208

A.1.2 Net Developable Area

The definition of Net Developable Area is included in section 5.9 of the Main Document of this plan.

The portion of the Leppington North Precinct that is within the Camden LGA has an estimated NDA of approximately 225.6 hectares, as shown in **Table A4** and **Figure A2**.

Table A4 Expected Net Developable Area – Leppington North Precinct (Camden)

Land use zone	Net Developable Area (ha)*
R3 Medium Density Residential	67.06
B4 Mixed Use	17.41
B3 Commercial Core	21.89
B7 Business Park	69.39
B5 Business Development	0.89
IN2 Light Industrial	48.95
Total	225.59

* component totals are rounded
Source: Camden Council



Source: Camden Council

Figure A2 Net Developable Area

A.1.3 Expected development

The Camden LGA portion of the Leppington North Precinct is part of a broader Precinct Plan that was prepared for the Austral and Leppington North Precincts. These Precincts straddle the Camden and Liverpool LGA boundaries.

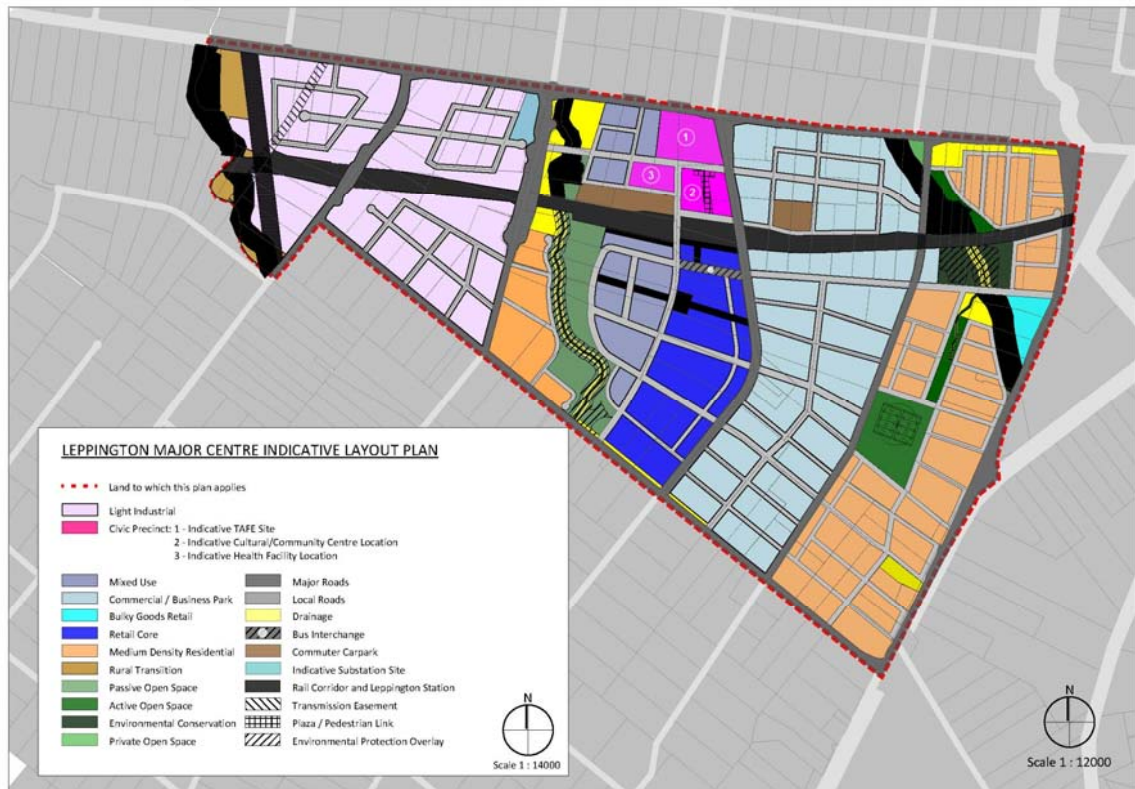
The combined Austral and Leppington North Precincts is to contain the following urban uses:

- Leppington Major Centre and nearby employment land, with capacity for up to 13,000 jobs in retailing, light industrial, business park, human services and entertainment sectors.
- Approximately 17,350 dwellings and a population of approximately 54,000.
- A Town Centre in Austral with retail floor space of around 30,000 square metres.
- Three Neighbourhood Centres each with retail floor space in the order of 10,000 square metres.
- 6-7 primary schools and 1-2 high schools.
- 99.4 hectares of light industrial land for local jobs and local services.
- A new TAFE college and Regional Integrated Primary Health Care Centre located in Leppington Major Centre.
- Regional level community and cultural facilities in Leppington Major Centre.

Expected development in the part of the Leppington North Precinct situated in the Camden LGA will be characterised by the following:

- Civic, cultural, health, education and other public uses in a civic precinct to the north of the railway station.
- Retail shopping centre forming the commercial core of the Leppington Major Centre to the south of the railway station.
- Mixed use retail / commercial and residential development on the western flanks of the civic precinct and retail core.
- Commercial / business park immediately to the east of the civic precinct and retail core.
- Open space and drainage facilities along the Scalabrini Creek and Bonds Creek corridors.
- Medium density residential interfacing with the Scalabrini Creek corridor, and to the east of the business park.
- A light industrial area to the west of Dickson Road.
- Approximately 2,112 dwellings (including existing dwellings) and a total population of approximately 5,142 persons.

The proposed arrangement of these component land uses is shown in **Figure A3**.



Source: Camden Council

Figure A3 Expected land use in Leppington North Precinct (Camden LGA)

A.1.4 Expected population

The likely demographic characteristics of a development area is important for understanding and planning for the future social infrastructure needs of that area.

The demographic characteristics of the existing rural population do not provide a robust indicator of the future demography of the area.

The report titled *Austral and Leppington North Precincts - Demographic and Social Infrastructure Assessment (LNP Social Infrastructure Assessment)* prepared by Elton Consulting analyses the demographics and housing market conditions in the Camden LGA generally and compares these to the adjoining Liverpool and Campbelltown LGAs.

The LNP Social Infrastructure Assessment makes the following conclusions about the anticipated demography of the Precinct:

- There will initially be a comparable proportion of young couples and families with children to other release areas in the region, but a greater range of family types, reflecting the wider range of housing types and price markets to be provided.
- Proportions of empty nesters and older people will be initially similar to that usually experienced in new release areas, but, given the differing housing stock, will rapidly increase to approximate those in the wider district once services and public transport become well established.
- Over time, the population will become more diverse. Increasing proportions of young adults and older people will be attracted to the area once Leppington Major Centre is established.

The proportion of the population who are young children and young adults will decline as the population ages and the proportion of older children with older parents grows. The proportion of the population aged 55+ years will also increase considerably as the area matures.

- Owner-occupiers are likely to provide a stable group that will age in place through the life cycle stages, while tenant households will experience greater turnover, thereby maintaining a similar age profile as in the initial stages.
- Over time the population profile is likely to come to more closely approximate that of an established area with a variety of age and household characteristics, rather than a traditional new release area with particular age concentrations.

Changing demographic, cultural and lifestyle patterns that will occur through the life of the development, and the relative uncertainty about the future composition of the population and its precise needs, gives rise to a need to plan for flexibility in social infrastructure facilities to enable them to respond and adapt as the particular requirements and lifestyle preferences of the population emerge.¹

The anticipated population in the Leppington North Precinct has been determined on the basis of the Net Developable Area for various types of residential development, the minimum density of dwellings in those areas, and the assumed average occupancy rates for those dwellings.

The anticipated population calculation is shown in **Table A5**.

Table A5 Calculation of anticipated residential population – Leppington North Precinct (Camden LGA)

Dwelling type	Projected dwellings	Assumed dwelling occupancy rate	Population
R3 Medium Density Residential zone (semi-detached)	1,677	2.6	4,359
B4 Mixed Use Zone (apartments)	435	1.8	783
Less assumed existing population			-326
Expected net additional population			4,816

A.1.5 Anticipated non-residential floor space

Non-residential floor space in and around the Leppington Major Centre is anticipated to be developed in a variety of formats, including:

- retail shopping centre in the commercial core of the Leppington Major Centre
- ground and first floor retail and commercial space in a mixed use format with residential development
- business or office park developments
- bulky goods retail space with small office component
- light industry and warehousing space
- civic, cultural, health, education and other public uses

¹ LNP Social Infrastructure Assessment, p45-46

The scale of the anticipated non-residential floor space in the Precinct is shown in **Table A6**.

Table A6 Anticipated non-residential floor space – Leppington North Precinct (Camden LGA)

Land use category	Projected gross floor area (m ²)
B7 Business Park	600,000
B4 Mixed Use and B3 Commercial Core	120,000
B5 Business Development	4,005
IN2 Light Industrial	220,275
Total	944,280
Total less IN2 Light Industrial (for use in calculating open space contributions)	724,005

Source: Department of Planning and Infrastructure, Camden Council

A.1.6 Demand for infrastructure

Future development in the entire South West Priority Growth Area will result in an additional population of up to 300,000 people. Approximately half of this population will live in Camden LGA. Development of the Priority Growth Area precincts will thus have a profound effect on the Camden LGA and the demand for facilities offered in the LGA.

The existing public amenities and services in the Leppington North Precinct have been essentially designed to accommodate the existing rural living environment. A change in the development profile of the Precinct from rural to urban development is planned. More particularly, the Precinct is planned to be the focus of district and regional services and facilities in and surrounding the Leppington Major Centre.

The future development, and the populations that will occupy such development, can only be sustained by a significant investment in new and augmented public amenities and services.

Research on infrastructure needs undertaken at the precinct planning stage identified the following impacts on public services and public amenities:

- increased demand for facilities that will support safe and convenient travel between land uses both within the Precinct and to and from destinations outside of the Precincts, such as new roads and public transport facilities
- increased demand for stormwater drainage facilities as a result of the extra stormwater runoff generated by impervious surfaces associated with urban (as distinct from rural) development
- increased demand for active and passive recreation facilities, such as recreation centres, sports fields, sports courts, playgrounds, walking trails and bike paths
- increased demand for spaces that will foster community life and the development of social capital in the Precinct, such as cultural centres, multi-purpose community centres and libraries.

A range of public facilities and public amenities have been identified as being required to address the impacts of the expected development, including:

- traffic and transport management facilities
- water cycle management facilities

- open space and recreation facilities
- community and cultural facilities.

A.1.7 Infrastructure staging

The staging and priority of infrastructure in the Precinct will generally align with the priorities included in the *Austral and Leppington North Precincts Infrastructure Delivery Plan*² and the priorities set out in this contributions plan for the adjoining Leppington Precinct.

The initial development areas include:

- Land in and around the Leppington Major Centre
- Land located north and south of Fifteenth Avenue on the eastern edge of the Austral Precinct. The first of these areas is situated in the Leppington North Precinct.

Ideally, development will proceed outward from the railway station and retail core. The existing land ownership pattern and other influences (such as the demand for different land use types) however means that this order of development is unlikely to occur.

Indicative infrastructure staging and priorities are included in Part A3.

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² GLN Planning (2012), *Austral and Leppington North Precincts Infrastructure Delivery Plan*, Final Report, September

A.2 Infrastructure strategies

A.2.1 General

A.2.1.1 How have the infrastructure costs been derived?

The costs for public amenities and public services in this plan compiled as follows:

- Costs and unit rates were prepared using the information contained in the studies informing the infrastructure planning of the area (refer Part A5). These costs have been reviewed by Council and, where necessary, amendments have been made. Unit cost rates for land, which are shown below in **Table A7**, were determined from advice from a registered valuer.
- A joint infrastructure cost working group involving officers of Camden Council and Liverpool City Council considered and determined the infrastructure costs that are included within the plan. Unit costs were based on the costs contained other greenfield area contributions plans, and the rates were adjusted where appropriate to suit local conditions.
- Unit rates were considered by DPE, who engaged WT Partnership to further review cost rates. The results of that review have been considered by Council in finalising the unit rates.

Table A7 Unit cost rates for land

Land category	Unit cost rate per square metre
Riparian Land	\$70
Land below 100 Year ARI	\$190
Residential Land	\$241
Commercial Land	\$240
Industrial Land	\$200
Extra allowance for special value etc.	12%

Source: MJ Davis

A.2.1.2 Contribution catchments and apportionment

The section 7.11 monetary contribution rate for each of the Precinct facilities is determined by dividing the total cost of the facility by the contribution catchment (which is expressed in either persons or NDA).

The contribution catchments for each infrastructure type are as follows:

- In the case of open space and recreation facilities land and works, the expected additional resident population of the Leppington North Precinct (Camden LGA) area, plus the expected workers and visitors that will use of the projected non-residential GFA in the Leppington Major Centre.
- In the case of community and cultural facilities land and works, the number of people (or future residents) the respective facility has been designed for.
- In the case of water cycle management, traffic and transport land and works, the estimated Leppington North Precinct (Camden LGA) area NDA.

The proposed amenities and services have generally been sized to reflect the demand generated by the expected development under this plan. Some facilities, such as the proposed district and

regional community facility, have been designed to serve a wider catchment and the contribution rate reflects that wider contribution catchment.

A.2.2 Traffic and transport facilities

A.2.2.1 What is the relationship between the expected types of development and the demand for additional public facilities?

Occupants of expected development in the Leppington North Precinct will utilise a transport network comprising:

- facilities for private vehicles, including roads and intersections
- facilities for public transport, including rail and bus facilities focused on the planned Leppington railway station
- facilities for walking and cycling.

The existing transport network has been planned to serve existing and approved developments (that is, predominantly rural developments) in the area, and not the future development envisaged for the Precinct.

The Indicative Layout Plan for the Austral and Leppington North Precincts and the *Austral and Leppington North (ALN) Precincts Transport Assessment* (the **Transport Assessment**) and *Post-Exhibition Traffic Report (Addendum)*, both prepared by AECOM, together identify a range of transport infrastructure works that will be required to mitigate the impacts and otherwise accommodate the expected development.

Details of:

- the assumptions of expected land use and development
- the methodology used to determine the need for transport facilities attributable to the expected development in the Precincts
- the scope and specification of those facilities

are contained in the Transport Assessment and Addendum.

The following is a summary of the approach followed in the Transport Assessment and Addendum for planning for the transport needs in the Leppington North Precinct.

A.2.2.2 Proposed road and intersection hierarchy

The proposed road network complements a broader hierarchy envisaged for the South West Priority Growth Area.

The proposed hierarchy comprises 'principal arterial', 'transit boulevard', 'sub arterial' and 'collector' roads. These will connect to a network of existing and new roads in adjoining Precincts.

There are a number of higher order roads planned for the Leppington North Precinct due to the focus of higher density land uses in the Leppington Major Centre and the focus of trips on the Leppington transport interchange.

Planned intersections have been designed so they will accommodate future year traffic volumes associated with the proposed full development of the Austral and Leppington North Precincts as well as wider regional development.

The proposed road hierarchy and intersection treatments for the future development of Leppington North Precinct are shown in **Figure A4**.



Source: AECOM

Figure A4 Proposed road hierarchy and intersection treatments – Leppington North Precinct

A.2.2.3 Proposed walking and cycling facilities

Providing viable alternatives to the private car for journeys with destinations both within and outside the Precinct is viewed as essential to encouraging sustainable development. A comprehensive bicycle network is proposed for both Austral and Leppington North Precincts which will link the centres, schools, transport nodes and various residential neighbourhoods with key strategic routes and onward destinations.

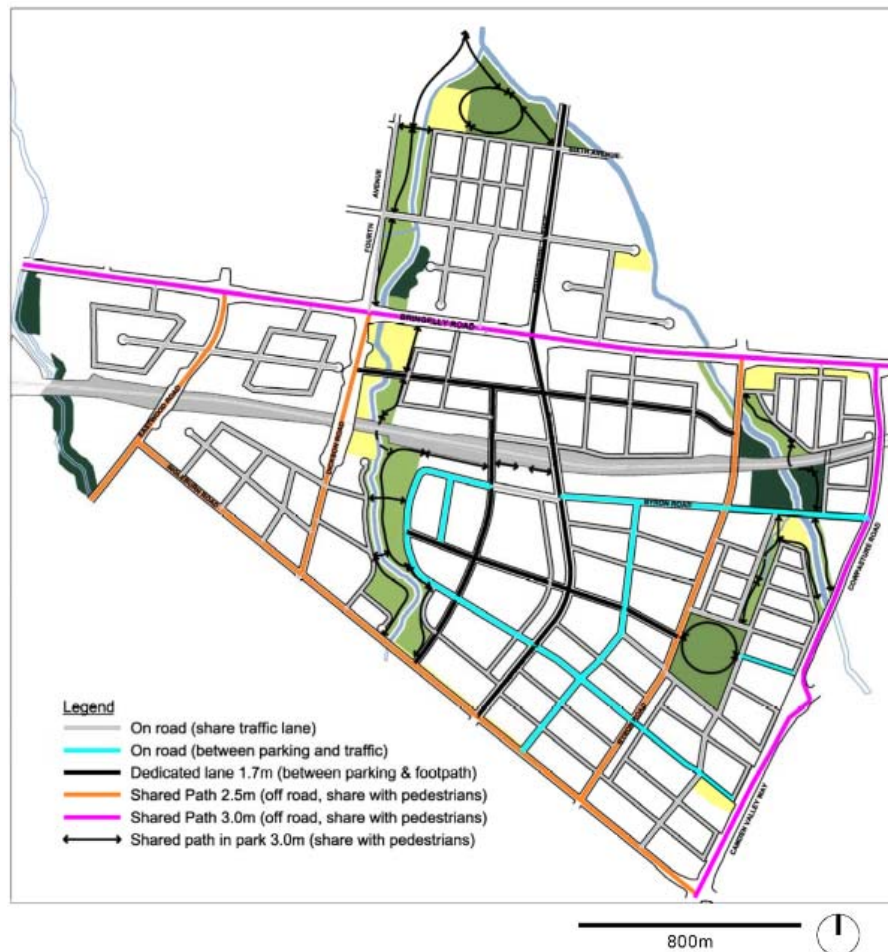
The proposed network will include a mixture of dedicated bicycle facilities that will take the form of:

- Off-Road (Shared Path)
- On-Road (Cycle Lane)
- Dedicated Lane (between parking and footpath)
- On-Road (Signed Route)³

All proposed roads throughout the Precinct will have dedicated pedestrian footpaths. Footpaths will be provided in conjunction with the adjacent road project. The land costs for off-road (shared paths) are included in the open space and drainage land acquisition costs, while their construction costs have been included as a line item in the open space and recreation facilities schedule.

The proposed pedestrian and cycle network in the Leppington North Precinct is shown in **Figure A5**.

³ Refer to AECOM Australia Pty Ltd (2012), *Post-Exhibition Traffic Report (Addendum)*, page 22, for details of the planned network.



Source: AECOM

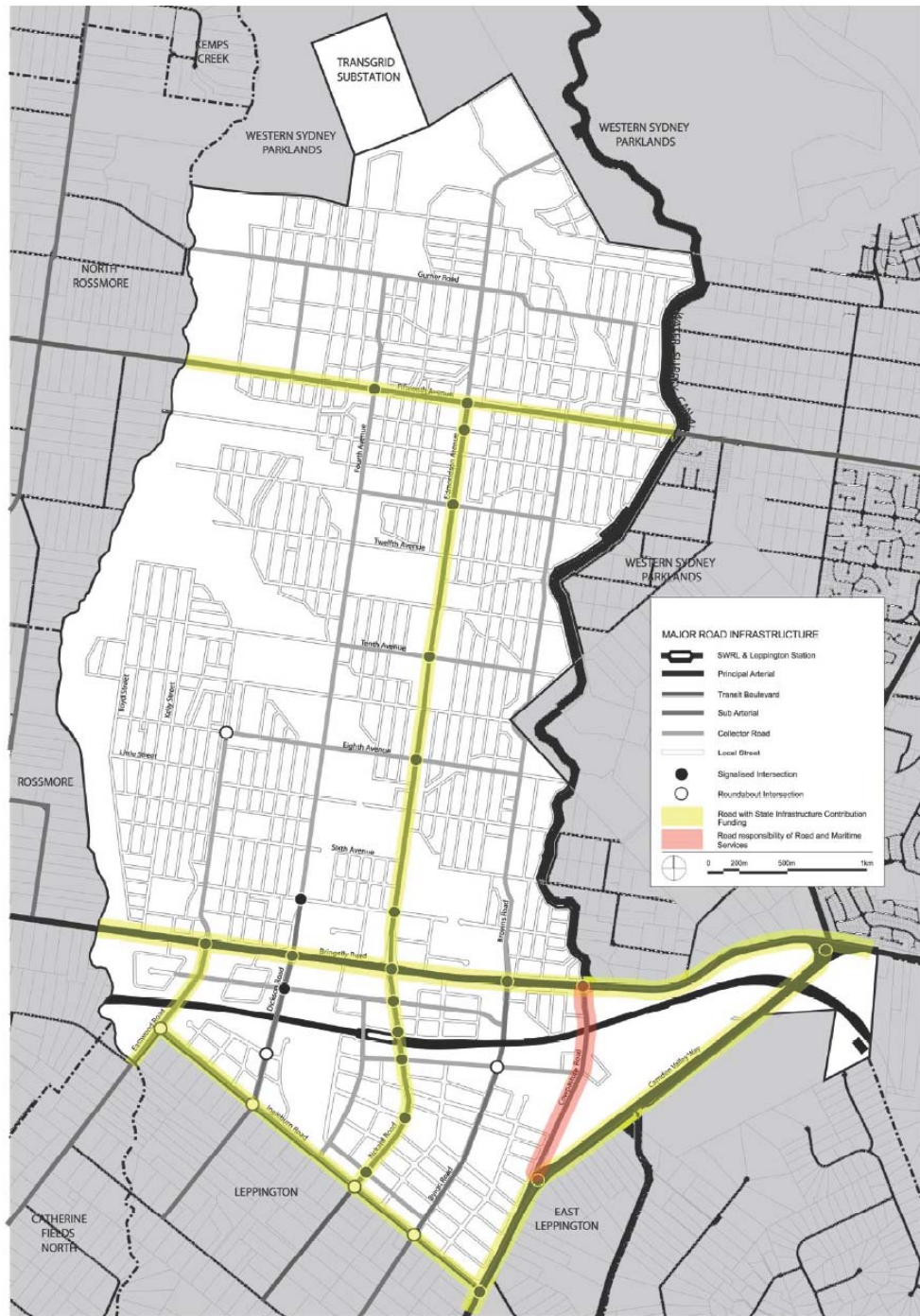
Figure A5 Proposed pedestrian and cycle network – Leppington North Precinct

A.2.2.4 Funding and delivery dependent on road hierarchy

Some of the required transport works are to meet a regional demand that extends beyond the Precinct boundary to the remainder of the Priority Growth Area.

The State Government has identified a number of works in the Precinct that are intended to be provided through the State budget or through SICs. The works include arterial road and public transport links as well as rail and bus passenger transport facilities.

Figure A6 shows the major road infrastructure planned to be provided across both the Austral and Leppington North Precincts, including delineation of those roads that, at the time this plan was prepared, were intended to be funded via SICs.



Source: GLN Planning (2012), *Austral and Leppington North Precincts Infrastructure Delivery Plan*

Figure A6 Planned major road infrastructure – Austral and Leppington North Precincts

Planned higher order roads for new development areas that are not covered by State Government funding may be provided by councils or by developers as part of their subdivision works.

Where provided by the Council, roads are usually provided through land or monetary section 7.11 contributions, or constructed as works in kind by the developer. Collector roads may be delivered by a mix of section 7.11 contributions and by developers. Where private development lots front onto a collector road and that road is of a comparable standard to local roads, the road is usually provided by the developer as part of the subdivision works. Local roads are also usually provided

by developers as they in most cases have private lots fronting onto them. Roads that do not have development fronting them such as bridges and crossings of open space are often funded through section 7.11 contributions, but can be constructed by the developer through a works-in-kind agreement at the time of subdivision and dedicated to the local council as public roads once constructed.

The selection of facilities for inclusion in this plan has also been based on the land ownership arrangement given that there may be difficulty in developers providing key transport links through parts of the Precinct where the ownership is fragmented. The integrated use of the different implementation mechanisms cited above will result in the equitable and timely provision of transport infrastructure that is required as a consequence of the expected development.

Leppington North Precinct road works that are addressed under this plan include the following:

- Dickson Road (south) works (works not being addressed as part of the South West Rail Link construction)
- Byron Road (north-south) upgrade and northward extension across South West Rail Link to join Bringelly Road
- Service relocation costs related to the above
- Culvert crossings and local roads around proposed Civic Precinct and in other critical locations
- Intersection treatments related to certain local roads.

A.2.2.5 Public transport facilities

The Precinct will benefit from good public transport accessibility through the South West Rail Line and a comprehensive proposed bus network and bus servicing strategy linking key centres, transport nodes, schools, employment opportunities and residential areas.

Specific public transport initiatives, apart from the roads and intersections that will cater for all vehicles and bus shelters, are not addressed by this plan. These initiatives will be delivered using funding and delivery mechanisms other than section 7.11 contributions.

A.2.3 Water cycle management facilities

A.2.3.1 What is the relationship between the expected types of development and the demand for additional public facilities?

Stormwater runoff in the Leppington North Precinct is proposed to be managed through a comprehensive Water Sensitive Urban Design (**WSUD**) approach.

The Cardno reports called *Austral and Leppington North Precincts Water Cycle Management WSUD Report* (the '**WSUD Strategy**') and *Austral & Leppington North Precincts Water Cycle Management Responses to Exhibition Submissions*, both prepared by Cardno Pty Ltd, and other studies⁴ establish the framework for the management of stormwater quantity and quality related to the expected urban development in the Precinct.

The WSUD Strategy acknowledges that development of an area:

- generates demand for water supply
- requires management of wastewater as well as stormwater
- increases the area of impermeable surfaces and so exacerbates potential flooding issues, impacts on the quality and quantity of stormwater and potentially affects riparian corridors.

These water related issues are locality based and caused directly and solely by the development activity and so should be ameliorated by that same development activity.

To minimise the potential cost of the stormwater management scheme, the WSUD Strategy investigated the following:

- harvesting of rainwater for toilet laundry and garden use in residential lots
- treatment measures to improve stormwater quality, promote infiltration and attenuate run-off to emulate a more natural rainfall/ runoff regime.

Figure A7 over page is a schematic describing the approach taken with the WSUD Strategy. The schematic illustrates that 'rainwater' works will be required in conjunction with development consents for individual dwellings, while other ('stormwater') works relate to the broader catchment and so will be funded through section 7.11 contributions obtained under this plan.

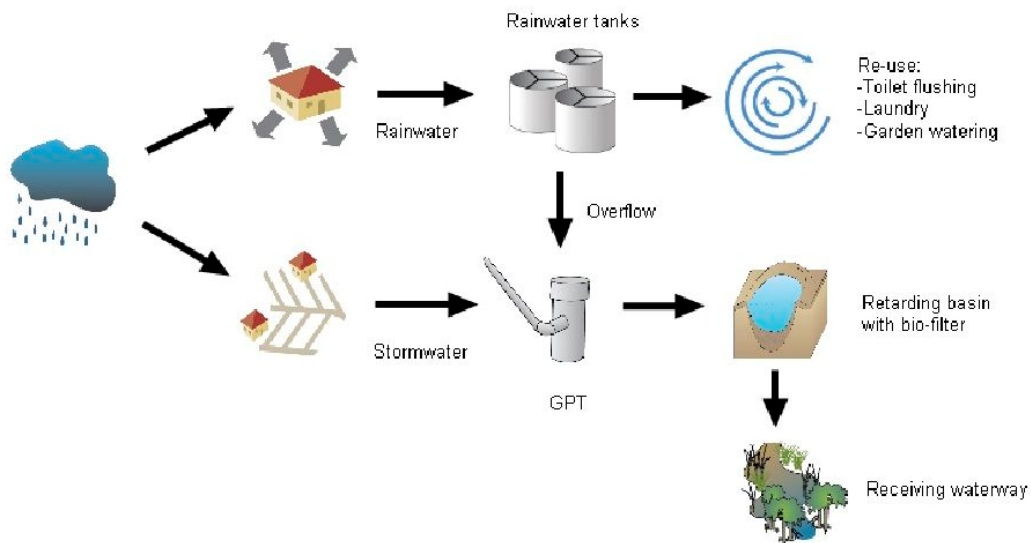
⁴ Cardno (2011), *Biodiversity Conservation Assessment*, Draft Final Report, prepared for the Department of Planning, January.

Cardno (2011), *Riparian Corridor and Flooding Assessment*, Draft Final Report, prepared for the Department of Planning, February.

GeoEnviro Consulting (2010), *Geotechnical, Salinity and Acid Sulfate Soil Investigation*, prepared for the Department of Planning, December.

JBS Environmental (2010), *Preliminary Environmental Site Assessment*, Final report, prepared for the Department of Planning, December.

Growth Centres Commission (2006), *Growth Centres Development Code*, November.



Source: Cardno

Figure A7 Concept Stormwater Treatment Train

The objectives of the WSUD Strategy include:

- Collection of rainwater from roofs to reduce runoff volumes particularly for small rainfall events.
- To reduce as far as possible, the 2-year Annual Recurrence Interval (ARI) and 100 year ARI peak flows downstream of the proposed development areas to no greater than peak flows under existing conditions.
- Reduction of stormwater pollutants according to best management practices.⁵

Features of the WSUD Strategy to achieve the above objectives include the following:

- Rainwater tanks to capture initial / small volume run-off.
- Reservation and dedication of land in drainage corridors to enable construction of drainage facilities and effective ongoing management of those facilities.
- Implementation of a series of retarding basins to manage stormwater flows. The basins are generally positioned adjacent to, but off-line from, the second and third order streams that traverse the Precincts.
- Implementation of a combination of measures in conjunction with the retarding basins to manage the quality stormwater runoff, including gross pollutant traps, bio-filters, wetlands, and/or open water ponds.
- Integration of water management facilities with open space and recreation areas where appropriate.

The WSUD Strategy identified a series of stormwater basins and channels and water quality treatment facilities (bio-retention areas) that, with other measures, would be required to be implemented on land across the Precinct to achieve the above objectives.

⁵ WSUD Strategy, page 2

A.2.3.2 Leppington Major Centre

A strategy for Leppington Major Centre was developed prior to the final ILP being adopted. Refer to *Austral & Leppington North Precincts Water Cycle Management Responses to Exhibition Submissions* for details on the drainage strategy for the centre.⁶

The Leppington Major Centre is proposed to be an urban space characterised by an increased intensity of commercial / retail / business land uses with a higher lot utilisation and higher building heights. Therefore the impact on the existing water cycle regime would be greater than in residential areas of the Precinct.

As a result, the WSUD strategy for the Leppington Major Centre has been refined. The management of stormwater in the Leppington Major Centre will be separated in the private domain, with lot-based on-site detention (OSD) and stormwater treatment, and from the public domain with single or multiple biofiltration measures (street trees and raingardens).

Additional objectives will apply to the planning and design of facilities and private development in the Leppington Major Centre, including the following:

- Integrate stormwater controls into the private domain to mimic the natural water cycle and improve the amenity of commercial, business, retail and industrial zones.
- The use of 'green roofs' so that air quality, ambient air temperature, aesthetics and the quality of roof runoff is improved.
- Include stormwater controls in passive open spaces and the riparian corridor to optimise water management and recreation uses.
- Apply a 'green engineering' approach to the structural elements of stormwater controls to increase visual amenity and to enhance the landscape.
- Consolidate stormwater quality and quantity controls into sub regional facilities in order to manage construction and maintenance costs and to rationalise the land take for water management measures.⁷

A.2.3.3 Trunk infrastructure layout

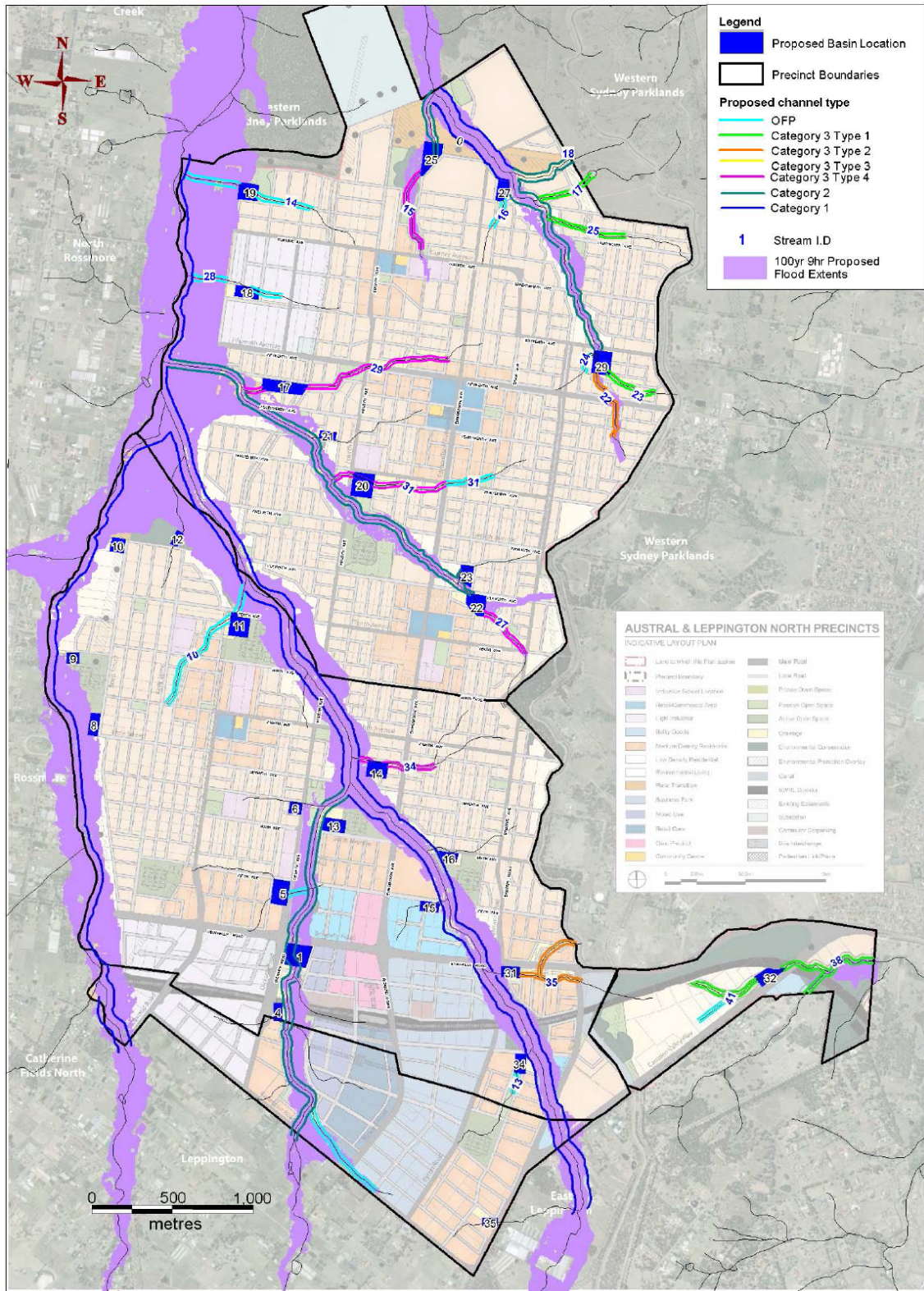
The drainage infrastructure described in the WSUD Strategy includes trunk infrastructure to support the development. Councils are responsible for ensuring trunk infrastructure that meets the needs of the entire development is in place, while land developers are required through conditions of consent to provide reticulation works within the development.

The locations of proposed trunk infrastructure that comprises stormwater channels and basins for both Precincts are shown in **Figure A8**.

More detail on the basins, channels and water quality facilities, the cost of which is to be met by contributions collected under this plan, are included in the maps and schedules included below. Council will however encourage the provision of water cycle management works identified in this plan as works-in-kind in conjunction with the civil works undertaken as part of land subdivision and/or development.

⁶ *Austral & Leppington North Precincts Water Cycle Management Responses to Exhibition Submissions*, Sections 5.1 to 5.3

⁷ *ibid.*, page 48



Source: Cardno

Figure A8 Proposed channels and basins – Austral and Leppington North Precincts

A range of 'non-trunk' reticulation works not addressed by this plan will also be required to be undertaken directly by the developer as conditions of consent under section 80A(1)(f) of the EP&A Act. The facilities may include lot-scale OSD basins, private domain biofiltration for commercial and industrial land use, rainwater tanks, construction of kerb, gutter and piping in local roads, installation of drainage pits and grates, and pipe connections to the trunk drainage network.

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A.2.4 Open space and recreation facilities

A.2.4.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The requirements for local, district and regional scale open space and recreation facilities resulting of the expected development of the Austral and Leppington North Precincts are documented in the report *Austral and Leppington North Precincts – Demographic and Social Infrastructure Assessment* (the **LNP Social Infrastructure Assessment**), prepared by Elton Consulting in July 2011 and *Austral and Leppington North Precincts – Addendum to the Demographic and Social Infrastructure Assessment* prepared by Elton Consulting in July 2012.

The information below comprises a summary of sections of those reports that describe the demand for new and upgraded public amenities and services.

A.2.4.2 Existing provision

There are limited open space and recreation facilities accessible to the current residents of the Leppington North Precinct. The limited provision is consistent with the area's small population and semi-rural character.

There are no areas of local public open space located within the Camden LGA part of the Leppington North Precinct. However, an area of active open space - Pat Kontista Reserve is located just south of the precinct on Byron Road. This facility serves the local open space demand for field sports and tennis courts.

In addition, there is a significant area of active open space situated in the Leppington North Precinct in Liverpool LGA, immediately adjacent to Camden LGA (WV Scott Memorial Park). This park also provides for field sports and also contains a children's playground.

The absence of passive open space reflects the rural residential lifestyle of residents. That is, the demand for this type of open space is significantly reduced in locations where residents live on their own substantial parcel of land.

District level facilities are located in the newer suburbs further east around Horningsea Park and further south in Camden LGA, and have been designed to meet the needs of incremental urban growth in those locations, rather than any growth envisaged in the Austral and Leppington North Precincts.

A.2.4.3 Trends in facility provision

Current and emerging trends and factors that have been considered in the planning and specification of Leppington North Precinct recreation infrastructure include the following:

- Significant and ongoing popularity of informal recreation activities (e.g. walking), and activities requiring fixed commitments are declining in favour of informal and more flexible activities.
- Facilities that are flexible in their service provision.
- Growing awareness and interest in health and fitness as part of a balanced life-style rather than an emphasis solely on leisure.
- Increasing demand for outdoor recreation.
- Growing awareness of the importance of incidental exercise within employment and residential areas, increasing the demand for walking and cycling paths.
- An increasing emphasis on quality as well as quantity.

- An increasing demand for access for young people and improved accessibility more generally.
- An increased demand for natural areas and adventure based activities.
- The increased duration of playing seasons requiring consideration of alternative playing surfaces.

A.2.4.4 Planning principles for open space and recreation

Principles for the provision of sustainable open space and recreation infrastructure that have guided the selection of infrastructure items included in this plan include the following:

- Open space should be largely publicly provided.
- Meet a diverse range of open space and recreation needs and opportunities.
- Avoid exerting pressure on open space and recreation facilities in surrounding areas.
- Quality of open space is more important than quantity.
- A physically and visually connected network; and represent a non-vehicular system that connects major activities and open spaces by walking and cycling.
- Comprise a local, district and regional hierarchy of spaces.
- Reflect and complement the natural, ecological, waterway and visual features of the area; and incorporate natural areas and riparian corridors into the open space system where possible.
- Integrate a network of open space with stormwater management and water-sensitive urban design⁸.

A.2.4.5 Recreation demand assessment based on forecast demographics

The size and characteristics of the future population in the Leppington North Precinct is discussed in Part A.1.4 of this Technical Document.

Implications for recreation demand as a result of the expected mix of residents is discussed in detail in Table 9.1 of the LNP Social Infrastructure Assessment and in the Addendum.

In summary:

- Future developments will initially contain a predominance of families with children, adolescents and young people, and only over time will there be a balance of more middle aged and older people.
- The major target groups for recreation planning in new release areas are children aged 0-14 years, and adults aged 25-40 years.
- Local open space is important in encouraging informal interaction and creating opportunities for new and existing residents to come together, as well as for encouraging extended family activity, for walking and cycling as well as family gatherings.
- The level of local open space will in part be informed by prevailing council standards of provision.

In relation to the last point, demographic-related criteria that Camden Council has previously applied in its release area planning included the following:

⁸ Social Infrastructure Assessment, Section 3.1

- In (urban) residential areas, local and district public open space should be provided at the rate of 0.4 hectares and 3.24 hectares per 1,000 population respectively - although it is noted that the most recent release areas – i.e. the Oran Park and Turner Road Precincts - a non-riparian open space planning standard of 2.8 hectares per 1,000 population has been used.
- Minimum area of any local public open space should be 2,000 square metres and no further than 500 metres walking distance from any dwellings.
- Minimum area of district public open space should be a total of 5 hectares, located near public transport and no further than 2 kilometres from all dwellings.

The above considerations have informed the open space and recreation requirements for the Leppington North Precinct development.

A.2.4.6 Local and district open space requirements

The total area of local and district open space land required was calculated in the LNP Social Infrastructure Assessment on the basis of meeting the combined needs of the Austral and Leppington North Precincts developments.

The planning of open space areas was undertaken as part of the Precinct planning phase in an iterative manner. Earlier versions of the plan identified more extensive passive open space areas aligning with the numerous drainage lines traversing the Precincts. The size of the open space areas was reduced in acknowledgment of the very high cost of acquiring the substantial areas required for meeting open space demands.

The total additional local and district open space provision planned for both the Austral and Leppington North Precincts is approximately 2.49 hectares per 1,000 population. For a forecast combined Precincts population of 54,361 people, this benchmark equates to 135.4 hectares of district and local open space.

The final ILP also shows 19.4 hectares of open space in Leppington North Precinct (Camden LGA portion), which when compared to a projected net additional population of 4,659, reflects a rate of just over 4 hectares per 1,000 people, when only the population of the Leppington North Precinct in Camden LGA is considered.

Table A8 provides a breakdown of this open space.

Table A8 Proposed provision of district and local open space – Leppington North Precinct

Open space type	Area (ha)
Local parks	4.3577
District parks	6.0059
Channel parks	3.3794
Local sports facility (active recreation)	5.6541
Total open space	19.3972

The data in **Table A8** show a weighting toward the provision of passive rather than active open space. The high percentage of passive open space arises in part because of the extensive creek networks that traverse the precinct.

The above land also does not include:

- Regional active open space available in Western Sydney Parklands
- Open space under transmission lines
- Playing fields within school sites

This provision of open space (benchmarked against the typical rates for provision for residential development) is partly a result of the extensive planned development of the precinct for retail, commercial and other employment purposes associated with the Leppington Major Centre. It is reasonable to assume that the many workers and visitors to the Major Centre area will demand some of the open space and recreation facilities included in this plan, and it is reasonable for such development to contribute towards the provision of this infrastructure.

Matters regarding the apportionment of infrastructure costs between the various land uses are discussed in sections A.2.4.9 and A.2.4.10.

A.2.4.7 Recreation facilities requirements

The facilities described in **Table A9** have been determined in the LNP Social Infrastructure Assessment as being required to meet the needs of expected development in the Austral and Leppington North Precincts, and in some cases a wider catchment.

Most of the facilities are not located in the Camden LGA portion of the Leppington North Precinct and are therefore not included in the works schedules of this plan. However, because the infrastructure planning for both the Austral and Leppington North Precincts was undertaken as a whole, the list of combined precincts' requirements is shown for completeness.

Table A9 Recreational facilities

Facility	Size	Description	Provision across both Precincts	Provision in Leppington North (Camden LGA) Precinct
Regional Indoor Sports and Aquatic Centre	5ha site, including 3ha facility and outdoor elements and 2ha for parking	<p><u>Major competition level facility</u></p> <p><u>Aquatic:</u></p> <ul style="list-style-type: none"> • Indoor 50 metre x 10 lane Olympic pool • Training pool • 25 metre leisure pool • Heated teaching pool • Children's play pool / wave pool / whirl pool/ water slides • Diving pool. <p><u>Indoor Sports:</u></p> <ul style="list-style-type: none"> • 4 indoor sports courts each large enough for netball • Fitness centre – weights, aerobics/Dance/Yoga/Pilates activity room with wooden floor, spin cycle room, 	1 within the Leppington Major Centre	Nil – the facility is to be located in Liverpool LGA

Facility	Size	Description	Provision across both Precincts	Provision in Leppington North (Camden LGA) Precinct
		<ul style="list-style-type: none"> Wellness / health services – physiotherapy, nutrition etc. Spa, sauna, steam room Retractable seating for 1,500 this would increase to 3,500 in stage 2. <p><u>General amenity:</u></p> <ul style="list-style-type: none"> Kiosk and cafe Equipment sales Amenities – change, lockers, toilets Crèche facilities for users Outdoor elements - may include water play park, BMX, skate, sports oval and netball, tennis, basketball courts. May be integrated with a youth recreation facility. 		
Local passive parks	Min. 0.2ha up to 0.5ha	<p>Local parks should have a range of play spaces and opportunities and cater to older children and young people as well as the traditional playground for young children.</p> <p>Grassed area for ball games, seats, shelter. May contain practice wall, fitness equipment, other elements.</p>	Within 400-500m walking distance of 90% of dwellings	Several dispersed throughout the Precinct and also focused along the linear riparian corridors in the east and central parts of the Precinct
District (key suburb) parks	Min. 3ha	<p>‘Something for everyone’, family parks. Includes a combination of amenities building, district playground, local playground, pedestrian bridges across creek, off-street parking (minimum 50 spaces) skate park, BMX track, shared pathways, outdoor fitness equipment, informal performance space with event vehicle access and suitable turf reinforcement to enable performance stage setup, picnic / barbecue facilities, unleashed dog exercise area.</p>	7 parks	1 located on the eastern side of Scalabrini creek, south of rail corridor.

Facility	Size	Description	Provision across both Precincts	Provision in Leppington North (Camden LGA) Precinct
Children's playgrounds (0-4years)	Min. 0.3ha for standalone playgrounds	<p>Co-located with parks, sportsgrounds, courts, schools, community facilities, conservation areas. Regional, district, local hierarchy in terms of play equipment and range of experiences.</p> <p>Each play area should offer a different experience. Include road safety bike track at regional playground. Include children's bike paths in district and regional playgrounds.</p> <p>Can be co-located with play spaces for 5 to 12 year olds – within sight distance for carers but physically separated. Fencing if adjacent to water, road, steep slope. Seating, shade, water provided.</p>	11 playgrounds	4 playgrounds or play spaces to be provided on local passive parks, plus a playground to be provided on the local sportsground
Play spaces (5 to 12 year olds)	Min. 0.3ha for standalone playgrounds. Where co-located the space may be reduced.	<p>Allows for more independent play, skill development and cognitive development. However they still require adult supervision. More challenging equipment may include bouldering features, climbing areas, 'learn to' cycleways through to cycle obstacle course, skate facility, BMX/mountain bike jumps and tracks. These areas could be co-located with children's playgrounds, school or community facilities for supervision and convenience of use by carers.</p>	13 play spaces	See above
Local sportsground	Min. 4ha (ideally 5ha)	<p>1 double field per 5,000 people.</p> <p>To accommodate demand for local sport and recreation training and competition. Rather than a series of single fields, facilities are grouped to provide economies of scale for infrastructure.</p> <p>To be located close to schools. Inclusions:</p> <ul style="list-style-type: none"> • 2 multi-purpose rectangular fields or 1-2 full-sized cricket / AFL ovals (plus 	6 double playing fields or 12 single fields.	1 local sportsground on a 5.65ha site (inclusive of a playground) situated on the eastern side of Byron Road in the south east of the Precinct

Facility	Size	Description	Provision across both Precincts	Provision in Leppington North (Camden LGA) Precinct
		<p>practice nets). Playing field lighting. Playing field irrigation system.</p> <ul style="list-style-type: none"> • 2 tennis / netball courts – 2 half-court basketball courts, or 2 multi-purpose courts – Lights for training – Amenities with change rooms, canteen, meeting room – • Parking co-located with a local playground, school, community facility, play space. • Picnic/BBQ facilities. Outdoor fitness equipment. • Shared pathways, pedestrian link pathways, Off-street parking (minimum 100 spaces) 		
District sportsground	Min. 6ha up to 10ha	<p>The local sports park identified above may be expanded to incorporate one of the proposed district grounds dependent on location and access.</p> <p>Requirements:</p> <ul style="list-style-type: none"> • To be located near public transport routes, no further than 2 km from all dwellings • To be co-located, where possible, with other commercial, community and recreation space in neighbourhood activity hub • Provide for district standard adult competitions and training or junior regional or state school championships. • Amenity buildings, parking, storage core inclusions • Located on land without flooding or transmission line constraints. <p>Given the timeframe before the population threshold warrants a district standard facility. The final mix of courts and fields will require community consultation and council input based on most</p>	2 complexes of four playing fields each (i.e. total of 8 fields)	Nil

Facility	Size	Description	Provision across both Precincts	Provision in Leppington North (Camden LGA) Precinct
		<p>recent open space planning principles and research.</p> <p>Inclusions:</p> <ul style="list-style-type: none"> • 4 multi-purpose rectangular fields, parking and landscaped buffer • No flooding or transmission line restrictions • Higher quality fields than local • Maybe combined with playground, netball training courts or multi-purpose tennis/basketball/netball courts. Add practice nets if cricket wickets. 		
Shared cycleways/ walkways	0.7 ha for each km of length (average width 7m)	<p>On flat to undulating land. In or adjacent to riparian corridors, water supply channel, drainage corridors.</p> <p>Minimum 3 metre width path for dual use.</p> <p>Include seats and bubblers along the cycleway and circular routes should be included where possible as well as bike storage for convenience of users. Access points to be provided from employment and residential land.</p>	Sufficient to link open space, recreation facilities and services, schools, town neighbourhood and village centres.	3,710 linear metres on land identified for open space and drainage purposes, in addition to roadway footpaths and works delivered by others, which will also contribute to the network.

Sources: LNP Social Infrastructure Assessment, pages 79-84; *Austral and Leppington North Precincts – Addendum to the Demographic and Social Infrastructure Assessment* prepared by Elton Consulting in July 2012; *Leppington Major Centre Public Domain Strategy* prepared by AECOM, October 2012

A.2.4.8 Regional open space and recreation facilities requirements

The Leppington Major Centre will be located in the Precinct. This centre is being designed to serve a user catchment of around 300,000 residents.

Regional open space demands are expected to be met by the Western Sydney Parklands, which adjoin the Austral and Leppington North Precincts to the east. It is expected that the embellishment of the Parklands will be carried out in the manner of other regional parks in the Sydney region (e.g. Centennial Park in the City of Sydney LGA).

The Priority Growth Area catchment, equivalent in scale to Canberra, will also require recreation facilities to meet the regional demand. The planning in this respect includes a regional stadium and an indoor sports and aquatic centre. The Western Sydney Parklands Trust has prepared an

options paper in relation to the stadium and envisages that it will be located in the Western Sydney Parklands⁹.

This plan does not require contributions toward a stadium or any embellishments in the Parklands.

The indoor sports and aquatic centre is proposed to be located within the Leppington Major Centre. Current planning suggests that it would be located within the Liverpool LGA but would service all the area the subject of this plan.

A.2.4.9 Calculation of contribution rates for residential development

Contributions will be collected from both residential and certain non-residential development toward the proposed open space and recreation facilities in the Precinct.

Monetary contributions for residential development are calculated on a per person or per resident basis, then factored up to a per lot or per dwelling amount.

The monetary contribution per person in a development containing residential dwellings or lots (whether or not that development also comprises non-residential floor space) is calculated as follows:

$$\text{Contribution per resident (\$)} = \sum \left(\frac{\$INF \times RAF}{P} \right)$$

Where:

\$INF is the estimated \$ cost - or if the facility is existing, the indexed, completed cost - of providing each of the open space and recreation facilities (refer works schedule).

RAF is the residential development 'apportionment factor', i.e. the percentage of the total cost of each facility that is apportioned to residential development throughout the Leppington North (Camden LGA) Precinct. Refer to section A.2.4.11 below – i.e. 66%.

P is the estimated resident population (in persons) that will demand each facility - that is, the expected net additional population of the Leppington North (Camden) Precinct (refer **Table A5**).

The monetary contribution for different residential development types is determined by multiplying the contribution per person by the estimated increase in population as a result of the development.

A.2.4.10 Calculation of contribution rates for non-residential development

Monetary contributions toward open space and recreation facilities will be levied on non-residential development situated on land in the following zones:

- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development

⁹ The Western Sydney Parklands Trust Plan of Management identifies a proposal for a regional sporting hub in the southern end of the Western Sydney Parklands, in the vicinity of the Austral and Leppington North Precincts, subject to funding.

- B7 Business Park

Monetary contributions are calculated on a gross floor area (**GFA**) basis.

The monetary contribution per square metre of GFA in a development containing non-residential floor space (whether or not that development also comprises residential dwellings) is calculated as follows:

$$\text{Contribution per m}^2 \text{ GFA (\$)} = \sum \left(\frac{\$INF \times NRAF}{GFA} \right)$$

Where:

\$INF is the total estimated \$ cost - or if the facility is existing, the indexed, completed cost - of providing each of the open space and recreation facilities (refer works schedule).

NRAF is the non-residential 'apportionment factor', i.e. the percentage of the total cost of each facility that is apportioned to non-residential development throughout the Leppington North (Camden LGA) Precinct. Refer to section A.2.4.11 below – i.e. 34%.

GFA is the expected employment development that will demand each facility - that is, the expected employment GFA in the B3, B4, B5 and B7 Zones in the Leppington North (Camden LGA) Precinct (in m²) (refer **Table A6**) i.e. 724,005m².

The monetary contribution for different non-residential development types is determined by multiplying the contribution per square metre of GFA by the amount of square metres of GFA proposed for non-residential purposes in the development.

Where the development involves both residential and non-residential GFA, the total contribution toward open space and recreation facilities shall be the sum of the contributions for each of the residential and non-residential components.

A.2.4.11 Apportionment of cost to residential and other development

A total of 19.4 hectares of land is planned to be provided in the Leppington North (Camden LGA) Precinct for open space. Based on the total future population for the Leppington North (Camden LGA) Precinct of 5,142 persons, this reflects a rate of provision higher than the combined Precincts provision at 3.8 hectares per 1,000 population.

However, the proposed planned rate of open space provision across the entire Austral and Leppington North Precincts is 2.49 hectares. So whereas 19.4 hectares is proposed to be provided, only 12.8 hectares would have been required to satisfy the demand and comply with the 2.49 ha / 1,000 rate of provision.

In addition, the extensive planned development of the precinct for retail, commercial and other employment purposes associated with the Leppington Major Centre means that workers and visitors to the area will also create demand for the open space and recreation facilities included in this plan.

The Social Infrastructure Assessment establishes this basic nexus.¹⁰ However, at the time this plan was prepared no evidence was available on the comparative demand for facilities between residential and non-residential users.

¹⁰ Social Infrastructure Assessment, section 7.9.4

In the absence of such data, it is reasonable to assume that the share of open space and recreation facilities costs that will be met by non-residential development should be calculated by assuming that the residential demand is satisfied by complying with the required rate of 2.49 ha/1,000 population. This can be summarised as shown in **Table A10**.

Table A10 Calculation of apportionment of open space contributions

Total open space to be provided in Leppington North Precinct (A)	19.4 ha	Or a rate of 3.8 ha/1,000 residents
Total open space required based on planned rate of provision across the both the Austral and Leppington North Precincts (B)	12.8 ha	Or a rate of 2.49 ha/1,000 persons
Assumed provision in Leppington North Precinct that is surplus to residential demands (C = A-B)	5.6 ha	
Required provision as percentage of total (B/A)	66 percent	Attributed to residential uses
Surplus provision as percentage of total (C/A)	34 percent	Attributed to non-residential uses

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A.2.5 Community and cultural facilities

A.2.5.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The requirements for community and cultural facilities as a result of the expected development of the Precinct are documented in the LNP Social Infrastructure Assessment.

The following is summary of the information and approach used to arrive at the community and cultural facilities requirements of the Precinct.

A.2.5.2 Existing provision

There are limited open space, recreation, community and cultural facilities accessible to the current residents of the Precinct. The Leppington Progress Hall is located on Ingleburn Road on a site immediately adjacent to the Precinct. The hall provides meeting space local community groups and activities.

Other facilities are located further afield, including those in the Liverpool LGA. District level facilities are located in the newer suburbs further east around Horningsea Park and further south in Camden LGA, and have been designed to meet the needs of incremental urban growth in those locations, rather than any growth envisaged in the Austral and Leppington North Precincts.

The limited extent of provision is consistent with the area's small population and semi-rural character.¹¹

A.2.5.3 Principles for sustainable community infrastructure

Principles for the provision of sustainable community facilities infrastructure described in the LNP Social Infrastructure Assessment and that have guided the selection of infrastructure items included in this plan include the following:

- Facilities should be provided in an efficient, timely and coordinated way to support the pattern of development; ensuring that services are available to residents as early as possible and they are not disadvantaged through delays in delivery.
- Efficient use of limited resources by designing facilities to be multipurpose, co-located with other facilities and able to accommodate shared and multiple use arrangements.
- Cluster related facilities and services to promote civic identity, safety and focal points for the community.
- Ensure that facilities, services and open space are accessible by public transport and located to maximise access for pedestrians and cyclists.
- Ensure flexibility in the design and use of facilities, so they can respond and adapt as needs change. Avoid arrangements for single uses or specific target groups that may quickly become outdated.
- Promote equitable access for all sections of the population, through the distribution, design and management (including cost) of facilities.
- Provide environmentally and economically sustainable buildings.
- Ensure viable levels of resourcing of facilities and services, both capital and recurrent funding.
- Promote innovation and creativity between agencies in services delivery and integration

¹¹ Social Infrastructure Assessment, page 16

- Develop sustainable ownership, governance, management and maintenance arrangements for facilities.¹²

A.2.5.4 Community facilities demand assessment based on forecast demographics

The anticipated size and characteristics of the resident population in the Leppington North Precinct is discussed in section A.1.4.

Various standards of provision for local and district community facilities have been adopted by DPE, Camden Council and Liverpool City Council. The standards have been used as a basis for determining facility needs in the Austral and Leppington North Precincts as a whole.

A summary of these standards is included in **Table A11**.

Table A11 Comparison of community facility provision standards

Facility type	DPE / Growth Centres Commission standard	Camden Council standard	Liverpool City Council standard
Libraries	Branch: 1 centre for each 33,000 persons District: 1 centre for each 40,000 persons	39 square metres per 1,000 persons + 20% circulation space	42 square metres per 1,000 persons
Multi-purpose community centre in smaller activity centre	1 centre for each 6,000 persons Each centre with a size of 2,000-2,500 square metres	42 square metres per 1,000 persons 2.5 x floor area for land component	Indicative 1 centre for each 10,000 people, with an average size of 600 square metres for each centre To be located in activity centres with shops, schools etc. Facilities are to provide flexible multipurpose spaces and spaces for outreach services. Smaller 600m ² facilities contribute to the overall level of provision of 60-85m ² per 1,000 people
Multipurpose community centres in larger activity centre	1 centre for each 20,000 persons 1 community service centre for each 60,000 persons	22 square metres per 1,000 persons 2.5 x floor area for land component	Indicative 1 centre for each 60,000 persons, with a built area of about 1,500 square metres To be located in larger activity centres and commercial and transport hubs to provide flexible multipurpose spaces and provide a base for organisations and the delivery of services Larger 1,500m ² facilities contribute to the overall

¹² Social Infrastructure Assessment, Section 3.2

Facility type	DPE / Growth Centres Commission standard	Camden Council standard	Liverpool City Council standard
			level of provision of 60-85m ² per 1,000 people
Youth Centre	1 centre for each 20,000 persons	89 square metres per 1,000 persons + outdoor space	No longer provided by Council as a stand-alone purpose built facility. The size and layout of multipurpose community facilities now provide appropriate and designated spaces for delivering youth services, programs and activities. Outdoor spaces, like half-court basketball courts and skate parks, are now provided as standard for informal activities and programs for young people.

A.2.5.5 Community and cultural facility requirements

Given that this plan addresses an expected additional resident population of approximately 4,816 residents, the demand for new community facilities of any significant scale is minimal. However, the Precinct will be a focus of many services and facilities centred on the proposed Leppington Major Centre. This centre will need to provide a range of community facilities to cater for both the local area residents and the large regional catchment of Priority Growth Area residents.

The methodology that the LNP Social Infrastructure Assessment utilised in arriving at a set of district and regional level facilities required for the Leppington Major Centre may be summarised as follows:

- Prevailing Australian benchmarks for provision of larger scale community and cultural facilities vary widely, and most are based on smaller catchments than the area intended to be served by the Leppington Major Centre.
- Planning for single facilities to serve a Priority Growth Area population of 300,000 is unrealistic - multiple facilities and services will be required.
- It is proposed that there be 3 catchments for the Priority Growth Area community facilities planning; and that these facilities be focused on Oran Park Town Centre, Bringelly Town Centre (around 80,000 people each); and Leppington Major Centre (around 120,000 people).¹³

Infrastructure required in Leppington Major Centre that will need to serve a surrounding population of around 120,000, and include the following:

- A multi-purpose community centre of 2,500 square metres floor area, including spaces for large community events, gatherings, celebrations and civic functions; meeting spaces for community organisations and groups and for human services that have a district or regional focus; and spaces for adult education, workplace training and community learning programs.

¹³ Social Infrastructure Assessment, Section 7.1

- A central library of about 4,500 square metres floor area, co-located with the multi-purpose community centre.
- A performing arts cultural facility with floor area of about 5,000 square metres for staging major entertainment events or performing arts, spaces for visual arts, and spaces to display and celebrate the cultural heritage of the area.¹⁴

This plan includes provision for the land and works associated with these facilities, but acknowledges that the demands for the facilities are spread over a large catchment (120,000 residents). This plan therefore authorises contributions that are commensurate with the Leppington North (Camden) Precinct's level of demand for the district and regional facilities, i.e.:

$$4,816 \text{ persons} / 120,000 \text{ persons} = 4.01\% \text{ (i.e. the apportionment factor of 4.01\%)}$$

A.2.5.6 Location and staging matters

Facilities should be clustered together or co-located in a 'Civic Precinct' in the Leppington Major Centre adjacent to open space. There are multiple ways to arrange the spaces and further planning should concentrate on combination and co-location options.

A site of approximately 2.58 hectares immediately north of the future Leppington Major Centre railway station has been identified for this purpose.

The design of facilities will depend upon a variety of factors, including the availability of funds, the aspirations of the responsible council, and evolving best practice. Detailed needs and feasibility assessments need to be undertaken as the population of the area grows.

The ultimate district / regional facility will not be warranted until the surrounding population reaches a threshold of about 50,000 people or more. Larger, more specialist components of the facility, in turn, will not be justified until the surrounding population has reached over 100,000 people. The facilities should therefore be built in stages with expansions occurring incrementally as the population grows.

Existing higher order facilities in the surrounding region (including those outside Camden LGA) offer some opportunity to meet interim needs either in their current form or through expansion (for example, the Narellan Library and Community Centre).

In accordance with this staged expansion process, an 'interim' multi-purpose community centre, capable of meeting the needs of the surrounding local population, is to be provided on the Civic Precinct site. This smaller interim facility can then be expanded into the major multipurpose community centre as the population within the catchment grows.

This plan therefore authorises a contribution towards 100% of the cost of the interim facility to be met by the expected resident population of the Leppington North (Camden) Precinct.

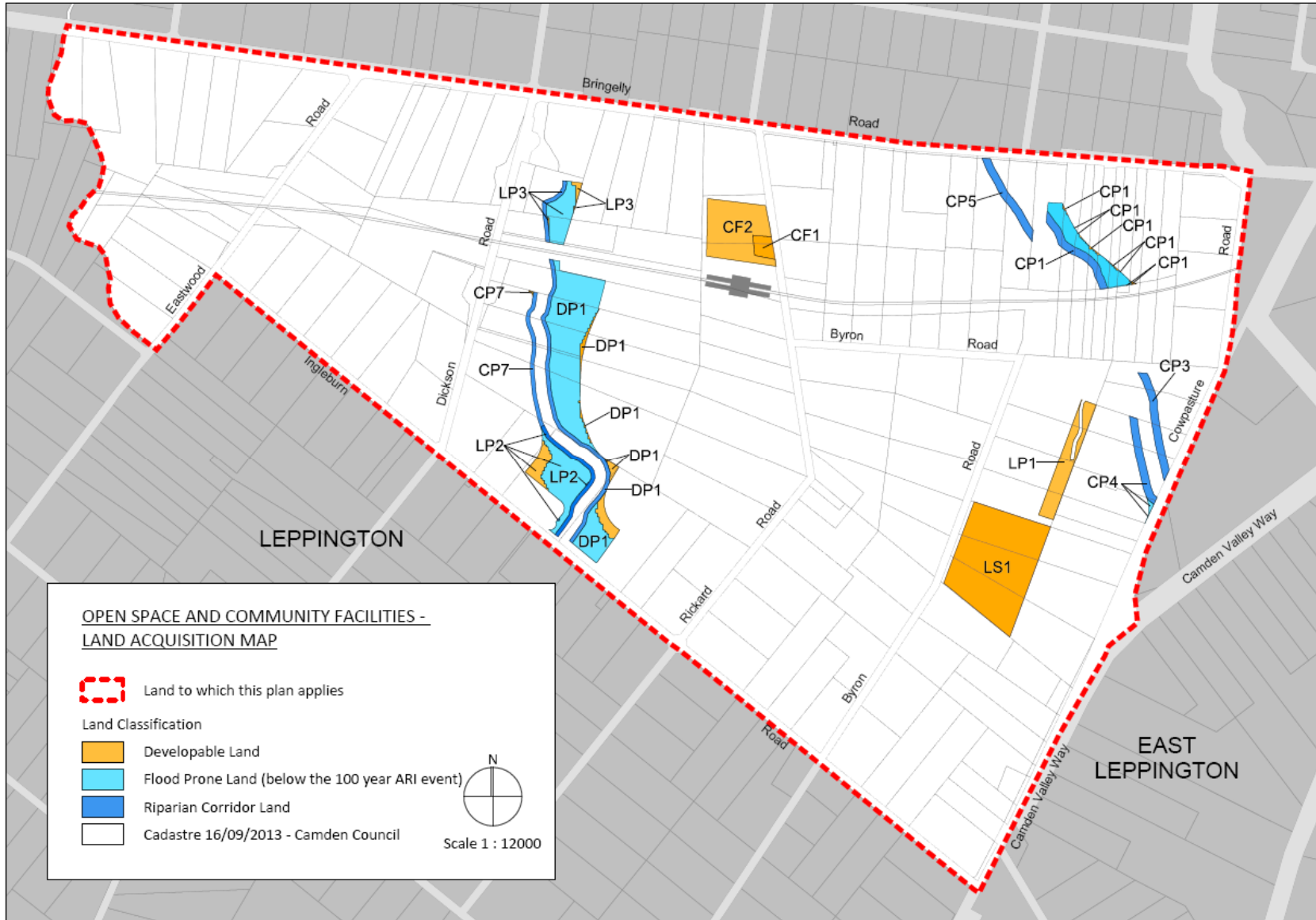
¹⁴ Social Infrastructure Assessment, Section 7.2

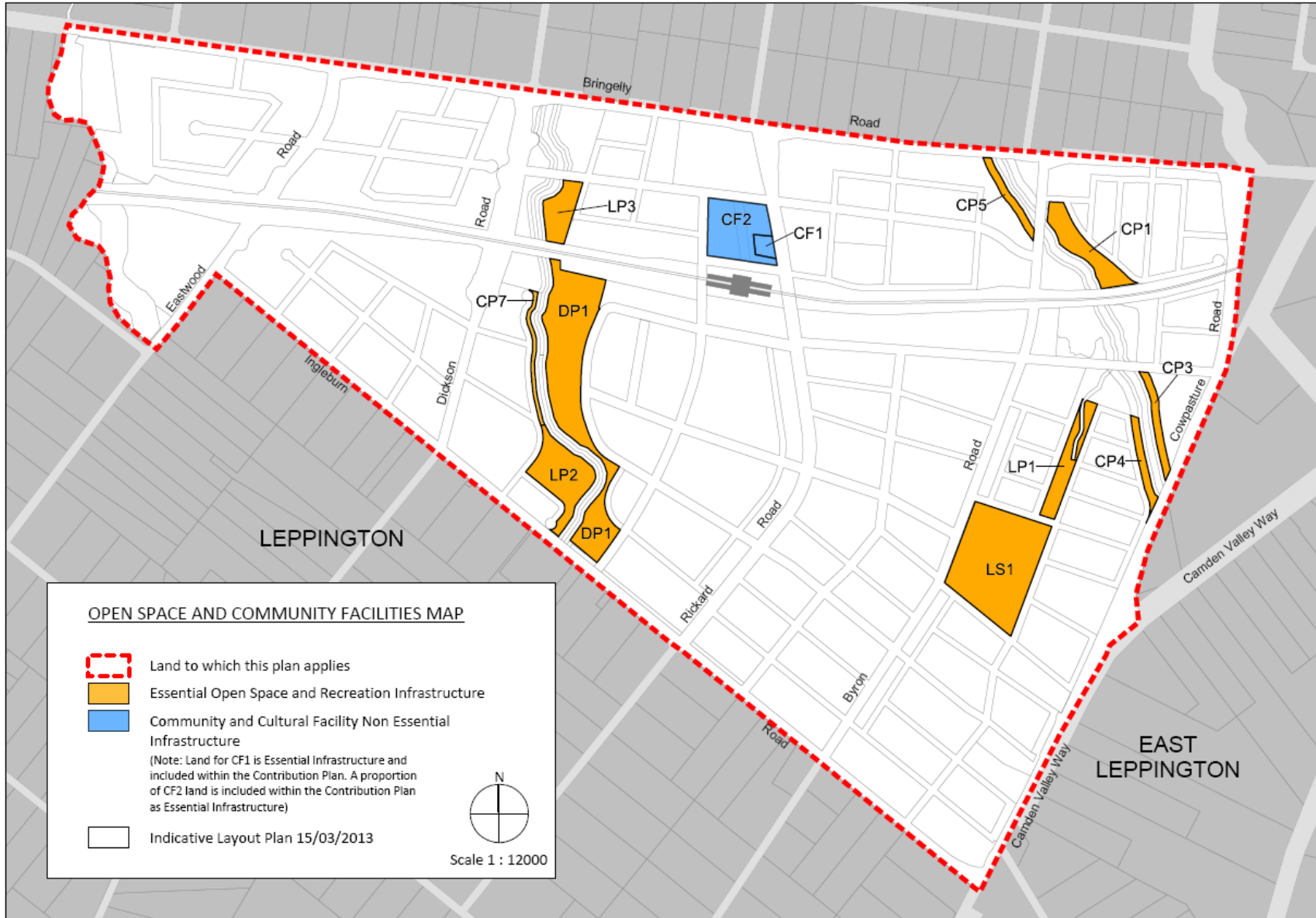
A.3 Works schedules

DRAFT





A.4 Works location maps

DRAFT





OPEN SPACE AND COMMUNITY FACILITIES MAP

-  Land to which this plan applies
-  Essential Open Space and Recreation Infrastructure
-  Community and Cultural Facility Non Essential Infrastructure
-  Indicative Layout Plan 15/03/2013

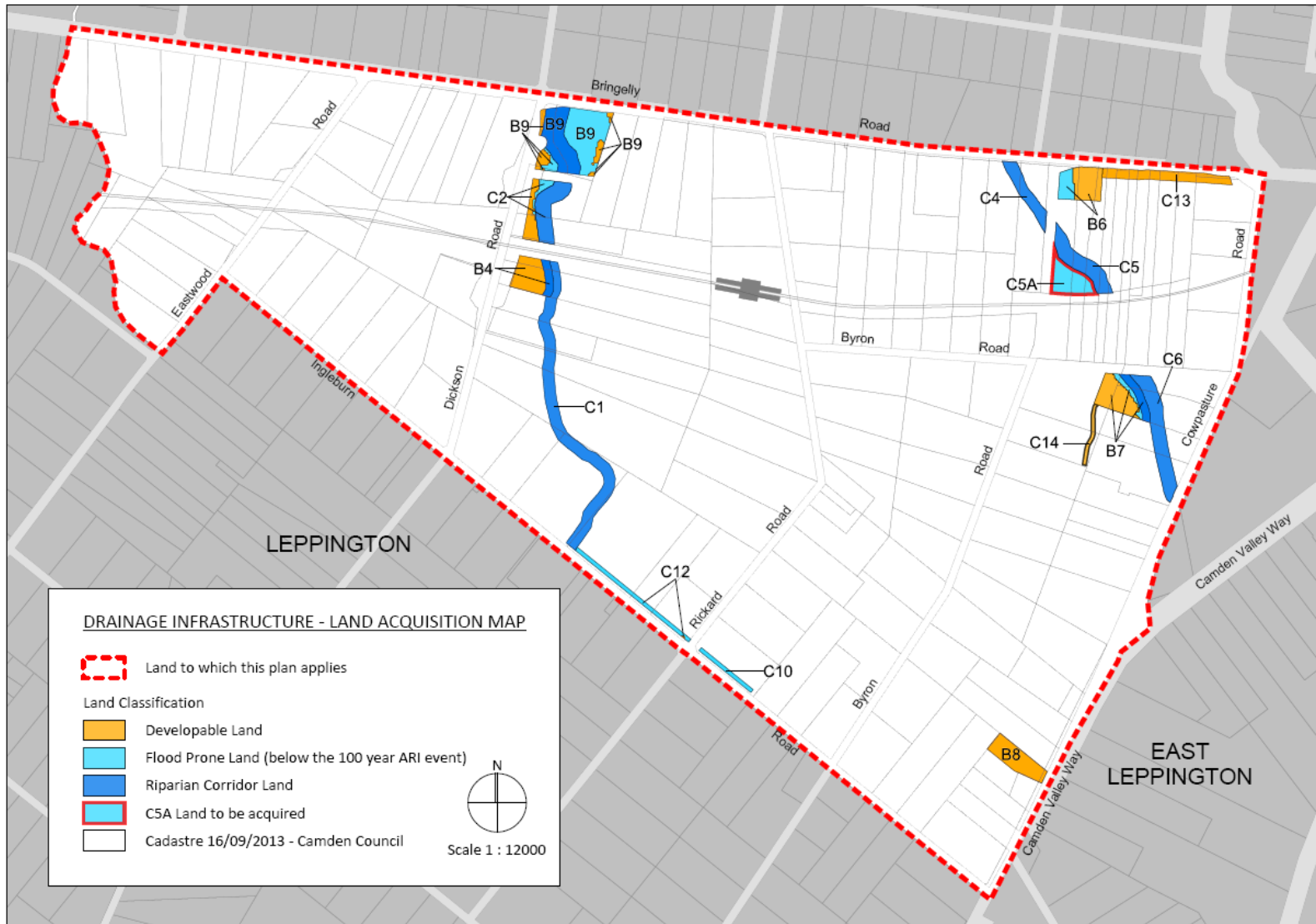
(Note: Land for CF1 is Essential Infrastructure and included within the Contribution Plan. A proportion of CF2 land is included within the Contribution Plan as Essential Infrastructure)

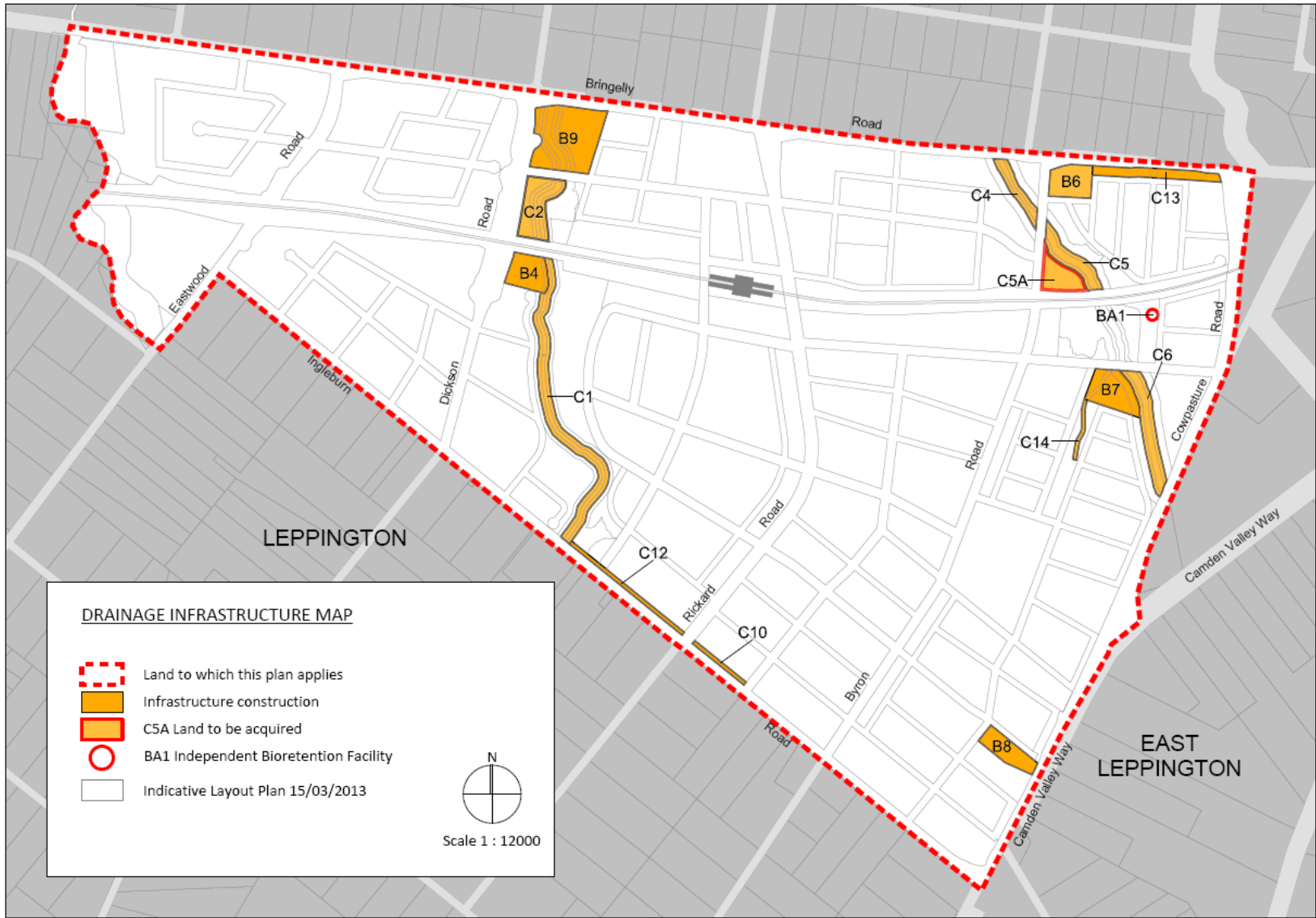


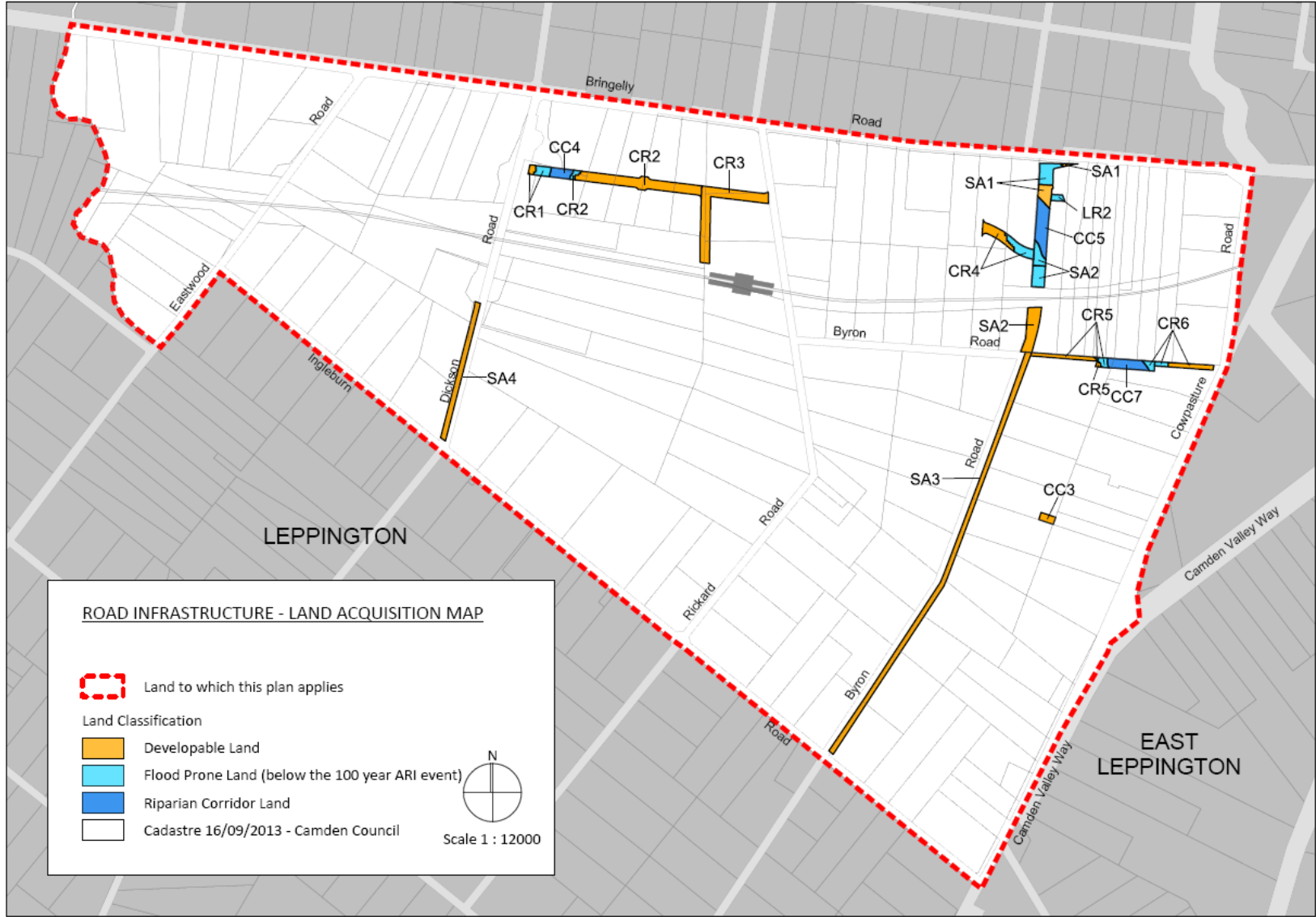
Scale 1 : 12000

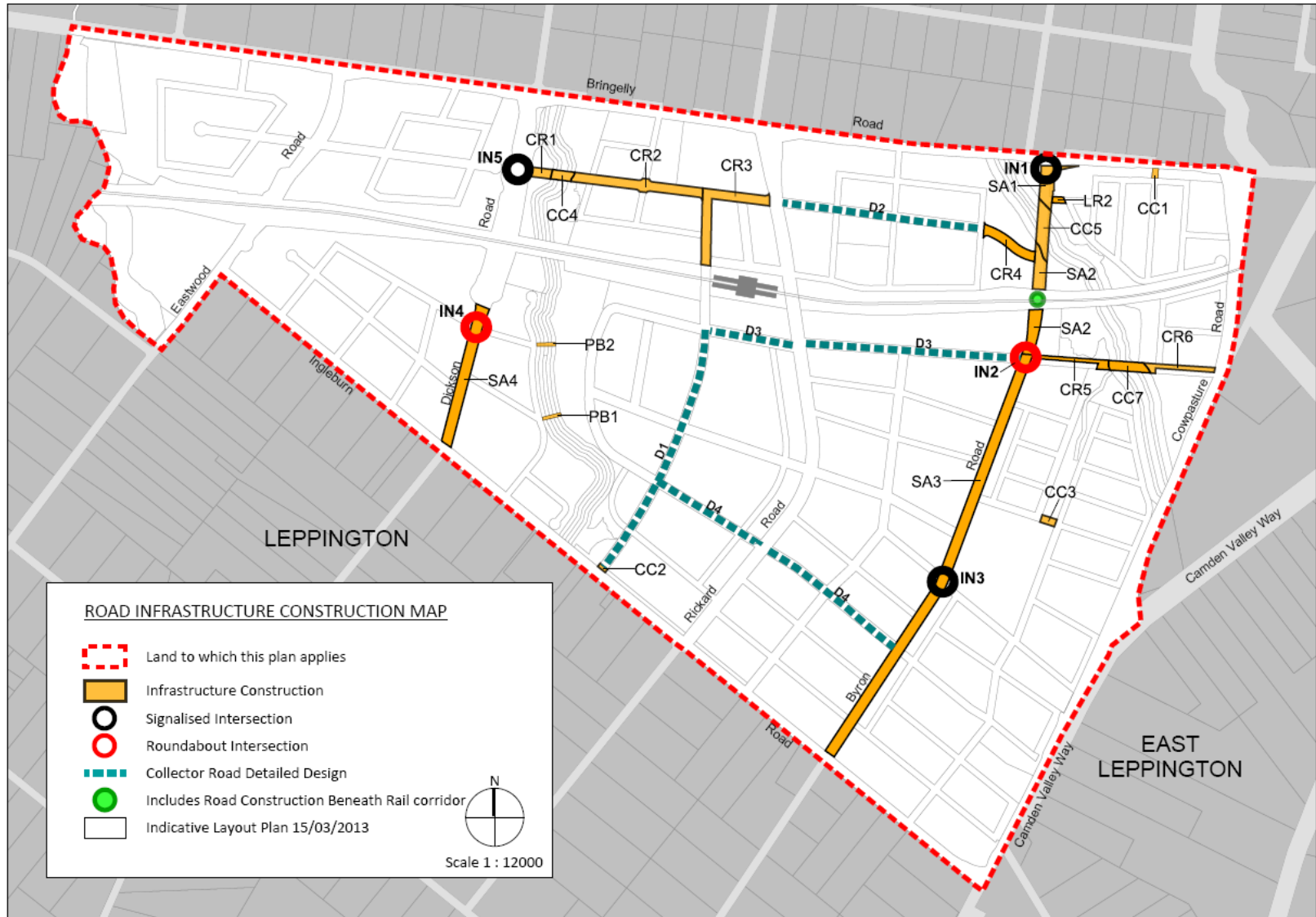
LEPPINGTON

EAST LEPPINGTON










ROAD INFRASTRUCTURE CONSTRUCTION MAP

- Land to which this plan applies
- Infrastructure Construction
- Signalised Intersection
- Roundabout Intersection
- Collector Road Detailed Design
- Includes Road Construction Beneath Rail corridor
- Indicative Layout Plan 15/03/2013



Scale 1 : 12000

A.5 Background information

AECOM Australia Pty Ltd (2011), *Austral and Leppington North (ALN) Precincts Transport Assessment*, prepared for NSW Department of Planning and Infrastructure, July

AECOM Australia Pty Ltd (2012), *Leppington Major Centre Public Domain Strategy*

AECOM Australia Pty Ltd (2012), *Post-Exhibition Traffic Report (Addendum)*, July

Cardno (NSW/ACT) Pty Ltd (2011), *Austral & Leppington North Precincts Water Cycle Management WSUD Report*, prepared for NSW Department of Planning and Infrastructure, April

Cardno (NSW/ACT) Pty Ltd (2012), *Austral & Leppington North Precincts Water Cycle Management Responses to Exhibition Submissions*, December

Elton Consulting (2011), *Austral and Leppington North Precincts - Demographic and Social Infrastructure Assessment*, July

Elton Consulting (2012), *Austral and Leppington North Precincts - Addendum to the Demographic and Social Infrastructure Assessment*, July

Environmental Planning and Assessment (Special Infrastructure Contribution - Western Sydney Growth Areas) Determination 2011

GLN Planning (2012), *Austral and Leppington North Precincts Infrastructure Delivery Plan*, Final Report, September

MJ Davis Realty Appraisals (undated), *Land Valuations for the Leppington & Leppington North Precincts*, Reference VN16165

NSW Department of Planning (2010), *Local Development Contributions Practice Note for the assessment of contributions plans by IPART*, November

NSW Department of Urban Affairs and Planning (2005), *Development Contributions Practice Notes*

WT Partnership (2012), *Austral and Leppington North Precincts Review of Costs for Section 94 Contributions Plan*, Draft, 30 March 2012

B. Leppington Precinct

Part B is structured as follows:

Part B.1 documents the expected development in the Precinct and the likely demand for infrastructure arising from that development.

Part B.2 discusses the infrastructure that is required to meet the demands of the expected development.

Parts B.3 and B.4 contain schedules of infrastructure addressed by the plan and maps showing the locations of infrastructure items.

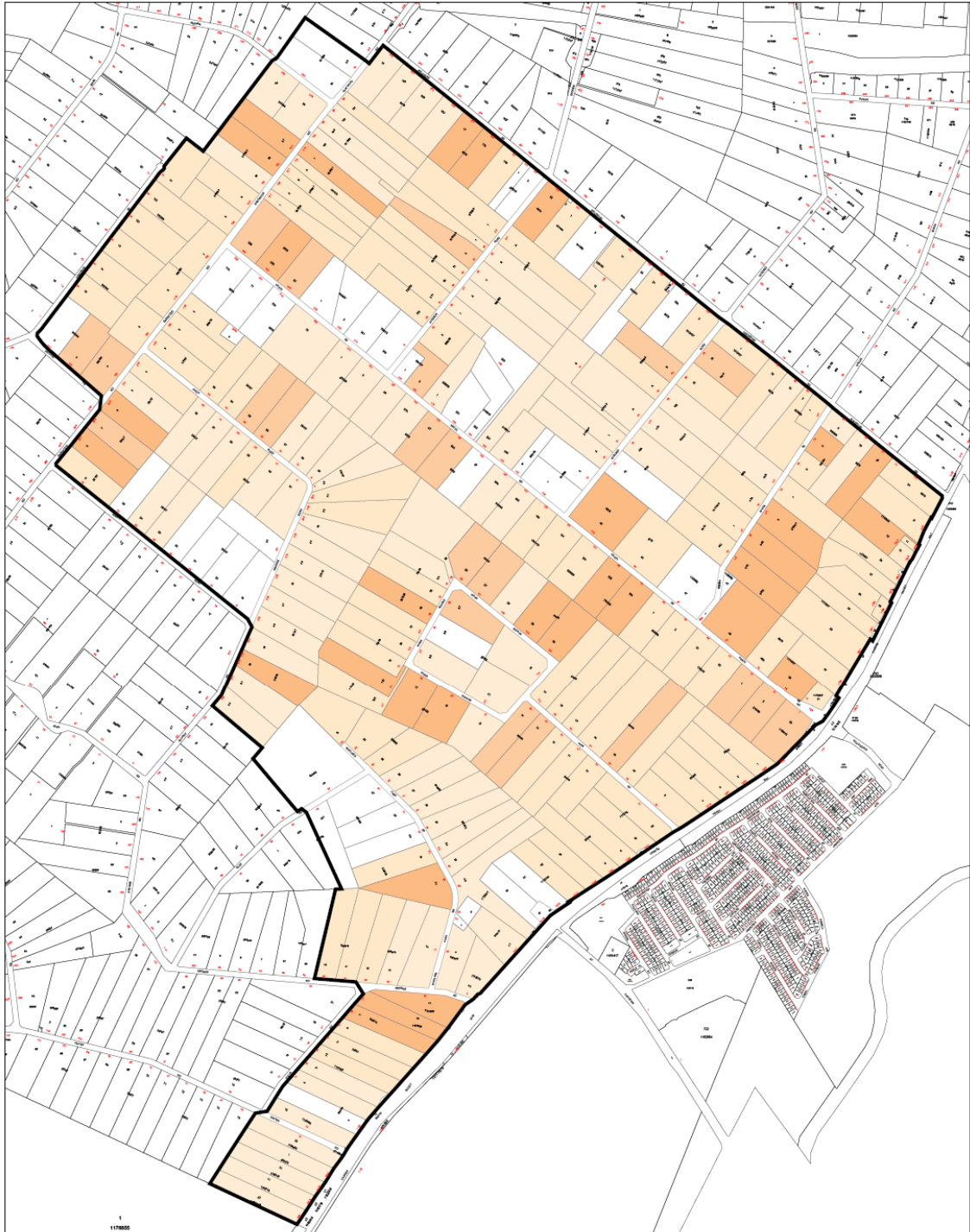
Part B.5 includes a list of documents used to determine the infrastructure needs and costs.

B.1 Infrastructure demand

B.1.1 Existing development

The development in the Leppington Precinct that existed at the time the land was rezoned for urban purposes was mainly rural and rural residential land uses.

Figure B1 and **Tables B1** and **B2** show the development that existed at the time the plan commenced. This information provides the basis for calculating demand credits for social infrastructure contributions and the net increase in demand for social infrastructure, as discussed in section 2.5 of the Main Document.



- Single Dwelling Demand Credit
- Dual Occupancy Demand Credit



Scale 1:12000

Source: Camden Council

Figure B1 Existing development at the time the land was zoned for urban purposes

Table B1 Lots with single dwelling demand credit

Parcel no.	Property address	Property description
102970	24 Cordeaux Street LEPPINGTON NSW 2179	Lot 15 DP 262084
102972	34 Cordeaux Street LEPPINGTON NSW 2179	Lot 14 DP 262084
102973	44 Cordeaux Street LEPPINGTON NSW 2179	Lot 13 DP 262084
102975	54 Cordeaux Street LEPPINGTON NSW 2179	Lot 121 DP 732083
102977	64 Cordeaux Street LEPPINGTON NSW 2179	Lot 122 DP 732083
102979	74 Cordeaux Street LEPPINGTON NSW 2179	Lot 10 DP 262084
104101	130 Eastwood Road LEPPINGTON NSW 2179	Lot 39 DP 247884
104103	138 Eastwood Road LEPPINGTON NSW 2179	Lot 9 DP 262084
104104	148 Eastwood Road LEPPINGTON NSW 2179	Lot 8 DP 262084
104105	158 Eastwood Road LEPPINGTON NSW 2179	Lot 7 DP 262084
104106	178 Eastwood Road LEPPINGTON NSW 2179	Lot 6 DP 262084
104111	202 Eastwood Road LEPPINGTON NSW 2179	Lot 5 DP 262084
107373	236 McCann Road ROSSMORE NSW 2557	Lot 35 DP 247884
107375	248 McCann Road ROSSMORE NSW 2557	Lot 36 DP 247884
103607	23 Dickson Road LEPPINGTON NSW 2179	Lot 210 DP 778570
103609	31 Dickson Road LEPPINGTON NSW 2179	Lot 211 DP 778570
103611	39 Dickson Road LEPPINGTON NSW 2179	Lot 32 DP 595465
103613	43 Dickson Road LEPPINGTON NSW 2179	Lot 31 DP 595465
103617	63 Dickson Road LEPPINGTON NSW 2179	Lot 1 DP 520280
103961	197 Ingleburn Road LEPPINGTON NSW 2179	Lot 17B DP 8979
104089	89 Eastwood Road LEPPINGTON NSW 2179	Lot 191 DP 611628
104090	93 Eastwood Road LEPPINGTON NSW 2179	Lot 192 DP 611628
104091	99 Eastwood Road LEPPINGTON NSW 2179	Lot 193 DP 611628
104092	105 Eastwood Road LEPPINGTON NSW 2179	Lot 194 DP 611628
104095	115 Eastwood Road LEPPINGTON NSW 2179	Lot A DP 357433
104097	121 Eastwood Road LEPPINGTON NSW 2179	Lot B DP 363901
104100	125 Eastwood Road LEPPINGTON NSW 2179	Lot 2 DP 564579
104102	131 Eastwood Road LEPPINGTON NSW 2179	Lot 1 DP 564579
106023	191 Ingleburn Road LEPPINGTON NSW 2179	Lot 1 DP 509218
106029	225 Ingleburn Road LEPPINGTON NSW 2179	Lot 18C DP 8979
106030	233 Ingleburn Road LEPPINGTON NSW 2179	Lot 18B DP 8979
106032	243 Ingleburn Road LEPPINGTON NSW 2179	Lot 18A DP 8979
106034	253 Ingleburn Road LEPPINGTON NSW 2179	Lot 18 DP 8979
103605	22 Dickson Road LEPPINGTON NSW 2179	Lot 1 DP 883825
103610	32 Dickson Road LEPPINGTON NSW 2179	Lot 1 DP 393385
103612	40 Dickson Road LEPPINGTON NSW 2179	Lot X DP 390898
103614	48 Dickson Road LEPPINGTON NSW 2179	Lot Y DP 390898
103616	56 Dickson Road LEPPINGTON NSW 2179	Lot B DP 400238

Parcel no.	Property address	Property description
103619	64 Dickson Road LEPPINGTON NSW 2179	Lot A DP 400238
105531	146 Heath Road LEPPINGTON NSW 2179	Lot 205 DP 616617
105533	154 Heath Road LEPPINGTON NSW 2179	Lot 204 DP 616617
105540	178 Heath Road LEPPINGTON NSW 2179	Lot 1 DP 529503
106008	129 Ingleburn Road LEPPINGTON NSW 2179	Lot 21 DP 832295
106010	143 Ingleburn Road LEPPINGTON NSW 2179	Lot 11 DP 629130
106012	149 Ingleburn Road LEPPINGTON NSW 2179	Lot 12 DP 629130
106016	167 Ingleburn Road LEPPINGTON NSW 2179	Lot 1 DP 831464
109534	25 Rickard Road LEPPINGTON NSW 2179	Lot 2 DP 214064
109536	31 Rickard Road LEPPINGTON NSW 2179	Lot 1 DP 214064
109538	37 Rickard Road LEPPINGTON NSW 2179	Lot B DP 331010
109539	43 Rickard Road LEPPINGTON NSW 2179	Lot A DP 331010
109541	55 Rickard Road LEPPINGTON NSW 2179	Lot A DP 379496
1120330	107 Ingleburn Road LEPPINGTON NSW 2179	Lot 2 DP 1012407
101573	25 Byron Road LEPPINGTON NSW 2179	Lot 44C DP 8979
101575	35 Byron Road LEPPINGTON NSW 2179	Lot 44B DP 8979
101577	45 Byron Road LEPPINGTON NSW 2179	Lot 43A DP 8979
101581	55 Byron Road LEPPINGTON NSW 2179	Lot 43B DP 8979
101585	85 Byron Road LEPPINGTON NSW 2179	Lot 1 DP 525996
105517	80 Heath Road LEPPINGTON NSW 2179	Lot 46 DP 8176
105993	63 Ingleburn Road LEPPINGTON NSW 2179	Lot 2 DP 525996
105995	69 Ingleburn Road LEPPINGTON NSW 2179	Lot 76 DP 8979
105997	75 Ingleburn Road LEPPINGTON NSW 2179	Lot 75 DP 8979
109537	36 Rickard Road LEPPINGTON NSW 2179	Lot 44A DP 8979
109540	46 Rickard Road LEPPINGTON NSW 2179	Lot 101 DP 602786
109542	56 Rickard Road LEPPINGTON NSW 2179	Lot 102 DP 602786
109544	66 Rickard Road LEPPINGTON NSW 2179	Lot 72 DP 8979
1120332	91 Ingleburn Road LEPPINGTON NSW 2179	Lot 1 DP 1012407
101582	56 Byron Road LEPPINGTON NSW 2179	Lot 1 DP 526424
101583	66 Byron Road LEPPINGTON NSW 2179	Lot D DP 375004
105508	30 Heath Road LEPPINGTON NSW 2179	Lot 49A DP 8979
105990	35 Ingleburn Road LEPPINGTON NSW 2179	Lot 79 DP 8979
105992	47 Ingleburn Road LEPPINGTON NSW 2179	Lot A DP 336688
1161145	12 Heath Road LEPPINGTON NSW 2179	Lot 21 DP 1173857
1161150	1369 Camden Valley Way LEPPINGTON NSW 2179	Lot 26 DP 1173857
1161314	1389 Camden Valley Way LEPPINGTON NSW 2179	Lot 10 DP 1175345
1161316	1393 Camden Valley Way LEPPINGTON NSW 2179	Lot 11 DP 1175345
1161320	1401 Camden Valley Way LEPPINGTON NSW 2179	Lot 13 DP 1175345
1161557	11 Ingleburn Road LEPPINGTON NSW 2179	Lot 75 DP 1180577

Parcel no.	Property address	Property description
1161146	1339 Camden Valley Way LEPPINGTON NSW 2179	Lot 22 DP 1173857
1161147	1351 Camden Valley Way LEPPINGTON NSW 2179	Lot 23 DP 1173857
1161148	1361 Camden Valley Way LEPPINGTON NSW 2179	Lot 24 DP 1173857
1161149	1365 Camden Valley Way LEPPINGTON NSW 2179	Lot 25 DP 1173857
1161151	1375 Camden Valley Way LEPPINGTON NSW 2179	Lot 27 DP 1173857
1161152	1383 Camden Valley Way LEPPINGTON NSW 2179	Lot 28 DP 1173857
104108	181 Eastwood Road LEPPINGTON NSW 2179	Lot 4 DP 200676
104109	189 Eastwood Road LEPPINGTON NSW 2179	Lot 2 DP 28107
104110	197 Eastwood Road LEPPINGTON NSW 2179	Lot 3 DP 28107
104904	222 George Road LEPPINGTON NSW 2179	Lot 52 DP 28380
104905	228 George Road LEPPINGTON NSW 2179	Lot 51 DP 28380
104908	244 George Road LEPPINGTON NSW 2179	Lot 49 DP 28380
104909	252 George Road LEPPINGTON NSW 2179	Lot 48 DP 28107
104910	260 George Road LEPPINGTON NSW 2179	Lot 47 DP 28107
104911	268 George Road LEPPINGTON NSW 2179	Lot 46 DP 28107
104913	278 George Road LEPPINGTON NSW 2179	Lot 45 DP 28107
104914	284 George Road LEPPINGTON NSW 2179	Lot 44 DP 28107
104915	290 George Road LEPPINGTON NSW 2179	Lot 43 DP 28107
104916	294 George Road LEPPINGTON NSW 2179	Lot 42 DP 28107
104917	298 George Road LEPPINGTON NSW 2179	Lot 41 DP 28107
105541	183 Heath Road LEPPINGTON NSW 2179	Lot 67A DP 8979
105543	193 Heath Road LEPPINGTON NSW 2179	Lot 68 DP 8979
105545	203 Heath Road LEPPINGTON NSW 2179	Lot 2 DP 576229
105546	213 Heath Road LEPPINGTON NSW 2179	Lot 1 DP 576229
105550	229 Heath Road LEPPINGTON NSW 2179	Lot 70 DP 8979
108934	4 Philip Road LEPPINGTON NSW 2179	Lot 40 DP 28107
108936	6 Philip Road LEPPINGTON NSW 2179	Lot 39 DP 28107
108937	12 Philip Road LEPPINGTON NSW 2179	Lot 38 DP 28107
108939	18 Philip Road LEPPINGTON NSW 2179	Lot 37 DP 28107
108945	42 Philip Road LEPPINGTON NSW 2179	Lot 34 DP 28107
108947	50 Philip Road LEPPINGTON NSW 2179	Lot 33 DP 28107
105519	101 Heath Road LEPPINGTON NSW 2179	Lot 201 DP 628656
105527	137 Heath Road LEPPINGTON NSW 2179	Lot 650 DP 814340
105530	143 Heath Road LEPPINGTON NSW 2179	Lot 65A DP 8979
109572	19 Ridge Square LEPPINGTON NSW 2179	Lot 15 DP 28459
109573	20 Ridge Square LEPPINGTON NSW 2179	Lot 41 DP 28459
109576	40 Ridge Square LEPPINGTON NSW 2179	Lot 39 DP 28459
109577	47 Ridge Square LEPPINGTON NSW 2179	Lot 180 DP 771997
109579	51 Ridge Square LEPPINGTON NSW 2179	Lot 19 DP 28459

Parcel no.	Property address	Property description
109580	55 Ridge Square LEPPINGTON NSW 2179	Lot 20 DP 28459
109581	63 Ridge Square LEPPINGTON NSW 2179	Lot 21 DP 28459
109586	75 Ridge Square LEPPINGTON NSW 2179	Lot 23 DP 28459
109587	81 Ridge Square LEPPINGTON NSW 2179	Lot 24 DP 28459
109588	83 Ridge Square LEPPINGTON NSW 2179	Lot 25 DP 28459
109592	103 Ridge Square LEPPINGTON NSW 2179	Lot 28 DP 28459
109595	114 Ridge Square LEPPINGTON NSW 2179	Lot 40 DP 28459
1121783	113 Heath Road LEPPINGTON NSW 2179	Lot 101 DP 1031121
1121784	125 Heath Road LEPPINGTON NSW 2179	Lot 100 DP 1031121
101868	1231 Camden Valley Way LEPPINGTON NSW 2179	Lot 9 DP 28459
101880	1239 Camden Valley Way LEPPINGTON NSW 2179	Lot 8 DP 28459
101882	1273 Camden Valley Way LEPPINGTON NSW 2179	Lot 4 DP 28459
101883	1281 Camden Valley Way LEPPINGTON NSW 2179	Lot 3 DP 28459
101884	1289 Camden Valley Way LEPPINGTON NSW 2179	Lot 2 DP 28459
101885	1297 Camden Valley Way LEPPINGTON NSW 2179	Lot 1 DP 28459
105510	43 Heath Road LEPPINGTON NSW 2179	Lot 22 DP 776219
105511	49 Heath Road LEPPINGTON NSW 2179	Lot 21 DP 776219
105513	59 Heath Road LEPPINGTON NSW 2179	Lot 2 DP 556930
105515	69 Heath Road LEPPINGTON NSW 2179	Lot 1 DP 556930
108738	22 Park Road LEPPINGTON NSW 2179	Lot 5 DP 28459
108739	26 Park Road LEPPINGTON NSW 2179	Lot 36 DP 28459
108742	33 Park Road LEPPINGTON NSW 2179	Lot 10 DP 28459
108744	44 Park Road LEPPINGTON NSW 2179	Lot 34 DP 28459
108745	47 Park Road LEPPINGTON NSW 2179	Lot 11 DP 28459
108746	52 Park Road LEPPINGTON NSW 2179	Lot 33 DP 28459
108747	53 Park Road LEPPINGTON NSW 2179	Lot 12 DP 28459
108748	60 Park Road LEPPINGTON NSW 2179	Lot 32 DP 28459
108750	68 Park Road LEPPINGTON NSW 2179	Lot 31 DP 28459
1160850	31 Park Road LEPPINGTON NSW 2179	Lot 55 DP 1172744
1161528	1247 Camden Valley Way LEPPINGTON NSW 2179	Lot 54 DP 1172744
104112	207 Eastwood Road LEPPINGTON NSW 2179	Lot 4 DP 28107
104113	217 Eastwood Road LEPPINGTON NSW 2179	Lot 5 DP 28107
104120	78 Joseph Road LEPPINGTON NSW 2179	Lot 9 DP 28107
106216	44 Joseph Road LEPPINGTON NSW 2179	Lot 23 DP 28107
106218	52 Joseph Road LEPPINGTON NSW 2179	Lot 24 DP 28107
108935	5 Philip Road LEPPINGTON NSW 2179	Lot 31 DP 28107
108938	15 Philip Road LEPPINGTON NSW 2179	Lot 30 DP 28107
108940	25 Philip Road LEPPINGTON NSW 2179	Lot 29 DP 28107
108942	33 Philip Road LEPPINGTON NSW 2179	Lot 28 DP 28107

Parcel no.	Property address	Property description
108944	41 Philip Road LEPPINGTON NSW 2179	Lot 27 DP 28107
108946	49 Philip Road LEPPINGTON NSW 2179	Lot 26 DP 28107
101878	1187 Camden Valley Way LEPPINGTON NSW 2179	Lot 11 DP 619041
104871	11 Woolgen Park Road LEPPINGTON NSW 2179	Lot 14 DP 200915
104872	32 George Road LEPPINGTON NSW 2179	Lot 13 DP 200915
104873	38 George Road LEPPINGTON NSW 2179	Lot 12 DP 200915
104874	44 George Road LEPPINGTON NSW 2179	Lot 11 DP 200915
104875	52 George Road LEPPINGTON NSW 2179	Lot 10 DP 200915
112292	20 Woolgen Park Road LEPPINGTON NSW 2179	Lot 4 DP 560646
112299	46 Woolgen Park Road LEPPINGTON NSW 2179	Lot 23 DP 205952
112300	51 Woolgen Park Road LEPPINGTON NSW 2179	Lot 40 DP 205952
112301	52 Woolgen Park Road LEPPINGTON NSW 2179	Lot 24 DP 205952
112302	60 Woolgen Park Road LEPPINGTON NSW 2179	Lot 25 DP 205952
112304	66 Woolgen Park Road LEPPINGTON NSW 2179	Lot 26 DP 205952
112306	74 Woolgen Park Road LEPPINGTON NSW 2179	Lot 27 DP 205952
112309	82 Woolgen Park Road LEPPINGTON NSW 2179	Lot 28 DP 205952
112310	88 Woolgen Park Road LEPPINGTON NSW 2179	Lot 29 DP 205952
112311	96 Woolgen Park Road LEPPINGTON NSW 2179	Lot 30 DP 205952
112312	102 Woolgen Park Road LEPPINGTON NSW 2179	Lot 31 DP 205952
1161523	36 Woolgen Park Road LEPPINGTON NSW 2179	Lot 49 DP 1172744
1161526	1217 Camden Valley Way LEPPINGTON NSW 2179	Lot 52 DP 1172744
1161527	1225 Camden Valley Way LEPPINGTON NSW 2179	Lot 53 DP 1172744
1161739	6 George Road LEPPINGTON NSW 2179	Lot 40 DP 1175279
105907	14 Hulls Road LEPPINGTON NSW 2179	Lot 5 DP 858010
105912	34 Hulls Road LEPPINGTON NSW 2179	Lot 11 DP 28057
105914	40 Hulls Road LEPPINGTON NSW 2179	Lot 6 DP 858010
113979	1085 Camden Valley Way LEPPINGTON NSW 2179	Lot 1 DP 858010
1159410	1075 Camden Valley Way LEPPINGTON NSW 2179	Lot 41 DP 1162018
1159930	1067 Camden Valley Way LEPPINGTON NSW 2179	Lot 40 DP 1162018
1161518	15 Dwyer Road LEPPINGTON NSW 2179	Lot 20 DP 1166485
1161785	14 Dwyer Road LEPPINGTON NSW 2179	Lot 10 DP 1172863
1161787	22 Hulls Road LEPPINGTON NSW 2179	Lot 11 DP 1172863
1161789	26 Hulls Road LEPPINGTON NSW 2179	Lot 12 DP 1172863
1161794	1079 Camden Valley Way LEPPINGTON NSW 2179	Lot 20 DP 1162019

Table B2 Lots with dual occupancy demand credit

Parcel no.	Property address	Property description
100207	221 Anthony Road LEPPINGTON NSW 2179	Lot 3 DP 262084
100208	220 Eastwood Road LEPPINGTON NSW 2179	Lot 4 DP 262084
104093	111 Eastwood Road LEPPINGTON NSW 2179	Lot 1 DP 550791
104094	114 Eastwood Road LEPPINGTON NSW 2179	Lot 37 DP 247884
104098	122 Eastwood Road LEPPINGTON NSW 2179	Lot 38 DP 247884
104114	225 Eastwood Road LEPPINGTON NSW 2179	Lot 6 DP 28107
104116	233 Eastwood Road LEPPINGTON NSW 2179	Lot 7 DP 28107
104118	241 Eastwood Road LEPPINGTON NSW 2179	Lot 8 DP 28107
105553	244 Heath Road LEPPINGTON NSW 2179	Lot 22 DP 8979
105556	254 Heath Road LEPPINGTON NSW 2179	Lot 22A DP 8979
105557	264 Heath Road LEPPINGTON NSW 2179	Lot 22B DP 8979
106025	205 Ingleburn Road LEPPINGTON NSW 2179	Lot 17A DP 8979
106027	215 Ingleburn Road LEPPINGTON NSW 2179	Lot 17 DP 8979
108941	26 Philip Road LEPPINGTON NSW 2179	Lot 36 DP 28107
108943	34 Philip Road LEPPINGTON NSW 2179	Lot 35 DP 28107
1122665	51 Dickson Road LEPPINGTON NSW 2179	Lot 2 DP 1033109
104907	236 George Road LEPPINGTON NSW 2179	Lot 50 DP 28380
105518	89 Heath Road LEPPINGTON NSW 2179	Lot 632 DP 791829
105524	116 Heath Road LEPPINGTON NSW 2179	Lot 45 DP 8979
105536	163 Heath Road LEPPINGTON NSW 2179	Lot 66A DP 8979
105539	173 Heath Road LEPPINGTON NSW 2179	Lot 67 DP 8979
105542	186 Heath Road LEPPINGTON NSW 2179	Lot 2 DP 554127
106018	175 Ingleburn Road LEPPINGTON NSW 2179	Lot 32 DP 8979
109543	63 Rickard Road LEPPINGTON NSW 2179	Lot B DP 379496
109545	76 Rickard Road LEPPINGTON NSW 2179	Lot 73 DP 8979
109574	25 Ridge Square LEPPINGTON NSW 2179	Lot 16 DP 28459
109575	39 Ridge Square LEPPINGTON NSW 2179	Lot 17 DP 28459
109578	49 Ridge Square LEPPINGTON NSW 2179	Lot 181 DP 771997
109585	69 Ridge Square LEPPINGTON NSW 2179	Lot 22 DP 28459
109589	85 Ridge Square LEPPINGTON NSW 2179	Lot 26 DP 28459
109590	93 Ridge Square LEPPINGTON NSW 2179	Lot 27 DP 28459
109591	96 Ridge Square LEPPINGTON NSW 2179	Lot 37 DP 28459
109593	113 Ridge Square LEPPINGTON NSW 2179	Lot 29 DP 28459
109596	125 Ridge Square LEPPINGTON NSW 2179	Lot 30 DP 28459
101574	26 Byron Road LEPPINGTON NSW 2179	Lot 50C DP 8979
101576	36 Byron Road LEPPINGTON NSW 2179	Lot 50B DP 8979
101579	46 Byron Road LEPPINGTON NSW 2179	Lot 2 DP 526424

101584	76 Byron Road LEPPINGTON NSW 2179	Lot C DP 375004
105507	21 Heath Road LEPPINGTON NSW 2179	Lot 2 DP 210459
105509	31 Heath Road LEPPINGTON NSW 2179	Lot 1 DP 210459
105512	50 Heath Road LEPPINGTON NSW 2179	Lot 48 DP 8979
105516	79 Heath Road LEPPINGTON NSW 2179	Lot 631 DP 791829
105987	27 Ingleburn Road LEPPINGTON NSW 2179	Lot 80 DP 8979
108743	34 Park Road LEPPINGTON NSW 2179	Lot 35 DP 28459
108749	61 Park Road LEPPINGTON NSW 2179	Lot 13 DP 28459
108751	69 Park Road LEPPINGTON NSW 2179	Lot 14 DP 28459
1161318	1395 Camden Valley Way LEPPINGTON NSW 2179	Lot 12 DP 1175345
1161144	18 Heath Road LEPPINGTON NSW 2179	Lot 20 DP 1173857
1161559	7 Heath Road LEPPINGTON NSW 2179 / 1307 Camden Valley Way LEPPINGTON NSW 2179	Lot 20 DP 1180410
112297	39 Woolgen Park Road LEPPINGTON NSW 2179	Lot 41 DP 205952
113751	46 Hulls Road LEPPINGTON NSW 2179	Lot 7 DP 858010
1161516	52 Hulls Road LEPPINGTON NSW 2179	Lot 10 DP 1164955
1161517	15 George Road LEPPINGTON NSW 2179	Lot 11 DP 1164955

B.1.2 Net Developable Area

The definition of NDA is included in section 5.9 of the Main Document of this plan.

For the purposes of the definition of Net Developable Area (paragraph (a)) included in section 5.9, the following land is excluded from NDA in the Leppington Precinct:

- Land including and immediately surrounding Leppington Progress Association Hall, 123 Ingleburn Road Leppington, (Lot 1 DP 341680), and comprising approximately 915 m².
- Land including and immediately surrounding 66 Rickard Road Leppington, (Lot 72 DP 8979), and comprising approximately 5,938 m².
- Land including and immediately surrounding 43 Rickard Road Leppington, (Lot A DP 331010), and comprising approximately 1.71 ha.
- Land including and immediately surrounding 168 Heath Road Leppington, (Lot 201 DP 616618), and comprising approximately 7,362 m².
- Land including and immediately surrounding 125 Heath Road Leppington, (Lot 125 DP 1301121), and comprising approximately 5,360 m².

The Leppington Precinct has an estimated net developable area of approximately 437 hectares, as shown in **Table B3**.

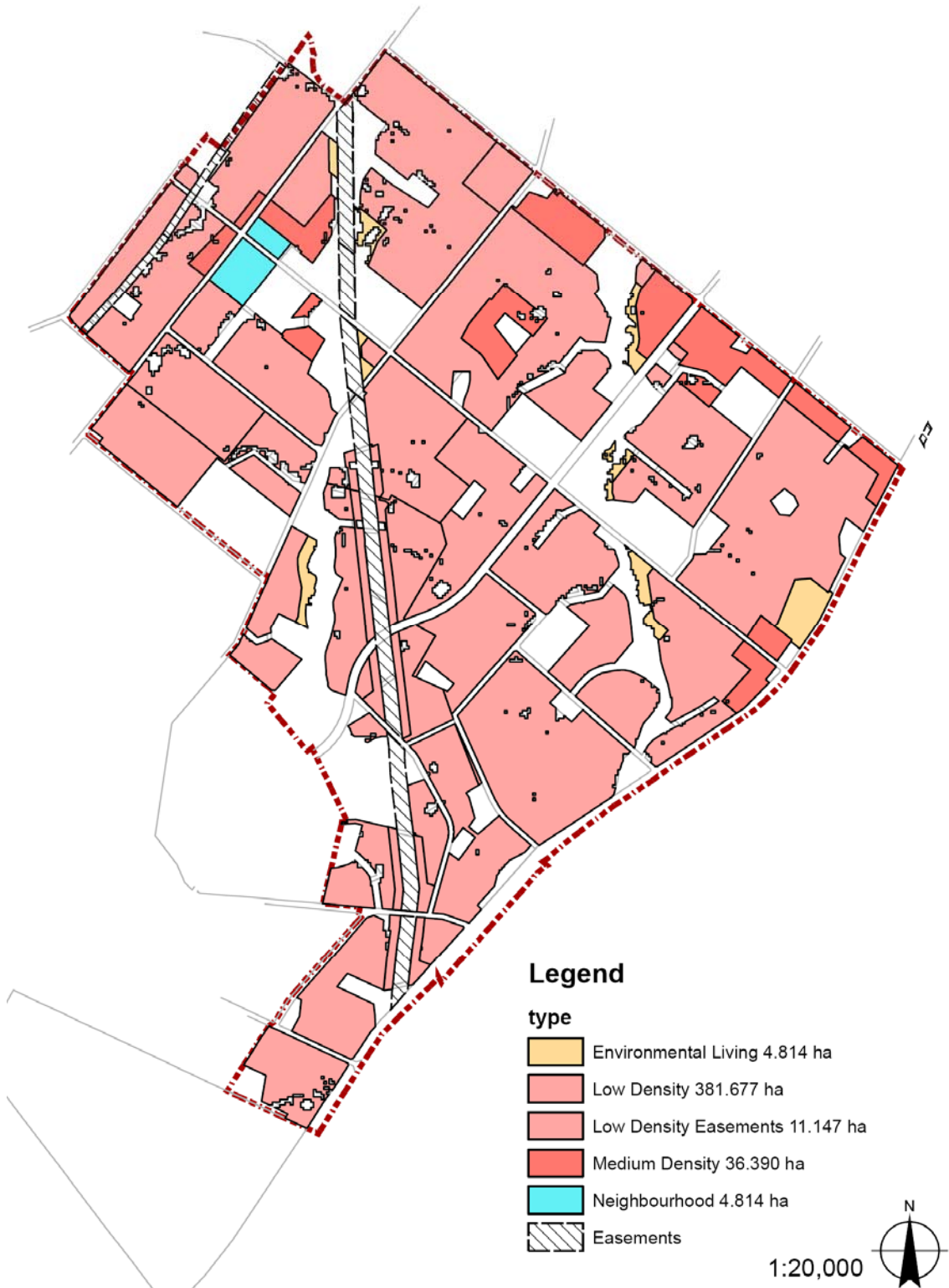
Table B3 Expected Net Developable Area – Leppington Precinct

Land use zone	Net Developable Area (ha)
E4 Environmental Living	2.21*
R2 Low Density Residential	381.68
R2 Low Density Residential adjacent to electricity transmission easements	11.57
R3 Medium Density Residential	36.39
B2 Local Centre	4.81
Total	436.7

* the NDA for land zoned E4 Environmental Living has been adjusted to ensure that each detached dwelling in this zone is charged traffic and transport and water cycle management contributions at the same rate as each detached dwelling in the R2 Low Density Residential zone

Source: Department of Planning and Environment 1 June 2014

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Source: Camden Council

Figure B2 Land use zoning of the subject site

B.1.3 Expected development

The expected development in Leppington Precinct is as follows:

- Approximately 8,208 dwellings and a population of approximately 26,892.¹⁵
- A local centre with local and neighbourhood retail and commercial facilities.
- Four primary schools and one high school.
- Community facilities, including three local level community halls, one district level multi-purpose community centre and one youth centre.¹⁶
- Open space and drainage facilities along the Scalabrini Creek and Kemps Creek corridors.

The proposed arrangement of anticipated land uses is shown in the ILP in **Figure B3**.

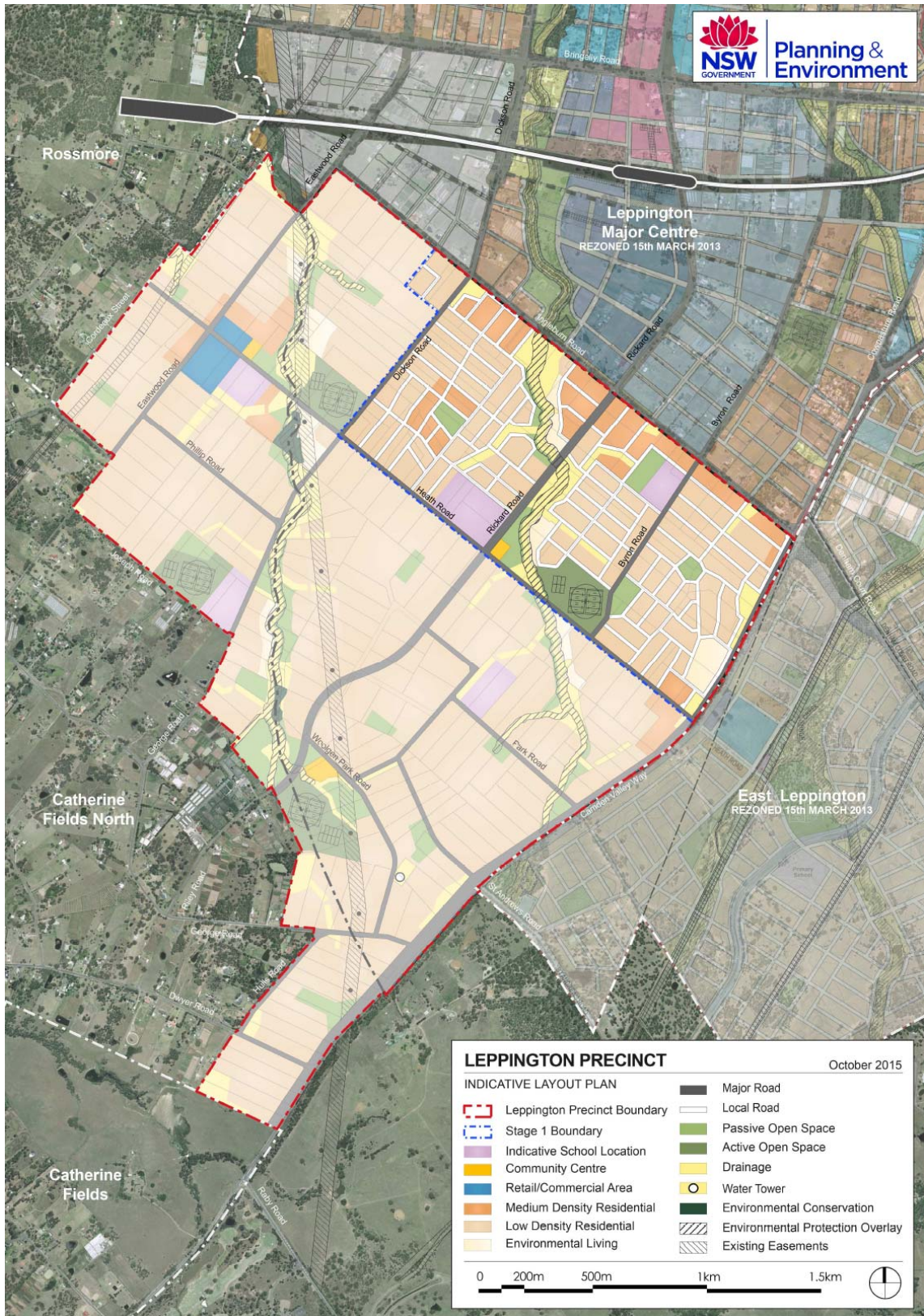
In **Figure B3** the land uses in the north eastern portion of the Precinct are clearly defined, which the land uses in the remainder of land in the Precinct are represented in faded colours. This is because while the planning for infrastructure was undertaken for the entire Precinct, the Minister for Planning initially only rezoned the north-eastern portion.

Council has prepared this contributions plan based on the Precinct-wide infrastructure assessments, and it therefore applies to land both zoned and yet to be zoned for urban purposes. This is reasonable because:

- it would be administratively inefficient to prepare contributions plans on an incremental basis
- land owners and developers of land throughout the whole Precinct are entitled to know the level of development contributions affecting the future development of their sites
- rezoning of the remaining Precinct land is likely to occur in the next few years.

¹⁵ These figures include existing dwellings and population.

¹⁶ It is the responsibility of the State Government to provide other community facilities



Source: Department of Planning and Environment, *Leppington Finalisation Report*, October 2015, Appendix A

Figure B3 Expected land use in Leppington Precinct

B.1.4 Expected population

The likely demographic characteristics of a development area is important for understanding and planning for the future social infrastructure needs of that area.

The demographic characteristics of the existing rural population do not provide a robust indicator of the future demography of the area.

The report *Leppington Precinct Study - Demographic and Social Infrastructure Assessment* prepared by SGS Economic and Planning makes the following conclusions about the anticipated demography of the future release area:

- The Leppington Precinct currently has 67 percent of the residents aged between 15 and 65, with a median age of 33.
- The Precinct is likely to accommodate an additional 23,130 people by 2046, although the total projected total Precinct population was updated after the public exhibition of the Precinct Plan to between 27,900 and 31,600 people.¹⁷
- The median age of the incoming population will be 12 percent younger than the median age for the Camden LGA.
- The median household size of the incoming population will be 13 percent larger than the median household size for Camden LGA.
- The expected incoming residents within the Leppington Precinct will likely be wealthier, younger families that have higher rent or mortgage costs than those typical of the Camden LGA.

The anticipated net additional population in the Leppington Precinct and adopted for the purposes of this plan has been determined on the basis of the NDA for various types of residential development (refer **Table B4**), the minimum density of dwellings in those areas, and the assumed average occupancy rates for those dwellings.

The anticipated population is shown in **Table B4**.

Table B4 Anticipated resident population – Leppington Precinct

Land use zone	Minimum density (dwellings / ha)	Projected dwellings	Assumed dwelling occupancy rate	Population
E4 Environmental Living	4	40	3.4	136
R2 Low Density Residential	18	6,870	3.4	23,359
R2 Low Density Residential adjacent to electricity transmission easements	10	208	3.4	708
R3 Medium Density Residential	25	910	2.6	2,365
B2 Local Centre	37.4 ^a	180	1.8	324
Less assumed existing population				-972

¹⁷ Department of Planning and Environment, *Leppington Finalisation Report*, October 2015, page 17

Land use zone	Minimum density (dwellings / ha)	Projected dwellings	Assumed dwelling occupancy rate	Population
Expected net additional population				25,919

a. This is not a minimum density but is a density derived from a preliminary assessment of the likely dwelling yield for the B2 Local Centre land

B.1.5 Demand for infrastructure

Existing public amenities and services in the Leppington Precinct have been essentially designed to accommodate the existing rural residential development. A change in the development profile of the Precinct from rural to urban development is expected.

The urban development in this area, and the populations that will occupy such development, can only be sustained by a significant investment in new and augmented public amenities and services.

Research on infrastructure needs for the impending urban development has identified the following impacts on public services and public amenities:

- increased demand for facilities that will support safe and convenient travel between land uses both within the Precinct and to and from destinations outside of the Precincts, such as new roads and transport facilities
- increased demand for stormwater drainage facilities as a result of the extra stormwater runoff generated by impervious surfaces associated with urban (as distinct from rural) development
- increased demand for active and passive recreation facilities, such as recreation centres, sports fields, sports courts, playgrounds, and shared paths
- increased demand for spaces that will foster community life and the development of social capital in the Precinct, such as cultural centres, multi-purpose community centres and meeting halls.

A range of public facilities and public amenities have been identified as being required to address the impacts of the expected development, including:

- traffic and transport management facilities
- water cycle management facilities
- open space and recreation facilities
- community and cultural facilities.

B.1.6 Development to be tied to infrastructure staging

The current pattern of land ownership in the Precinct is relatively fragmented (i.e. there are many relatively small land parcels owned by many different people). This means that the provision of essential urban services (i.e. water, sewer and electricity) by infrastructure agencies usually dictates the staging and spread of development. The fragmented nature of the Leppington Precinct makes it extremely difficult to determine the likely development fronts for the Precinct.

The over-arching strategy that is intended the staging and priority of infrastructure in the Precinct is the Infrastructure Delivery Plan.¹⁸ The Infrastructure Delivery Plan proposes that the initial development area will be the land south of Ingleburn Road within the Scalabrini Creek catchment. This attempts to build on opportunities to connect to essential services that are existing on adjacent currently-developing precincts at Leppington North and Willowdale.

The initial urban zoning of land in the north of the Leppington Precinct Plan reflects this infrastructure delivery philosophy.

The initial urban rezoning enables up to 1,900 dwellings to be developed. The initial rezoned area will be the focus of development activity and associated provision of infrastructure in the early years of this plan. This approach is intended to alleviate concerns raised during previous consultations that rezoning of land without services available results in land value increases, and therefore land rates, that do not match development potential.¹⁹

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¹⁸ APP (2014), *Leppington Precinct Infrastructure Delivery Plan*, prepared for Department of Planning and Environment

¹⁹ Department of Planning and Environment (2014), *Leppington Precinct Planning Report*, Executive Summary

B.2 Infrastructure strategies

B.2.1 General

B.2.1.1 How have the infrastructure costs been derived?

The costs have been derived from a number of sources. Costs for public services and amenities were informed by the information contained in the studies informing the infrastructure planning of the area (refer Part B.5).

Unit cost rates for land, which are shown below in **Table B**, were determined from advice from a registered valuer.

Unit cost rates for infrastructure in the Leppington North Precinct were used to determine infrastructure costs in the Leppington Precinct. This was deemed appropriate because the Leppington North Precinct is an adjacent area and the costs for that Precinct were independently reviewed by a third party cost estimator (WT Partnership).

Table B5 Unit cost rates for land

Land category	Unit cost rate per square metre
Non-developable land (Riparian corridors, constrained land) below the 1:100 year ARI event	\$80
Riparian Corridors, constrained land above the 1:100 year ARI event	\$125
Residential prime land above 1:100 ARI event	\$209
Commercial Land (B2 zoning)	\$240
Extra allowance for special value etc.	12%

Source: MJ Davis

B.2.1.2 Contribution catchments and apportionment

The section 7.11 monetary contribution rate for each of the Precinct facilities is determined by dividing the total cost of the facility by the contribution catchment (which is expressed in either persons or NDA).

The proposed amenities and services have generally been sized to reflect the demand generated by the expected development under this plan. Some facilities, such as the out-of-Precinct recreation and community facilities proposed at Rossmore and at Leppington Major Centre, have been designed to serve a wider catchment and the contribution rate reflects that wider contribution catchment.

The contribution catchments for each infrastructure type are as follows:

- In the case of open space and recreation facilities land and works, except for the District Active Open Space - Rossmore Precinct item, the expected additional resident population of the Leppington Precinct.
- In the case of the local community halls and the multi-purpose community centre and youth centre, the expected additional resident population of the Leppington Precinct.
- In the case of the community, cultural and recreational facilities proposed to be located outside of the Leppington Precinct in the Leppington Major Centre, the number of people (or future residents) the respective facility has been designed for.

- In the case of water cycle management land and works and traffic and transport land and works, the estimated total NDA for the Leppington Precinct.

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B.2.2 Traffic and transport facilities

B.2.2.1 What is the relationship between the expected types of development and the demand for additional public facilities?

Occupants of expected development in the Leppington Precinct will utilise a transport network comprising:

- facilities for private vehicles, including roads and intersections;
- facilities for public transport, including rail and bus facilities focused on the planned Leppington railway station; and
- facilities for walking and cycling.

The existing transport network has been planned to serve existing and approved developments (that is, predominantly rural developments) in the area, and not the expected future urban development. As an example, there are only minimal existing public transport services and walking/cycling facilities in the area but this is set to be transformed with the completion of the South West Rail Link. The limited existing (or absent) provision for walking and cycling will also not be appropriate to future demands.

AECOM has prepared the *Leppington Precinct – Transport and Access Strategy* for the Leppington Precinct.²⁰ The Strategy identifies the range of transport infrastructure that will be required to mitigate the impacts and otherwise accommodate the expected development.

This plan will implement the parts of that infrastructure strategy that are not likely to be addressed by State Government funding, or by reasonable conditions in consents requiring land developers to directly provide traffic and transport works.

B.2.2.2 Proposed road hierarchy

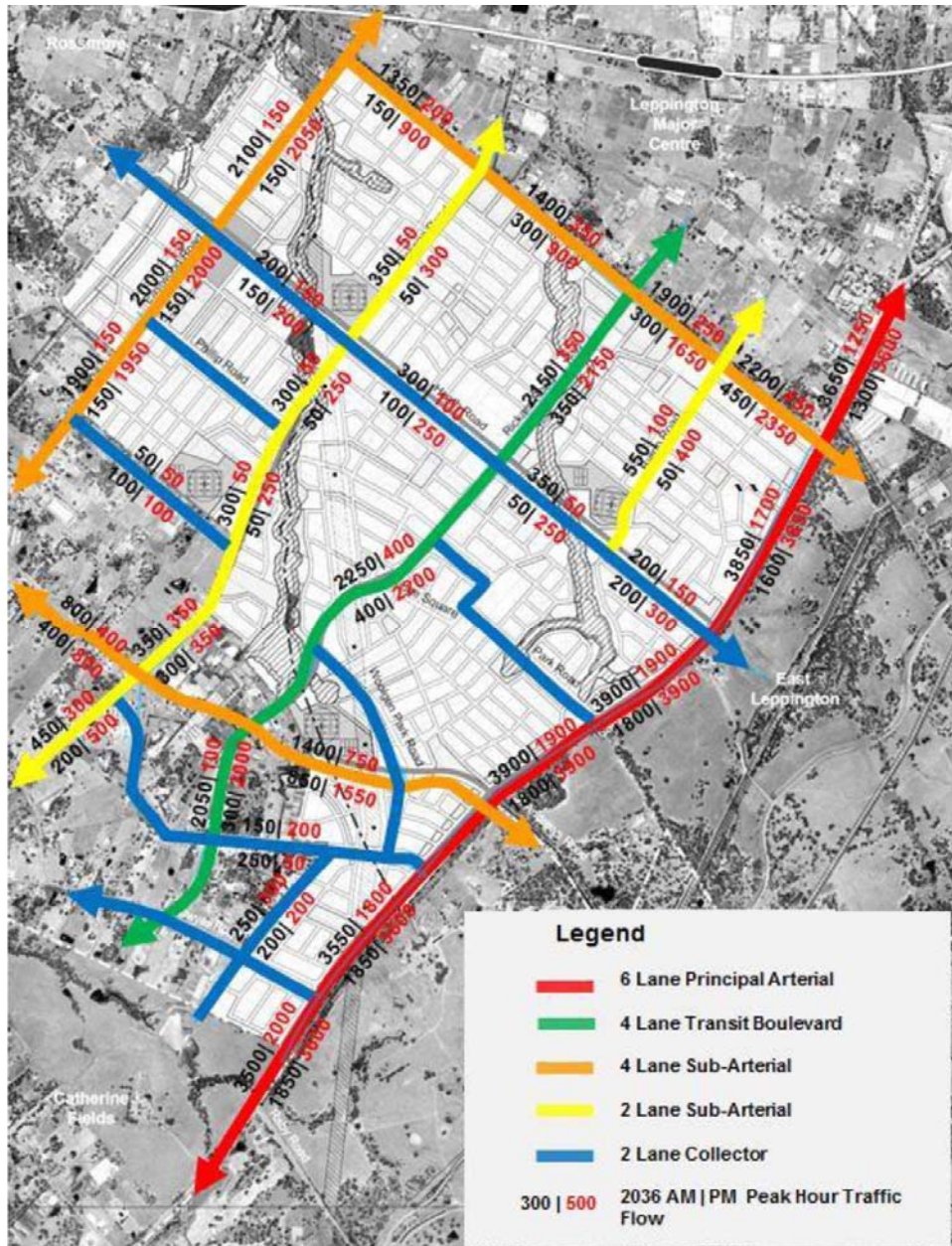
The proposed road network complements a broader hierarchy envisaged for the South West Priority Growth Area.

The Precinct's planned road hierarchy focuses vehicular access on the most appropriate routes onto arterial roads via higher order corridors. Vehicles are then distributed through the Precinct via the network of sub-arterial and collector roads then via local streets to individual land parcels.

The key strategic route serving the Precinct is Camden Valley Way, a principal arterial road providing services in a north-south direction. Rickard Road is a 'transit boulevard' that will link the area to Leppington Major Centre by providing a high frequency bus corridor with bus priority and dedicated travel lanes at intersections. Eastwood Road and Dickson Road will also have a strategic public transport function.

Figure B4 over page shows the planned road hierarchy for the Precinct.

²⁰ AECOM Australia Pty Ltd (2013), *Leppington Precinct Transport and Access Strategy*, prepared for NSW Department of Planning and Infrastructure



Source: AECOM, page 21

Figure B4 Proposed road hierarchy and expected mid-block traffic flows in 2036

The higher order roads and intersections and the public transport links will be delivered or funded through the State budget or through SICs.

Special Infrastructure Contributions will be imposed via conditions of consent on developments in the Precinct. More details on the applicability of SICs can be found by accessing the Department of Planning and Environment's website.²¹

²¹ Also refer to *Environmental Planning and Assessment (Special Infrastructure Contribution - Western Sydney Growth Areas) Determination 2011*

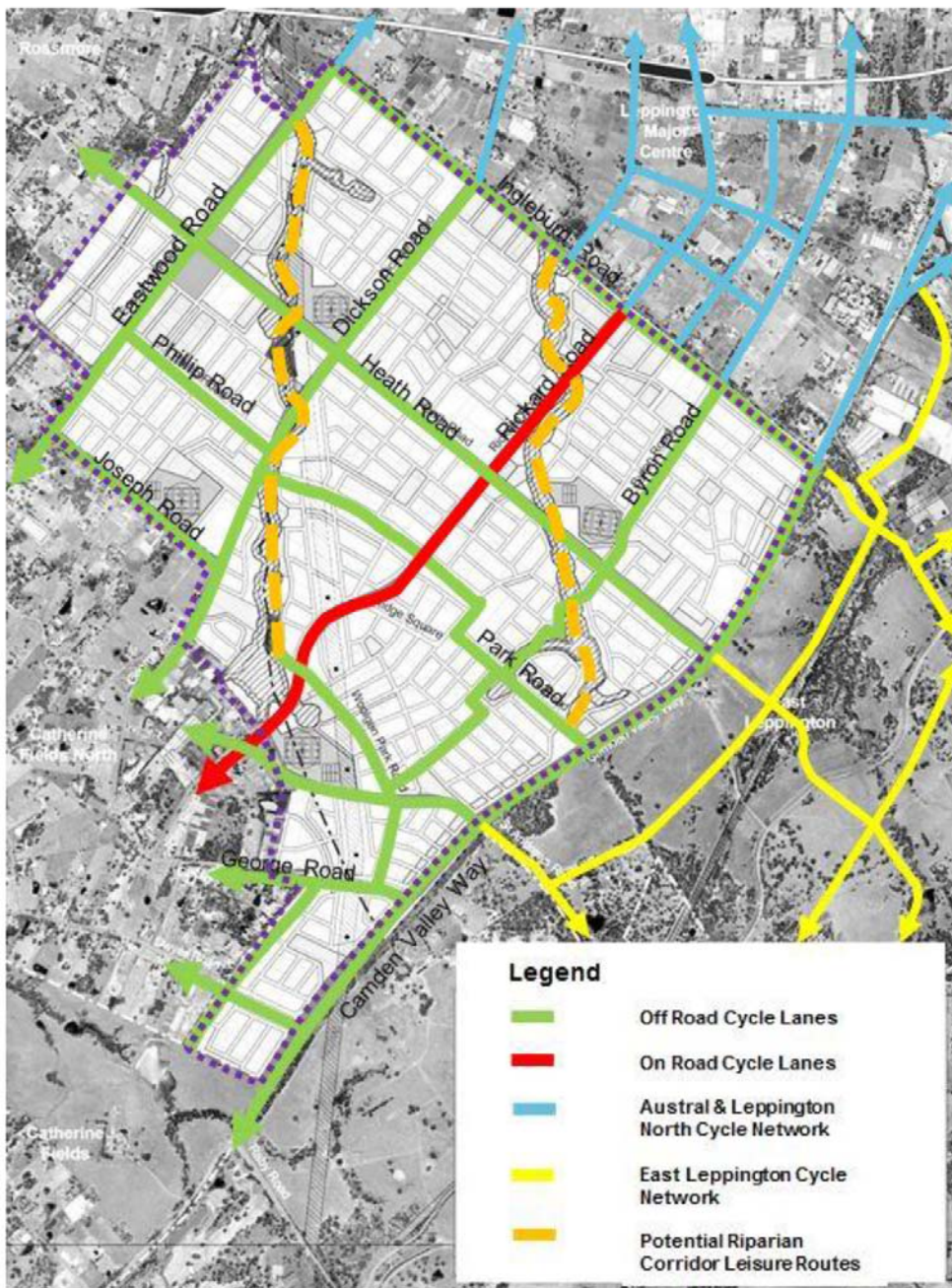
B.2.2.3 Facilities addressed by this plan

The traffic and transport facilities that are to be delivered using section 7.11 contributions and which are included in this plan include the following:

- Local road creek crossings
- Upgrades of existing rural standard roads to collector road standard
- New collector roads
- Collector road creek crossings
- Bus shelters
- Shared pathways
- Shared pathway creek crossings

Council has decided that these particular facilities should be the subject of section 7.11 contributions for the following reasons.

- The Precinct is bisected by Kemps Creek and Scalabrini Creek and their tributaries. The ILP includes many planned roads that cross these watercourses. These crossings fulfil a broader planning objective of making the new residential neighbourhoods more connected, rather than meeting a need for direct access to individual developers' lands. It is therefore not reasonable to require developers of land near the creeks to construct the creek crossings as part of their subdivision works. It is more reasonable to require all developers throughout the Precinct meet the cost of these creek crossings.
- New and upgraded public roads may be provided by councils or by developers as part of their subdivision works. Where provided by the council, they are usually funded either through land or monetary section 7.11 contributions, and are often constructed as works in kind by the developer. Collector roads may be delivered by a mix of section 7.11 contributions and by developers through conditions of consent. The Leppington Precinct is characterized by a high degree of land fragmentation. So as to facilitate the timely and orderly development of land Council has included most of the Precinct's planned collector roads.
- Intersections of the proposed collector roads will generally be controlled by roundabouts. This type of treatment is anticipated to meet the expected traffic volumes on these roads in 2036, at an assumed level of service 'D' or better. The roundabouts serve the whole area and will therefore be delivered using section 7.11 contributions.
- Bus shelters will be provided along the bus routes that will utilise the collector road network to facilitate the use of transport options apart from the private car.
- A comprehensive bicycle network is proposed in order to promote more sustainable forms of transport for residents. The network will link the centres, schools, transport nodes and various residential neighbourhoods with key strategic routes and onward destinations. Recreational shared paths will also be provided. These will be focused along Kemps Creek and Scalabrini Creek corridors. This will assist in improving linkages to parks and sporting fields across the Precinct. The proposed bicycle and shared path network is shown in **Figure B5**.



Source: AECOM page 48

Figure B5 Proposed bicycle and shared path network

B.2.3 Water cycle management facilities

B.2.3.1 What is the relationship between the expected types of development and the demand for additional public facilities?

Assessments of the development's relationship with riparian corridors and flooding, and the development's stormwater drainage needs, were undertaken by Parsons Brinckerhoff.²²

The framework for the management of stormwater quantity and quality related to the expected urban development in the Leppington Precinct is included in *Leppington Precinct Water Cycle Management Strategy* prepared by Parsons Brinckerhoff in 2014 (the **WCM Strategy**).

B.2.3.2 Pre-development conditions

The pre-development context for stormwater runoff in the Precinct may be summarised as follows:

- The Precinct is traversed by two watercourses, Kemps and Scalabrini Creeks which eventually drain into South Creek, a tributary of the Hawkesbury River.
- Land uses in the catchment comprises small rural holdings, farming lands, market gardens and some residential areas. This land use profile means that most runoff is absorbed into the ground, or is collected in small farm dams.
- There is minimal piped stormwater drainage. Minor cross drainage pipes are likely to exist under roads at creek crossings and low points.
- Existing roads are generally sealed bitumen with no kerb and gutter edging. Road runoff is drained by kerbside swales mostly in an unformed and uncontrolled fashion to nearby gullies and rural residential lots.²³

B.2.3.3 Water cycle objectives and benchmarks

The WCM Strategy to meet the demands of the expected development was determined by developing and testing three delivery options against the adopted objectives for water cycle management in the Precinct.

The project brief required that the WCM Strategy meet a number of objectives, including:

- A path to achieving the stormwater targets in the Growth Centres Development Code and Camden Council's relevant guidelines.
- Effective management of stormwater quality within the catchment.
- Local and regional flood risk management impacts being satisfactorily addressed.
- A scheme which minimises the land-take and construction costs with consideration for integration with urban design, salinity risk and riparian corridor protection measures.
- It must address Water Sensitive Urban Design (**WSUD**) principles.
- It must recommend planning controls and land management strategies having regard to stormwater objectives prepared by OEH, and which is funded and affordable and does not impact on the viability of development within the Precinct.²⁴

²² Parsons Brinckerhoff (2013), *Leppington Precinct – Flooding Assessment*, November 2013

Parsons Brinckerhoff (2014), *Leppington Precinct – Riparian Corridor Assessment*, July 2014

Parsons Brinckerhoff (2014), *Leppington Precinct Water Cycle Management Strategy*, July 2014

²³ WCM Strategy, pages 8-10

²⁴ WCM Strategy, page 2

Further water cycle management objectives are listed in Table 4.1 of the WCM Strategy.

The WCM Strategy's preferred scheme also needed to meet minimum water quantity and quality standards and benchmarks. These requirements, drawn from the Council's Development Control Plan, are listed in Tables 2.1 and 2.2 of the WCM Strategy and include the following benchmarks:

Stormwater system capacity (i.e. minimum management targets for water quantity):

- Stormwater detention required where areas do not drain to trunk system.
- Stormwater detention from the 50% Annual Exceedance Probability (**AEP**) by development for discharge into Category 1 and 2 creeks.
- Stormwater detention is required to control peak flow up to the 1% AEP.
- Minor system is the 20% AEP event for residential, 10% AEP for commercial.
- Major system using dedicated overland flow paths such as open space, roads and riparian corridors above the 20% AEP and up to the 1% AEP.

Water quality targets in relation to:

- Gross pollutants
- Total suspended solids
- Total phosphorous
- Total nitrogen
- Stream erosion control ratio (i.e. environmental flows)

Riparian corridors are an integral component of the WSUD approach. Riparian corridor widths were based on agreed outcomes with Council, DPE and OEH.²⁵

B.2.3.4 Options testing

The delivery options that were tested against these objectives and quantity / quality benchmarks are summarised below:

- Option 1 is a 'distributed' approach to water quality improvement. This approach involves water quality treatment measures distributed throughout the precinct to improve water quality closer to the source of the runoff. The basins are combined stormwater detention and water quality basins. An indicative layout showing Option 1 is included as Figure A.1 in the WCM Strategy.
- Option 2 is an 'end of catchment' approach for water quality control only. This involves water quality improvement measures located at the bottom of the catchment and aims to improve the water quality at one location prior to release to the receiving water. Onsite detention basins are located within individual lots in the precinct, and are at the cost of the property owner to install and maintain. An indicative layout showing Option 2 is included as Figure A.2 in the WCM Strategy.
- Option 3 is a mix of Options 1 and Option 2 was developed as Option 3. This option combines some local catchment and larger regional sub-catchment controls, and adopts distributed online stormwater retarding for quantity control and separate 'bio-filter' footprint areas for water quality treatment. Bio filter areas could be in the form of a raingarden or tree pit or any vegetated area, and can be co-located with the stormwater retarding basins. Both on- and off-line stormwater basins are also a feature of this option.

²⁵ Details are contained in Parsons Brinckerhoff (2014), *Leppington Precinct – Riparian Corridor Assessment*, July 2014

The evaluation of the options is discussed in the WCM Strategy.²⁶

The preferred option (Option 3) was chosen on the strength of its good performance against all of the evaluation criteria, particularly:

- its relatively lower ongoing operation and maintenance requirements
- its moderate land-take resulting from its use of on-line basins within the riparian corridor, which can also be used for passive recreation purposes.²⁷

B.2.3.5 Facilities addressed by this plan

The WCM Strategy identified a series of stormwater basins and channels and water quality treatment facilities (bio-filters) that, with other measures, would be required to be implemented on land across the Precinct to achieve the water quantity and quality objectives.

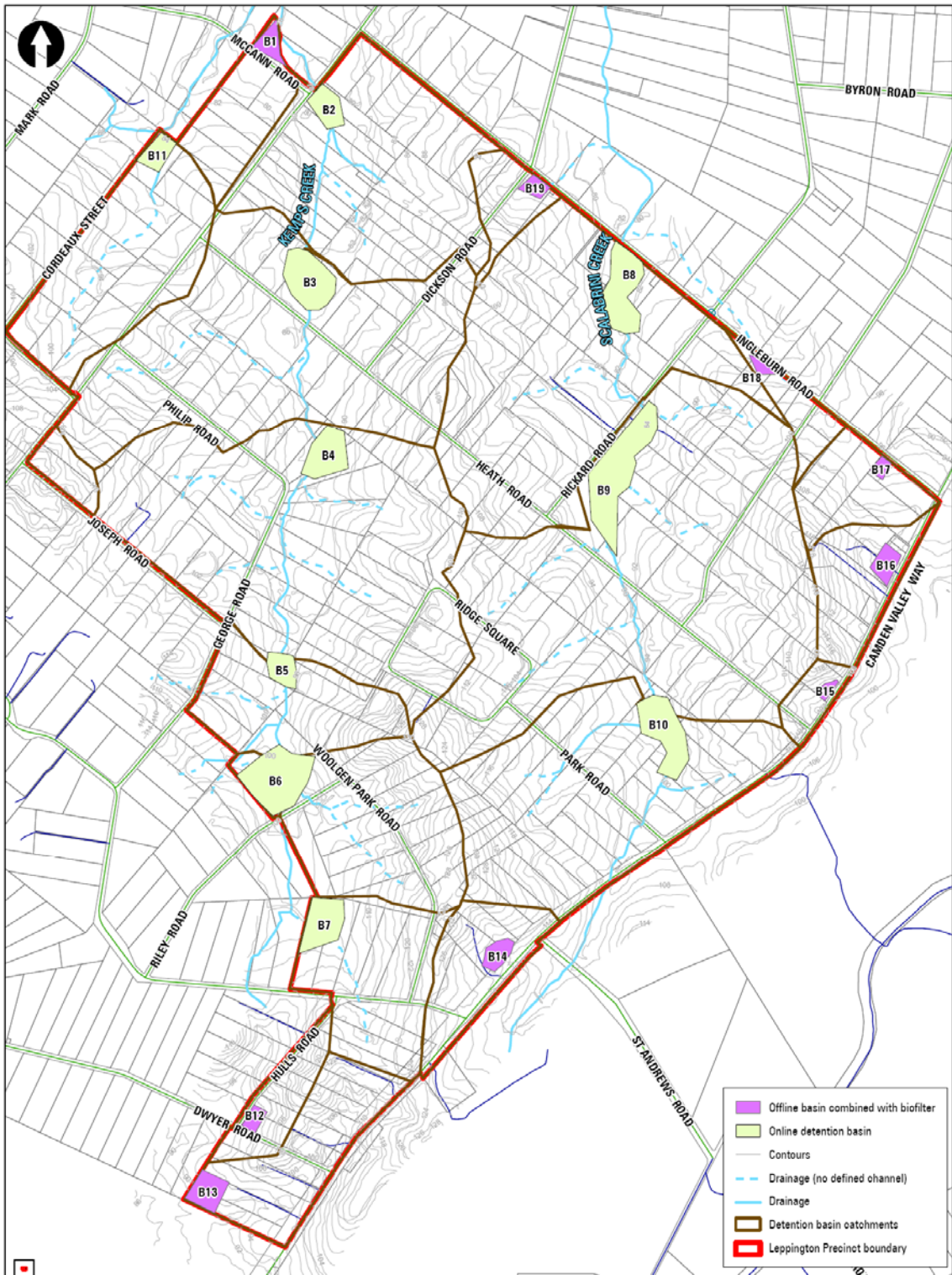
The drainage infrastructure described in the WCM Strategy includes trunk infrastructure to support the development. Councils are responsible for ensuring trunk infrastructure that meets the needs of the entire development is in place, while land developers are required through conditions of consent to provide reticulation works within and near to the development.

The proposed locations of trunk stormwater basins and bio-filters that are to be delivered using contributions collected under this plan are shown in **Figures B6** and **B7**. These facilities will be complemented by drainage channels leading to the basins. The locations of the channels were determined following further analysis that was undertaken following the completion of the WCM Strategy.

A range of 'non-trunk' reticulation works not addressed by this plan will also be required to be undertaken directly by the developer as conditions of consent under section 80A(1)(f) of the EP&A Act. The facilities may include lot-scale OSD basins, private domain bio filtration for commercial land use, rainwater tanks, construction of kerb, gutter and piping in local roads, installation of drainage pits and grates, and pipe connections to the trunk drainage network.

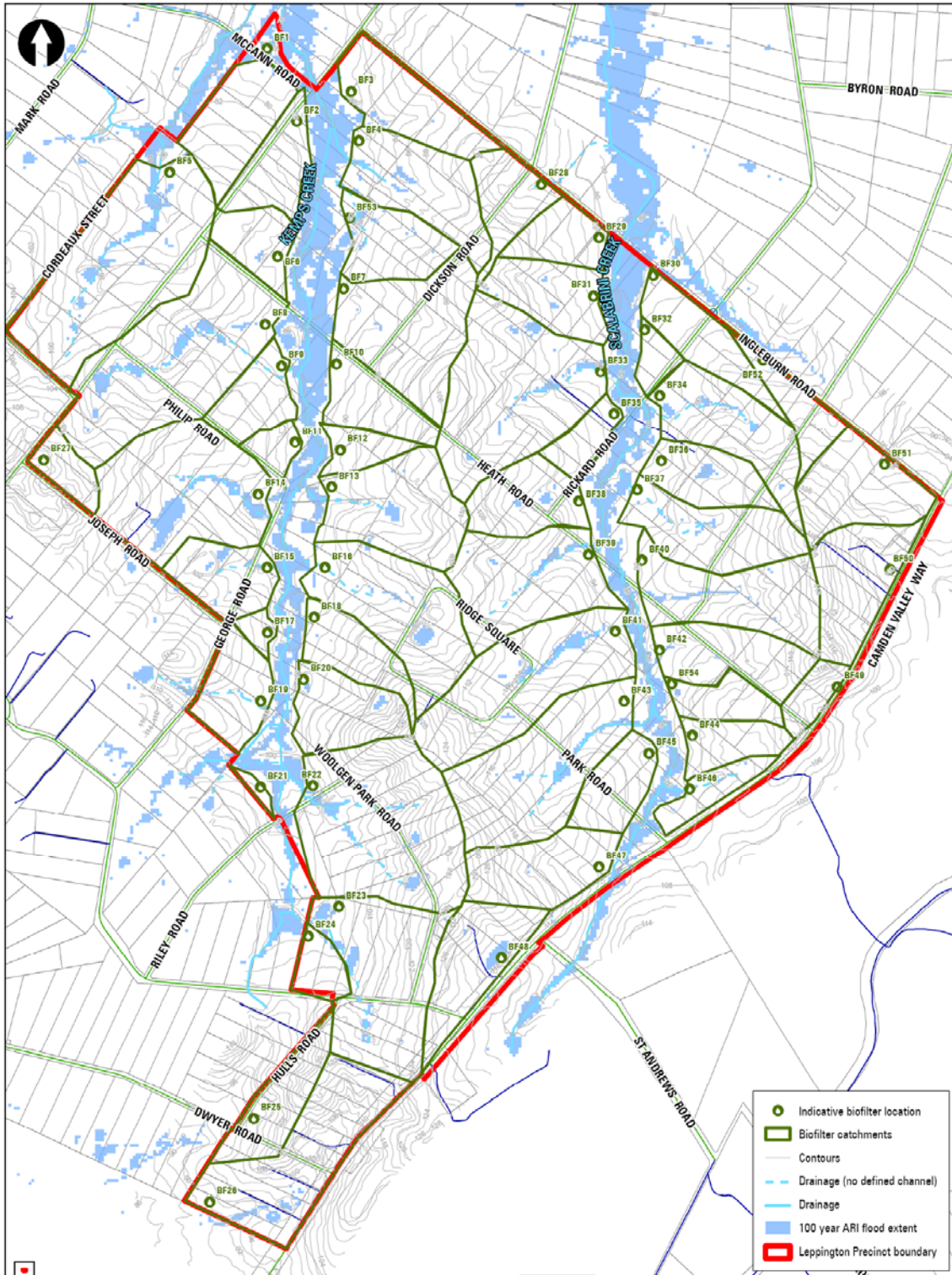
²⁶ Refer Chapter 5 of the WCM Strategy

²⁷ Refer Table 5.14 of the WCM Strategy



Source: Parsons Brinckerhoff (2014), Figure A.3

Figure B6 Proposed stormwater basin generic locations



Source: Parsons Brinckerhoff (2014), Figure A.4

Figure B7 Proposed bio-filter generic locations

B.2.4 Open space and recreational facilities

B.2.4.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The requirements for local, and regional scale open space and recreation facilities as a result of the expected development of this Precinct are documented in the report titled *Leppington Precinct Study – Demographic, Housing, Social Infrastructure, Retail and Employment Assessment (LP Social Infrastructure Assessment)*, prepared by SGS Economics and Planning in October 2012.

The information below summarises that report's conclusions about the likely demand for open space and recreation facilities arising from the expected development.

Requirements for district sportsground facilities was the subject of further discussion between DPE and Council. The DPE's Leppington Precinct Planning Report (page 67) notes the need for Leppington precinct development to contribute towards district level recreation facilities in adjoining precincts.

B.2.4.2 Existing provision

There are limited open space and recreation facilities currently available within the Precinct due to its semi-rural nature.

Existing facilities are limited to the local Pat Kontista Reserve located on Byron Road. This facility serves the current local open space demand for field sports (soccer and cricket), a tennis court, children's playground, toilets and club rooms.

WV Scott Memorial Park is a significant area of active open space situated further north in the Leppington North Precinct immediately adjacent to Camden LGA. This park also provides for field sports and also contains a children's playground.

The absence of passive open space reflects the rural residential lifestyle of the current residents. That is, the demand for this type of open space is significantly reduced in locations where residents live on their own substantial parcel of land.

B.2.4.3 Planning principles for open space and recreation

The open space and recreation principles that have informed the future planning of open space and recreation facilities in the Precinct are summarised as follows:

- Where feasible or appropriate, the public open space network should be integrated and interconnected.
- Both the quality and quantity of public open space are important.
- Public open space should be connected via footpaths, shared pathways and riparian corridors.
- The location and design of public open space should consider the natural environment and topography.
- Facilities of a formal nature (playing fields) should not be located in flood prone areas.
- The recreational and environmental function of open space should not be compromised by public utility undertakings, utility installations or siting of telecommunication facilities.

- Multiple use of open space is encouraged through multiple zonings and classifications which enable commercial spaces to be incorporated which are compatible and complimentary to the primary role of the site.
- Where possible, playgrounds and playspaces are not to be located under, adjacent to or in the vicinity of high voltage electricity-carrying infrastructure.
- Sites for the provision of public open space must be identified for new communities however facilities can be developed over a period of time, and in stages, to ensure community input and ownership of the facilities.²⁸

The minimum amount of open space was determined using:

- the standards for open space provision as per the *Recreation and Open Space Guidelines for Local Government* – refer **Table B6** below
- the *Growth Centres Development Code* recommended open space provision rate of 2.83 hectares per 1,000 people
- an assumed 50/50 split in the open space land to be made available for active and passive open space and recreation facilities

Table B6 Open space planning guidelines (Department of Planning 2010)

	Hierarchy level	Size	Distance from most dwellings	Share of non-Industrial land
Parks	Local	0.5-2ha	400m	2.6%
	District	2-5ha	2km	0.6%
Linear and Linkage	Local	Up to 1km	NA	0.9%
	District	1-5km	NA	0.1%
<i>Sub-total (Parks / Linear and Linkage)</i>				4.2%
Outdoor sport	Local	5ha		2.0%
	District	5-10ha		2.6%
<i>Sub-total (Outdoor sport)</i>				4.6%
Total (Local / District)				8.8% say 9%
Parks	Regional	5+ ha	5-10km	2.3%
Linear and Linkage	Regional	5+ km	5-10km	0.7%
Outdoor sport	Regional	10+ ha	5-10km	2.9%
Total (Regional)				5.9% say 6%
Grand Total				14.7% say 15%

Source: Department of Planning and Environment (2010), *Recreation and Open Space Planning Guidelines for Local Government*, p.29

²⁸ LP Social Infrastructure Assessment, page 72

B.2.4.4 Recreation demand assessment based on forecast demographics

The LP Social Infrastructure Assessment provides details on the expected population mix within the Leppington Precinct. The total number and age profile of the future Leppington Precinct population will determine the future demand of social infrastructure and services. For example, the number of 0 to 4 year olds will affect demand for child care services and playgrounds, the number of five to 12 year olds will impact demand for primary schools and play spaces, while the number of residents aged 70+ will affect the demand for aged care facilities and services.

The following demographic groups can help determine the social infrastructure provision requirements for the following population groups:

- early years population
- primary school age
- secondary school age
- tertiary and early working age
- mature working age
- active retirement age

B.2.4.5 Facilities addressed by this plan

The various recreation facilities required to meet the needs of the expected development was identified in the LP Social Infrastructure Assessment. **Table B7** provides details of these facilities.

Table B7 Recreation facilities requirements

Facility	Size	Description	Provision in Precinct
Local parks	Min. 0.5ha up to 2ha	Local parks should have a range of play spaces and opportunities and cater to older children and young people as well as the traditional playground for young children. Grassed area for ball games, seats, shelter. May contain practice wall, fitness equipment, other elements.	7 parks, each within 400m walking distance of most dwellings
District parks (passive)	Min. 2ha up to 5ha	Activities for all ages. Includes a combination of outdoor courts (basketball, netball), skate park, bike paths, play equipment, fitness equipment, water features, picnic facilities, BBQ, area for unleashed dogs.	1 park
Children's playgrounds (0-4 years)	NA	Co-located with parks, sportsgrounds, courts, schools, community facilities, conservation areas. Regional, district, local hierarchy in terms of play	3 playgrounds

Facility	Size	Description	Provision in Precinct
		<p>equipment and range of experiences.</p> <p>Can be co-located with playspaces for 5 to 12 year olds – within sight distance for carers but physically separated. Fencing if adjacent to water, road, steep slope. Seating, shade, water provided.</p>	
Playspaces (5 to 12 year olds)	NA	<p>Allows for more independent play, skill development and cognitive development. However, they still require adult supervision. More challenging equipment may include bouldering features, climbing areas, 'learn to' cycleways through to cycle obstacle course, skate facility, BMX/mountain bike jumps and tracks. These areas could be co-located with children's playgrounds, school or community facilities for supervision and convenience of use by carers.</p>	5 playspaces
Local sportsground	5ha	<p>To accommodate demand for local sport and recreation training and competition. Can include:</p> <ul style="list-style-type: none"> • 2 multi-purpose rectangular fields or 1-2 full-sized cricket / AFL ovals (plus practice nets). Playing field lighting. Playing field irrigation system. • 2 tennis / netball courts – 2 half-court basketball courts, or 2 multi-purpose courts – Lights for training • Amenities with change rooms, canteen, meeting room, change rooms, showers • a minimum of 100 parking spaces 	4 facilities
Shared cycle-ways / walkways	n/a	<p>On flat to undulating land. In or adjacent to riparian corridors, water supply channel, drainage corridors.</p> <p>Minimum 3 metre width path for dual use.</p> <p>Include seats and bubblers along the cycleway and circular routes should be included where possible as well as bike storage for convenience of users. Access</p>	Sufficient to link open space, recreation facilities and services, schools, town neighbourhood and village centres.

Facility	Size	Description	Provision in Precinct
		points to be provided from employment and residential land.	

The following is a summary of Leppington Precinct's proposed open space and recreation facilities that were determined by DPE in the Precinct Planning Report.²⁹ These facilities are incorporated into the ILP, or otherwise will be addressed by developers making contributions toward off-site facilities:

- Active open space provided as four double sporting fields, accommodating an expansion of the existing Leppington Oval, and three new sports fields and other courts (e.g. tennis, basketball or netball). The active open space area has been located adjacent to flood prone land to make the best use of relatively level lands that otherwise have limited development potential. Each playing field is suitable for a variety of sports including cricket and the various football codes.
- A contribution in the draft Section 7.11 Contributions Plan towards district active open space to be provided outside the Precinct (i.e. district level sporting facilities in Rossmore Precinct – see below).
- Open space 'credits' from passive district open space provided in Leppington North (this has since been removed – see section B.2.4.7).
- Neighbourhood parks distributed throughout the Precinct to ensure each resident is within walking distance of open space.
- A proportion of other land (i.e. more than 14 hectares) associated with riparian corridors and multi-use drainage land to be utilised as passive open space including embellishment for pedestrian and cyclist paths. These corridors are further discussed in section B.2.4.8.³⁰

Details of the specification for each of the proposed facilities to be funded by section 7.11 contributions are included in Tables 62, 63, 64 and 65 of the LP Social Infrastructure Assessment.

The total area of local and district open space land required to accommodate the recreation facilities was calculated in the LP Social Infrastructure Assessment. **Table B8** over page provides a breakdown of this open space, and compares this breakdown against the breakdown that is represented in the items included in this plan.

The total open space areas in the LP Social Infrastructure Assessment and in this plan both represent a level of provision less than the benchmark 2.83 hectares per 1,000 persons in the *Growth Centres Development Code*.

The LP Social Infrastructure Assessment was based on a then projected additional population of 23,130, and so the rate of provision recommended under that report is 2.45 hectares per 1,000 persons.

This plan is based on a projected additional population of 25,919, and so the planned rate of provision under this plan is 2.41 hectares per 1,000 people.

However, both of these results do not account for the substantial areas of riparian corridor land with a passive recreation function. This plan also allows for the acquisition and embellishment of

²⁹ Department of Planning and Environment (2014), *Leppington Precinct Planning Report*, June 2014

³⁰ *Ibid.*, page 67

27 hectares of land to be used for drainage channels that will for the most part be able to be used for passive recreation purposes.

Table B8 Open space area minimum requirements and planned provision

Open space type	Area shown in LP Social Infrastructure Assessment (ha)	Area included in this plan (ha)
<i>Passive open space:</i>		
Local parks	16.10	30.32
Play grounds	1.38	Included in local parks
Play spaces	2.30	Included in local parks
District park	5.75	4.00
<i>Active open space:</i>		
Local sports grounds	23.00	23.62
District sports grounds	0	4.31 ^a
Total	56.60	62.26

Notes:

- a. represents the proportion of demand for the Rossmore facility generated by the Leppington Precinct population

Source: LP Social Infrastructure Assessment, Table 67

B.2.4.6 District active open space in adjoining Rossmore Precinct

Further analysis has determined that Leppington North Precinct (Camden LGA) will not meet the district sports facilities needs of future residents of the Leppington Precinct. There is also unlikely to be any spare capacity in the existing or proposed facilities in other nearby and developing precincts in the Priority Growth Area.

Rossmore Precinct is an adjacent future urban development area located to the north-west of Leppington Precinct. Early planning has identified suitable land in the Rossmore Precinct for district sports facilities that can serve a population of 60,000 across multiple precincts.

The district sports facility is planned to comprise four playing fields (2 x double fields with ability to have cricket between each 2 field complex), and a minimum site area of 10 ha to accommodate the sporting facilities, car parking, amenities, floodlighting, seating.

A candidate site for the facility is land adjacent to the South West Rail Link train stabling facility in the Rossmore Precinct. The district sports facility is considered to be a compatible land use with the train stabling facility and will act to provide a buffer to noise-sensitive land uses. It is proposed to locate a district sports facility within the Rossmore Precinct that is designed to serve multiple Priority Growth Area Precincts.

This plan includes provision for the land and works associated with the proposed Rossmore facilities, but acknowledges that the demands for the facilities are spread over a catchment (60,000 residents). This plan therefore authorises contributions that are commensurate with the Leppington Precinct's level of demand for the particular district active recreation facilities, i.e.:

- $25,919 \text{ persons} / 60,000 \text{ persons} = 43.12\%$ (i.e. the apportionment factor of 43.12%).

B.2.4.7 Apportionment of district passive open space facilities between precincts

The LP Social Infrastructure Assessment identifies that parks that are proposed to be provided in the Leppington North Precinct may be able to serve the populations in the Leppington Precinct. Similarly, a district park that has been planned for the southern part of the Leppington Precinct may serve future populations of the Catherine Field Precinct to the south. These findings suggest that apportionment of the cost of these items over the respective precincts.

Upon further review however, it is not considered that there need be any allowance for cross-Precinct apportionment of cost of these items. This is because:

- Leppington North Precinct development should be fully accountable for the district passive open space facilities in the Leppington North Precinct, as these facilities will be demanded by residents, workers and visitors in that Precinct. To levy part of the cost on Leppington Precinct development will mean that that item will be over-subscribed.
- The proposed district passive park in the Leppington Precinct is sized to reflect the population of the Precinct, and there will be no spare capacity that will be available for the future residents of adjoining precincts such as Catherine Field.

B.2.4.8 Riparian corridors / linear parks

The LP Social Infrastructure Assessment identified that linear and linkage open spaces may be provided in order to connect the more formal open spaces and play a role in conserving riparian corridors.³¹

The Leppington Precinct Planning Report established that the lands along Kemps and Scalabrini Creeks that traverse the Precinct will function as multi-use corridors and form linear open space areas:

...the corridors are to be restored, revegetated and managed as a natural creek ecosystem, as well as providing a regional habitat function, passive recreation resource and scenic outlook within the Precinct. The majority of native remnant vegetation exists within the riparian corridors and will be retained and regenerated.

The riparian corridors are proposed to be brought into public ownership as part of the open space network and drainage lands. These are linked by pedestrian and cycling routes that follow the major internal road network. The connections will form part of the overall open space network and will provide green links from the south of the Precinct to the north and will contribute to the total open space calculation for the Precinct.

The existing remnant vegetation within riparian corridors will be retained, regenerated and managed for ecological values, but primarily these vegetated areas will contribute to the quality of the public spaces within the Precinct. The waterways will also serve water quality, flood management and ecological functions. By integrating these lands into the public domain, environmental and social objectives of Precinct Planning can be met and more consistent outcomes for the riparian corridors can be achieved.³²

³¹ LP Social Infrastructure Assessment, page 120

³² *ibid.*, pages 67-70

B.2.5 Community and cultural facilities

B.2.5.1 Existing provision

The Leppington Precinct is currently a semi-rural location, with a small number of dispersed dwellings, and consequently there is minimal existing social infrastructure within the precinct. The existing community facility in the Leppington Precinct is the Leppington Progress Association Hall, which provides meeting and activity space for the local community.³³

Other facilities are located further afield are detailed in the LP Social Infrastructure Assessment, including the Scott Memorial Park Pavilion and Catherine Field Community Hall. These facilities have been designed to meet the needs of incremental growth in those locations, rather than any population growth envisaged in the Leppington Precinct.

B.2.5.2 Principles for sustainable community facilities

The approach for community facilities delivery will focus on providing expanded facilities and services that serve larger catchment areas, and provision of multifunctional community centres such as libraries within community hubs in preference to stand-alone facilities.

The focus for social infrastructure within the Leppington Precinct is on co-location and multi-use facilities.

This approach is able to take advantage of economies of scale, capitalise on new and varied sources of funding and be more resilient and flexible to changing community needs. This provision model is characterised by the following:

- Stand-alone facilities: the establishment of dedicated facilities serving a single or multiple community purpose.
- Co-located facilities: the joint location of service providers within a facility, usually without integration of services.
- Integrated service centres or nodes: the joint location of service providers within a facility.
- Hub: a collection of facilities clustered together on the same or adjoining sites.

Community facilities demand assessment based on forecast demographics

The anticipated size and characteristics of the resident population in the Leppington Precinct is discussed in section B.1.4 of this plan.

Various standards of provision for local and district community facilities have been adopted by the DPE, Camden Council, Liverpool City Council, Hills Shire Council, and Queensland and Victorian Government agencies.

These standards have been used to arrive at the recommended facility benchmarks for the Leppington Precinct development (refer **Table B9**).

³³ LP Social Infrastructure Assessment, page 74

Table B9 Community facility provision benchmarks adopted for Leppington Precinct

Facility type	Planning standard for Leppington Precinct
Branch library	1 facility for every 33,000 people
Local multi-purpose community centre	1 centre for every 6,000 people
District multi-purpose community centres	1 centre for every 20,000 people
Youth centre	1 centre for every 20,000 people
Regional community centre	1 centre for every 50,000 people

Sources: LP Social Infrastructure Assessment Table 48

B.2.5.3 Facilities addressed by this plan

Leppington Precinct

The LP Social Infrastructure Assessment recommended that the following public community facilities be provided in the Leppington Precinct to meet the needs of the expected development:

- Three primary schools
- One P-12 school
- One community health care centre combined with one maternal and child health care centre
- Two local community centres
- One district level multi-purpose community centre
- One youth centre.

Only the land for local community centres, the district level multi-purpose community centre and the youth centre will be provided using funds collected under this plan. The other facilities will be provided by other levels of government.

Details of the specification for each of the proposed facilities to be funded by section 7.11 contributions are included in Tables 54, 55 and 56 of the LP Social Infrastructure Assessment.

It is noted that the LP Social Infrastructure Assessment:

- Recommended 3 local community centres. Council has reviewed this finding and found that provision of 2 larger centres would better address the needs of the population of the Leppington Precinct development.
- Recommended provision of a branch library. Council does not support the provision of a branch library within the Leppington Precinct. As technology continues to increase in importance, the Australian Library and Information Association predicts by 2020, 50% of all interactions with clients will be on-line. As a result, the demand for smaller branch libraries is predicted to become less. Council intends to focus its library services on larger, better resourced facilities. It is more appropriate for residents of the Leppington Precinct to be serviced by a central library facility located in the Leppington Major Centre.

Leppington Major Centre

The Leppington North Precinct will be a focus of many services and facilities centred on the Leppington Major Centre. This centre will need to provide a range of community facilities to cater for both the local area residents and the large regional catchment of Priority Growth Area residents.

The LP Social Infrastructure Assessment concluded that it would be reasonable for Leppington Precinct development to contribute proposed district and regional level facilities in the Leppington Major Centre.

These facilities were identified in the planning for the adjoining Leppington North Precinct (refer section A.2.5.5 of this Technical Document), and include the provision of a multi-purpose community centre of 2,500 square metres floor area, a central library of about 4,500 square metres floor area, and a performing arts cultural facility with floor area of about 5,000 square metres.

At the time this plan was prepared, Council envisaged that these facilities will be provided in a consolidated manner on a site in the Leppington Major Centre. They will be of a size that will enable them to serve a population catchment of 120,000 in the north-eastern part of the South West Priority Growth Area.

This plan includes provision for the land and works associated with these facilities, but acknowledges that the demands for the facilities are spread over a catchment (120,000 residents). This plan therefore authorises contributions that are commensurate with the Leppington Precinct's level of demand for the particular district and regional facilities, i.e.:

$25,919 \text{ persons} / 120,000 \text{ persons} = 21.6\%$ (i.e. the apportionment factor of 21.6%).

B.2.5.4 Location and staging matters

The LP Social Infrastructure Assessment identified that the majority of community needs are required in the medium to long term, from 2021 onwards. Those facilities required at or before 2021 should be viewed as priority needs that should be provided in a timely manner community needs.

It is envisaged that the Leppington Precinct district level community centre and youth centre will be co-located, allowing for cross-utilisation of some facilities (meeting rooms, equipment), and shared costs in building, landscaping and parking.

Location and staging of the Leppington Major Centre facilities is discussed in section A.2.5.6 of the Technical Document.

B.3 Works schedules

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LEPPINGTON PRECINCT LAND AND WORKS SUMMARY SCHEDULE

CPI at adoption December 2016 (110.9)

Item No.	Description	Land area in ha (where applicable)	Land cost	Works cost	Total cost	Demand	Cont rate \$	Staging / priority
Open space and recreation								
						Persons		
Essential works								
LP1	Local Park	1.8637	\$ 3,064,217	\$ 1,570,127	\$ 4,634,344	25919	\$ 178.80	All open space and recreation facilities land to be dedicated / acquired as and when surrounding development occurs
LP2	Local Park	0.3484	\$ 516,953	\$ 316,084	\$ 833,037	25919	\$ 32.14	
LP3	Local Park	0.9926	\$ 1,888,584	\$ 964,791	\$ 2,853,376	25919	\$ 110.09	
LP4	Local Park	1.8713	\$ 2,976,409	\$ 1,691,994	\$ 4,668,403	25919	\$ 180.11	
LP5	Local Park	1.0538	\$ 2,202,360	\$ 1,015,423	\$ 3,217,784	25919	\$ 124.15	
LP6	Local Park	2.3989	\$ 3,771,431	\$ 2,128,643	\$ 5,900,074	25919	\$ 227.63	
LP7	Local Park	0.6989	\$ 1,460,726	\$ 606,163	\$ 2,066,889	25919	\$ 79.74	
LP8	Local Park	0.9889	\$ 2,020,232	\$ 846,154	\$ 2,866,386	25919	\$ 110.59	
LP9	Local Park	0.8644	\$ 1,806,621	\$ 858,720	\$ 2,665,341	25919	\$ 102.83	
LP10	Local Park	1.2702	\$ 2,006,627	\$ 1,194,550	\$ 3,201,177	25919	\$ 123.51	
LP11	Local Park	1.2148	\$ 2,527,451	\$ 1,033,106	\$ 3,560,557	25919	\$ 137.37	
LP15	Local Park	1.9103	\$ 3,992,527	\$ 1,724,284	\$ 5,716,811	25919	\$ 220.56	
LP16	Local Park	1.3279	\$ 2,775,347	\$ 1,126,720	\$ 3,902,066	25919	\$ 150.55	
LP17	Local Park	0.7639	\$ 1,596,553	\$ 659,947	\$ 2,256,500	25919	\$ 87.06	
LP18	Local Park	0.7271	\$ 1,170,379	\$ 629,491	\$ 1,799,870	25919	\$ 69.44	
LP19	Local Park	1.7171	\$ 3,102,353	\$ 1,448,774	\$ 4,551,127	25919	\$ 175.59	
LP20	Local Park	2.0452	\$ 4,271,114	\$ 1,720,334	\$ 5,991,448	25919	\$ 231.16	
LP21	Local Park	0.3888	\$ 812,588	\$ 349,517	\$ 1,162,105	25919	\$ 44.84	
CP1	Channel Park	0.1536	\$ 307,479	\$ 123,622	\$ 431,101	25919	\$ 16.63	
CP4	Channel Park	1.5591	\$ 2,564,250	\$ 1,254,810	\$ 3,819,060	25919	\$ 147.34	
CP5	Channel Park	0.2760	\$ 431,646	\$ 222,117	\$ 653,763	25919	\$ 25.22	
CP6	Channel Park	0.7544	\$ 1,240,739	\$ 607,184	\$ 1,847,923	25919	\$ 71.30	
CP7	Channel Park	1.9521	\$ 2,516,286	\$ 1,571,108	\$ 4,087,394	25919	\$ 157.70	
CP9	Channel Park	0.7045	\$ 1,009,211	\$ 567,029	\$ 1,576,240	25919	\$ 60.81	
CP10	Channel Park	0.5008	\$ 462,202	\$ 403,070	\$ 865,272	25919	\$ 33.38	
CP11	Channel Park	0.4609	\$ 664,808	\$ 370,909	\$ 1,035,717	25919	\$ 39.96	
CP12	Channel Park	0.9972	\$ 1,622,892	\$ 802,558	\$ 2,425,450	25919	\$ 93.58	
CP13	Channel Park	0.1989	\$ 279,831	\$ 160,118	\$ 439,949	25919	\$ 16.97	
CP14	Channel Park	0.4287	\$ 557,239	\$ 345,037	\$ 902,276	25919	\$ 34.81	
CP15	Channel Park	0.6385	\$ 1,043,581	\$ 513,891	\$ 1,557,472	25919	\$ 60.09	
LS1	Sportsfield	5.1430	\$ 9,851,159	\$ 4,450,083	\$ 14,301,242	25919	\$ 551.76	
LS2	Sportsfield	5.1344	\$ 9,996,112	\$ 4,442,752	\$ 14,438,864	25919	\$ 557.07	
LS3	Sportsfield	2.5670	\$ 5,239,771	\$ 5,197,697	\$ 10,437,468	25919	\$ 402.69	
LS4	Sportsfield	7.3287	\$ 15,033,312	\$ 6,313,321	\$ 21,346,633	25919	\$ 823.58	
DP1	District Park	4.0015	\$ 6,705,290	\$ 4,618,473	\$ 11,323,763	25919	\$ 436.88	
DS1	District Active Open Space - Rossmore Precinct	4.3199	\$ 9,028,584	\$ 2,996,638	\$ 12,025,222	25919	\$ 463.95	
PM1	Preparation of Plan of Management for all reserves		\$ -	\$ -	\$ -	25919	\$ -	
	Contingency		\$ 13,262,024	\$ 3,071,333	\$ 16,333,357	25919	\$ 630.16	
Total			\$ 123,778,889	\$ 57,916,573	\$ 181,695,463		\$ 7,010.02	
Non essential works								
LP1	Proposed Dog Off Leash		\$ -	\$ 95,025	\$ 95,025	25919	\$ 3.67	
LP14	Proposed Dog Off Leash		\$ -	\$ 95,025	\$ 95,025	25919	\$ 3.67	
LP13	Skate Park		\$ -	\$ 536,537	\$ 536,537	25919	\$ 20.70	
	Construction contingency		\$ -	\$ 3,071,333	\$ 3,071,333	25919	\$ 118.50	
Total			\$ -	\$ 3,797,922	\$ 3,797,922		\$ 146.53	
Community and cultural								
						Persons		
Essential works								
CF1	Local Community Facility	0.4351	\$ 909,418	\$ -	\$ 909,418	25919	\$ 35.09	
CF2	Local Community Facility	0.4223	\$ 816,946	\$ -	\$ 816,946	25919	\$ 31.52	
CF3	Local Community Facility	1.0173	\$ 2,002,317	\$ -	\$ 2,002,317	25919	\$ 77.25	
RCF1	Regional Community Facility apportionment of total area and cost (21.6%)	0.5038	\$ 1,209,035	\$ -	\$ 1,209,035	25919	\$ 46.65	
	Total Area - 2.3323ha							
	Total Land Cost - \$5,597,520							
	Contingency		\$ 592,526	\$ -	\$ 592,526	25919	\$ 22.86	
Total			\$ 5,530,242	\$ -	\$ 5,530,242		\$ 213.36	
Non essential works								
CF1	Local Community Hall Facility		\$ -	\$ 2,306,473	\$ 2,306,473	25919	\$ 88.99	As land affected by acquisition is developed or as required to service development.
CF2	Local Community Hall Facility		\$ -	\$ 2,486,821	\$ 2,486,821	25919	\$ 95.94	
CF3	Multi-purpose Community Centre and Youth Centre		\$ -	\$ 6,998,886	\$ 6,998,886	25919	\$ 270.03	
PA1	Local Community Facility public art		\$ -	\$ 353,765	\$ 353,765	25919	\$ 13.65	
RCF1	Regional Community Facility apportionment of total cost (21.6%)		\$ -	\$ 16,599,210	\$ 16,599,210	25919	\$ 640.42	In stages as part of development in Leppington North Precinct
	Total Construction Cost - \$60,593,021							
	Contingency		\$ -	\$ 1,609,729	\$ 1,609,729	25919	\$ 62.11	As required
Total			\$ -	\$ 30,354,884	\$ 30,354,884		\$ 1,171.13	
Traffic and transport management								
						NDA (ha)		
Essential works								
LR1	Local Road	0.0265	\$ 55,281	\$ 73,387	\$ 128,668	436.67	\$ 294.66	At same time as LP1
LR2	Local Road	0.2016	\$ 409,605	\$ 421,976	\$ 831,581	436.67	\$ 1,904.38	At same time as LP1
LR3	Local Road	0.0388	\$ 77,827	\$ 119,254	\$ 197,081	436.67	\$ 451.33	As and when surrounding development proceeds
LR4	Local Road	0.0280	\$ 58,520	\$ 64,214	\$ 122,734	436.67	\$ 281.07	At same time as LP3
LR5	Local Road	0.0979	\$ 204,611	\$ 220,162	\$ 424,773	436.67	\$ 972.76	At same time as LP10
LR6	Local Road	0.0375	\$ 78,375	\$ 100,907	\$ 179,282	436.67	\$ 410.57	At same time as B19
LR7	Local Road	0.0775	\$ 161,871	\$ 183,468	\$ 345,338	436.67	\$ 790.85	At same time as LP5
LR8	Local Road	0.2574	\$ 535,838	\$ 614,618	\$ 1,150,455	436.67	\$ 2,634.62	At same time as School site is developed
LR9	Local Road	0.1188	\$ 248,292	\$ 262,296	\$ 510,588	436.67	\$ 1,169.28	At same time as LP17
LR10	Local Road	0.0658	\$ 137,522	\$ 213,116	\$ 350,638	436.67	\$ 802.98	At same time as LP16
LR11	Local Road	0.1132	\$ 236,484	\$ 302,722	\$ 539,206	436.67	\$ 1,234.82	At same time as LP15
LR12	Local Road	0.1680	\$ 351,120	\$ 385,283	\$ 736,403	436.67	\$ 1,686.41	At same time as School and LP6 is developed
LRC1	Local Road Crossing	0.0540	\$ 43,200	\$ 463,739	\$ 506,939	436.67	\$ 1,160.92	As and when surrounding development proceeds
LRC2	Local Road Crossing	0.0540	\$ 43,200	\$ 463,739	\$ 506,939	436.67	\$ 1,160.92	As and when surrounding development proceeds
LRC4	Local Road Crossing	0.0540	\$ 43,200	\$ 463,739	\$ 506,939	436.67	\$ 1,160.92	As and when surrounding development proceeds
LRC5	Local Road Crossing	0.0540	\$ 43,200	\$ 463,739	\$ 506,939	436.67	\$ 1,160.92	As and when surrounding development proceeds
LRC6	Local Road Crossing	0.0720	\$ 57,600	\$ 597,897	\$ 655,497	436.67	\$ 1,501.13	As and when surrounding development proceeds
LRC7	Local Road Crossing	0.0540	\$ 43,200	\$ 463,739	\$ 506,939	436.67	\$ 1,160.92	As and when surrounding development proceeds
LRC8	Local Road Crossing	0.0540	\$ 43,200	\$ 463,739	\$ 506,939	436.67	\$ 1,160.92	As and when surrounding development proceeds
LRC9	Local Road Crossing	0.0540	\$ 43,200	\$ 463,739	\$ 506,939	436.67	\$ 1,160.92	As and when surrounding development proceeds
LRC12	Local Road Crossing	0.0540	\$ 43,200	\$ 463,739	\$ 506,939	436.67	\$ 1,160.92	As and when surrounding development proceeds
LRC13	Local Road Crossing	0.0540	\$ 43,200	\$ 463,739	\$ 506,939	436.67	\$ 1,160.92	As and when surrounding development proceeds
LRC14	Local Road Crossing	0.0540	\$ 43,200	\$ 463,739	\$ 506,939	436.67	\$ 1,160.92	As and when surrounding development proceeds
LRC16	Local Road Crossing	0.0540	\$ 43,200	\$ 463,739	\$ 506,939	436.67	\$ 1,160.92	As and when surrounding development proceeds
LRC17	Local Road Crossing		\$ -	\$ 663,471	\$ 663,471	436.67	\$ 1,519.39	As and when surrounding development proceeds
LRC18	Local Road Crossing		\$ -	\$ 663,471	\$ 663,471	436.67	\$ 1,519.39	As and when surrounding development proceeds
CR1	CR1 Byron Road Upgrade (Ingleburn Road to Heath Road)		\$ -	\$ 4,769,125	\$ 4,769,125	436.67	\$ 10,921.62	As and when surrounding development proceeds

Item No.	Description	Land area in ha (where applicable)	Land cost	Works cost	Total cost	Demand	Cont rate \$	Staging / priority
CR2	CR2 Heath Road Upgrade (CVW to Eastwood Road)		\$ -	\$ 14,333,458	\$ 14,333,458	436.67	\$ 32,824.59	As and when surrounding development proceeds
CR3	CR3 Phillip Road Upgrade (George Road to Eastwood Road)		\$ -	\$ 3,329,788	\$ 3,329,788	436.67	\$ 7,625.44	As and when surrounding development proceeds
CR4	CR4 Joseph Road Upgrade (George Road to Eastwood Road)		\$ -	\$ 4,769,125	\$ 4,769,125	436.67	\$ 10,921.62	As and when surrounding development proceeds
CR5	CR5 Park Road Upgrade (CVW to Rickard Road)		\$ -	\$ 3,700,632	\$ 3,700,632	436.67	\$ 8,474.70	As and when surrounding development proceeds
CR6	CR6 Woolgen Park Road Upgrade (George Road to Rickard Road)		\$ -	\$ 5,212,158	\$ 5,212,158	436.67	\$ 11,936.20	As and when surrounding development proceeds
CR7	CR7 Hulls Road Upgrade (George Road to Dwyer Road)		\$ -	\$ 2,497,117	\$ 2,497,117	436.67	\$ 5,718.57	As and when surrounding development proceeds
CR8	CR8 George Road Upgrade (CVW to Precinct Boundary)		\$ -	\$ 1,774,565	\$ 1,774,565	436.67	\$ 4,063.87	As and when surrounding development proceeds
CR9	CR9 Dickson Road Upgrade (Ingleburn Road to Heath Road)		\$ -	\$ 4,813,906	\$ 4,813,906	436.67	\$ 11,024.17	As and when surrounding development proceeds
CR10	CR10 George Road Upgrade (Phillip Road to Precinct Boundary)		\$ -	\$ 4,535,631	\$ 4,535,631	436.67	\$ 10,386.90	As and when surrounding development proceeds
CR11	CR11 Ridge Square Upgrade (CR16 to Rickard Road)		\$ -	\$ 2,918,809	\$ 2,918,809	436.67	\$ 6,684.27	As and when surrounding development proceeds
CR12	CR12 Dwyer Road Upgrade (CVW to Precinct Boundary)		\$ -	\$ 1,693,105	\$ 1,693,105	436.67	\$ 3,877.33	As and when surrounding development proceeds
CR13	CR13 New Road (CVW to CR16)	1.2134	\$ 2,536,006	\$ 2,417,731	\$ 4,953,737	436.67	\$ 11,344.39	As and when surrounding development proceeds
CR14	CR14 Heath Road Extension (Eastwood Road to Precinct Bk	0.6518	\$ 1,182,307	\$ 1,325,852	\$ 2,508,159	436.67	\$ 5,743.86	As and when surrounding development proceeds
CR15	CR15 Dickson Road Extension (Heath Road to Phillip Road)	0.9606	\$ 1,610,895	\$ 1,852,294	\$ 3,463,189	436.67	\$ 7,930.94	As and when surrounding development proceeds
CR16	New Road (Woolgen Park Road to Park Road)	0.9052	\$ 1,890,965	\$ 1,540,329	\$ 3,431,294	436.67	\$ 7,857.90	As and when surrounding development proceeds
CRC1	Heath Road Kemps Creek Crossing		\$ -	\$ 466,749	\$ 466,749	436.67	\$ 1,068.89	As and when surrounding development proceeds
CRC2	Dickson Road Extension Kemps Creek Crossing		\$ -	\$ 466,749	\$ 466,749	436.67	\$ 1,068.89	As and when surrounding development proceeds
CRC3	Georges Road C8 Channel Crossing		\$ -	\$ 466,749	\$ 466,749	436.67	\$ 1,068.89	As and when surrounding development proceeds
CRC4	Woolgen Road C14 Channel Crossing		\$ -	\$ 466,749	\$ 466,749	436.67	\$ 1,068.89	As and when surrounding development proceeds
CRC5	Georges Road C16 Channel Crossing		\$ -	\$ 466,749	\$ 466,749	436.67	\$ 1,068.89	As and when surrounding development proceeds
CRC6	Heath Road C20 Channel Crossing		\$ -	\$ 365,378	\$ 365,378	436.67	\$ 836.74	As and when surrounding development proceeds
CRC7	Heath Road Bonds Creek Crossing		\$ -	\$ 365,378	\$ 365,378	436.67	\$ 836.74	As and when surrounding development proceeds
CRC8	Park Road C31 Channel Crossing		\$ -	\$ 365,378	\$ 365,378	436.67	\$ 836.74	As and when surrounding development proceeds
CRC9	Park Road Bonds Creek Crossing		\$ -	\$ 365,378	\$ 365,378	436.67	\$ 836.74	As and when surrounding development proceeds
CRC10	Heath Road C39 Channel Crossing		\$ -	\$ 365,378	\$ 365,378	436.67	\$ 836.74	As and when surrounding development proceeds
RB1	Roundabout - Cordeaux Street and Heath Road extension	0.0476	\$ 99,484	\$ 484,896	\$ 584,380	436.67	\$ 1,338.27	As part of delivery of CR14
RB2	Roundabout - Dickson Road and Heath Road	0.0476	\$ 99,484	\$ 484,896	\$ 584,380	436.67	\$ 1,338.27	As and when surrounding development proceeds
RB3	Roundabout - Byron Road and Heath Road	0.0476	\$ 99,484	\$ 484,896	\$ 584,380	436.67	\$ 1,338.27	As and when surrounding development proceeds
RB4	Roundabout - Phillip Road and George Road	0.0476	\$ 99,484	\$ 484,896	\$ 584,380	436.67	\$ 1,338.27	As and when surrounding development proceeds
RB5	Roundabout - Joseph Road and George Road	0.0476	\$ 99,484	\$ 484,896	\$ 584,380	436.67	\$ 1,338.27	As and when surrounding development proceeds
RB6	Roundabout - Ridge Square north east	0.0583	\$ 121,847	\$ 484,896	\$ 606,743	436.67	\$ 1,389.48	As and when surrounding development proceeds
RB7	Roundabout - Ridge Square and Park Road	0.0583	\$ 121,847	\$ 484,896	\$ 606,743	436.67	\$ 1,389.48	As and when surrounding development proceeds
RB8	Roundabout - CR13 and CR16	0.0583	\$ 121,847	\$ 484,896	\$ 606,743	436.67	\$ 1,389.48	As and when surrounding development proceeds
RB9	Roundabout - Woolgen Road and CR16	0.0583	\$ 121,847	\$ 484,896	\$ 606,743	436.67	\$ 1,389.48	As and when surrounding development proceeds
RB10	Roundabout - George Road and Hulls Road	0.0583	\$ 121,847	\$ 484,896	\$ 606,743	436.67	\$ 1,389.48	As and when surrounding development proceeds
RB11	Roundabout - George Road and Woolgen Road	0.0583	\$ 121,847	\$ 484,896	\$ 606,743	436.67	\$ 1,389.48	As and when surrounding development proceeds
RB12	Roundabout - Hulls Road and Dwyer Road	0.0583	\$ 121,847	\$ 484,896	\$ 606,743	436.67	\$ 1,389.48	As and when surrounding development proceeds
BS	Bus Shelters (27 in total) location subject to detailed route determination)		\$ -	\$ 748,125	\$ 748,125	436.67	\$ 1,713.26	As and when surrounding development proceeds an
SPKC	Shared Pathways Kemps Creek		\$ -	\$ 812,028	\$ 812,028	436.67	\$ 1,859.60	As and when surrounding development proceeds
SPC01	Kemps Creek - Shared Pathway Crossing No 1		\$ -	\$ 479,232	\$ 479,232	436.67	\$ 1,097.47	As and when surrounding development proceeds
SPC02	Kemps Creek - Shared Pathway Crossing No 2		\$ -	\$ 479,232	\$ 479,232	436.67	\$ 1,097.47	As and when surrounding development proceeds
SPC03	Kemps Creek - Shared Pathway Crossing No 3		\$ -	\$ 589,805	\$ 589,805	436.67	\$ 1,350.69	As and when surrounding development proceeds
SPC04	Kemps Creek - Shared Pathway Crossing No 4		\$ -	\$ 866,237	\$ 866,237	436.67	\$ 1,983.74	As and when surrounding development proceeds
SPC05	Kemps Creek - Shared Pathway Crossing No 5		\$ -	\$ 589,805	\$ 589,805	436.67	\$ 1,350.69	As and when surrounding development proceeds
SPC06	Kemps Creek - Shared Pathway Crossing No 6		\$ -	\$ 589,805	\$ 589,805	436.67	\$ 1,350.69	As and when surrounding development proceeds
SPC07	Kemps Creek - Shared Pathway Crossing No 8		\$ -	\$ 810,950	\$ 810,950	436.67	\$ 1,857.13	As and when surrounding development proceeds
SPC12	Kemps Creek - Shared Pathway Crossing No 12		\$ -	\$ 479,232	\$ 479,232	436.67	\$ 1,097.47	As and when surrounding development proceeds
SPC13	Kemps Creek - Shared Pathway Crossing No 13		\$ -	\$ 479,232	\$ 479,232	436.67	\$ 1,097.47	As and when surrounding development proceeds
SPC14	Kemps Creek - Shared Pathway Crossing No 14		\$ -	\$ 645,091	\$ 645,091	436.67	\$ 1,477.30	As and when surrounding development proceeds
SPC15	Kemps Creek - Shared Pathway Crossing No 15		\$ -	\$ 921,523	\$ 921,523	436.67	\$ 2,110.35	As and when surrounding development proceeds
SPSC	Shared Pathways Scalabrini Creek		\$ -	\$ 734,098	\$ 734,098	436.67	\$ 1,681.13	As and when surrounding development proceeds
SPC08	Scalabrini Creek - Shared Pathway Crossing No 8		\$ -	\$ 976,810	\$ 976,810	436.67	\$ 2,236.96	As and when surrounding development proceeds
SPC09	Scalabrini Creek - Shared Pathway Crossing No 9		\$ -	\$ 866,237	\$ 866,237	436.67	\$ 1,983.74	As and when surrounding development proceeds
SPC10	Scalabrini Creek - Shared Pathway Crossing No 10		\$ -	\$ 589,805	\$ 589,805	436.67	\$ 1,350.69	As and when surrounding development proceeds
SPC11	Scalabrini Creek - Shared Pathway Crossing No 11		\$ -	\$ 976,810	\$ 976,810	436.67	\$ 2,236.96	As and when surrounding development proceeds
SPC16	Scalabrini Creek - Shared Pathway Crossing No 16		\$ -	\$ 866,237	\$ 866,237	436.67	\$ 1,983.74	As and when surrounding development proceeds
PC1	Pedestrian Crossing Heath Road - Kemps Creek		\$ -	\$ 35,839	\$ 35,839	436.67	\$ 82.07	As and when surrounding development proceeds
PC2	Pedestrian Crossing Heath Road - Scalabrini Creek		\$ -	\$ 35,839	\$ 35,839	436.67	\$ 82.07	As and when surrounding development proceeds
PC3	Pedestrian Crossing Park Road - Scalabrini Creek		\$ -	\$ 35,839	\$ 35,839	436.67	\$ 82.07	As and when surrounding development proceeds
	Contingency		\$ 1,399,040	\$ 5,332,407	\$ 6,731,447	436.67	\$ 15,415.47	
Total			\$ 13,057,706	\$ 100,390,593	\$ 113,448,299		\$ 259,804.30	

Water cycle management

NDA

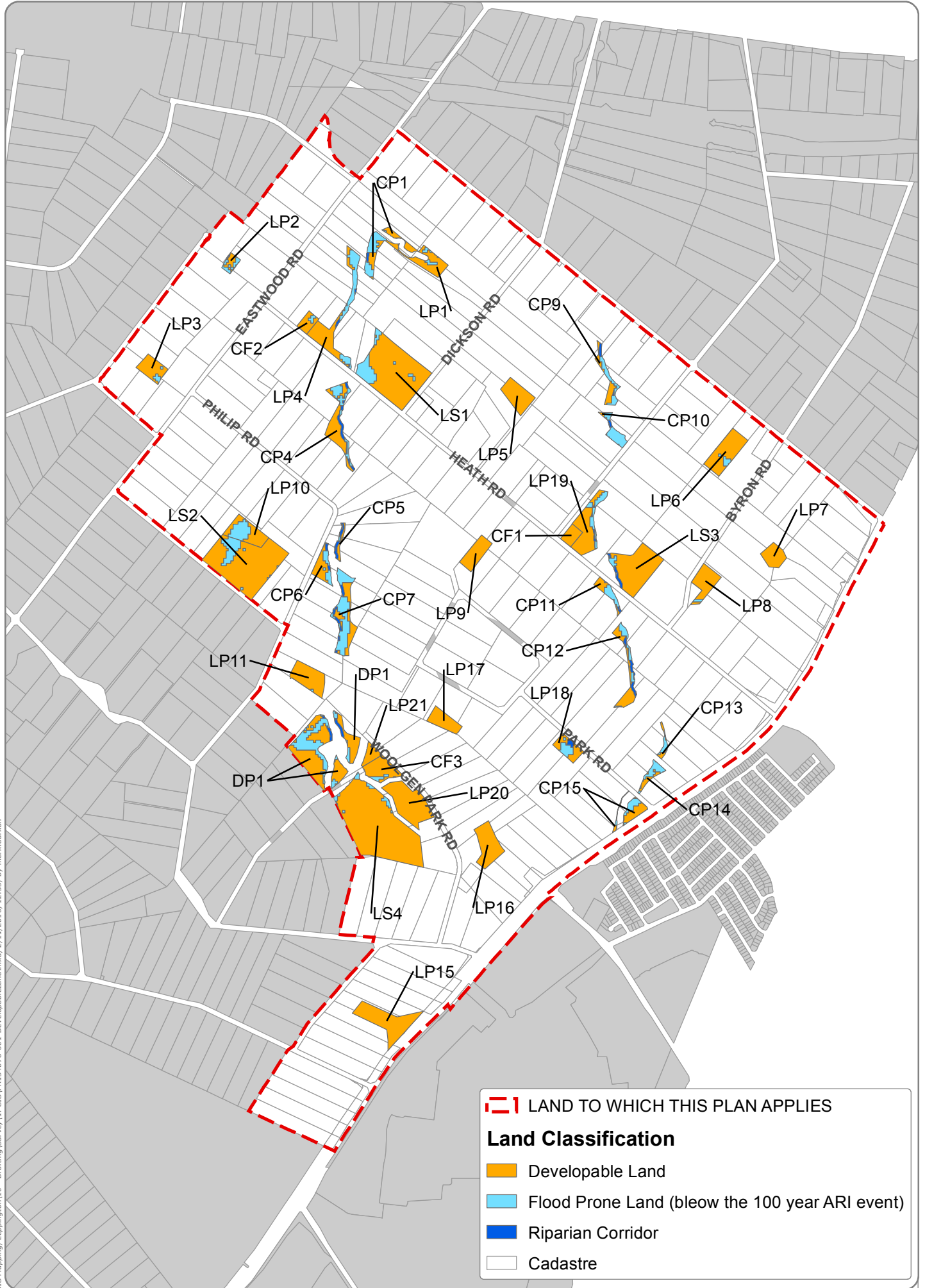
Essential works								
B1	Detention basin including Biofilter (1)	1.1099	\$ 1,537,234	\$ 1,388,084	\$ 2,925,318	436.67	\$ 6,699.18	
B2	Detention basin	3.4110	\$ 3,920,970	\$ 2,208,922	\$ 6,129,892	436.67	\$ 14,037.87	Eastwood Road upgrade to form basin bund
B3	Detention basin	2.7796	\$ 3,031,937	\$ 2,718,315	\$ 5,750,252	436.67	\$ 13,168.47	As adjoining development occurs
B4	Detention basin	3.0670	\$ 4,326,629	\$ 2,446,421	\$ 6,773,050	436.67	\$ 15,510.75	Dickson Road upgrade to form basin bund
B5	Detention basin	2.0489	\$ 2,830,084	\$ 1,257,604	\$ 4,087,688	436.67	\$ 9,361.08	As adjoining development occurs
B6	Detention basin	1.8117	\$ 2,676,324	\$ 2,064,143	\$ 4,740,467	436.67	\$ 10,855.99	As adjoining development occurs
B7	Detention basin	1.8193	\$ 3,220,031	\$ 2,072,802	\$ 5,292,833	436.67	\$ 12,120.95	As adjoining development occurs
B8	Detention basin	3.5967	\$ 3,892,548	\$ 3,159,434	\$ 7,051,982	436.67	\$ 16,149.52	Ingleburn Road upgrade to form basin bund
B9	Detention basin	2.7141	\$ 3,611,547	\$ 3,198,775	\$ 6,810,322	436.67	\$ 15,596.10	Rickard Road upgrade to form basin bund
B10	Detention basin	1.9940	\$ 2,347,285	\$ 1,467,471	\$ 3,814,756	436.67	\$ 8,736.05	As adjoining development occurs
B11	Detention basin	1.5046	\$ 2,062,769	\$ 1,006,835	\$ 3,069,604	436.67	\$ 7,029.60	As adjoining development occurs
B12	Detention basin including biofilter (25)	0.5619	\$ 1,174,371	\$ 584,944	\$ 1,759,315	436.67	\$ 4,028.95	As adjoining development occurs
B13	Detention basin including biofilter (26)	1.4112	\$ 2,949,408	\$ 1,194,596	\$ 4,144,004	436.67	\$ 9,490.05	As adjoining development occurs
B14	Detention basin including biofilter (48)	0.8653	\$ 1,275,836	\$ 1,208,280	\$ 2,484,116	436.67	\$ 5,688.80	As adjoining development occurs
B15	Detention basin including biofilter (49)	0.4260	\$ 890,340	\$ 369,319	\$ 1,259,659	436.67	\$ 2,884.70	As adjoining development occurs
B16	Detention basin including biofilter (50)	0.9004	\$ 1,881,836	\$ 1,076,525	\$ 2,958,361	436.67	\$ 6,774.85	As adjoining development occurs
B17	Detention basin including biofilter (51)	0.4413	\$ 922,317	\$ 677,599	\$ 1,599,916	436.67	\$ 3,663.92	As adjoining development occurs
B18	Detention basin including biofilter (52)	0.2779	\$ 580,811	\$ 440,468	\$ 1,021,279	436.67	\$ 2,338.80	Ingleburn Road upgrade to form basin bund
B19	Detention basin including biofilter (28)	0.5560	\$ 1,137,530	\$ 690,915	\$ 1,828,445	436.67	\$ 4,187.26	As adjoining development occurs
BF2	Biofilter outside Basin 2 footprint		\$ -	\$ 142,620	\$ 142,620	436.67	\$ 326.61	As adjoining development occurs
BF3	Biofilter outside Basin 2 footprint		\$ -	\$ 175,320	\$ 175,320	436.67	\$ 401.50	As adjoining development occurs
BF4	Biofilter outside Basin 2 footprint		\$ -	\$ 194,822	\$ 194,822	436.67	\$ 446.16	As adjoining development occurs
BF5	Biofilter in road reserve fronting Basin 11		\$ -	\$ 339,749	\$ 339,749	436.67	\$ 778.05	As adjoining development occurs
BF6	Biofilter outside Basin 3 footprint		\$ -	\$ 130,169	\$ 130,169	436.67	\$ 298.10	As adjoining development occurs
BF7	Biofilter outside Basin 3 footprint		\$ -	\$ 233,808	\$ 233,808	436.67	\$ 535.44	As adjoining development occurs
BF8	Biofilter in CP4 land		\$ -	\$ 335,261	\$ 335,261	436.67	\$ 767.77	As adjoining development occurs
BF9	Biofilter in CP4 land		\$ -	\$ 135,208	\$ 135,208	436.67	\$ 309.63	As adjoining development occurs
BF10	Biofilter in road reserve		\$ -	\$ 142,864	\$ 142,864	436.67	\$ 327.17	As adjoining development occurs
BF11	Biofilter in CP4 land		\$ -	\$ 102,299	\$ 102,299	436.67	\$ 234.27	As adjoining development occurs
BF12	Biofilter outside Basin 4 footprint		\$ -	\$ 110,034	\$ 110,034	436.67	\$ 251.99	As adjoining development occurs
BF13	Biofilter outside Basin 4 footprint		\$ -	\$ 212,699	\$ 212,699	436.67	\$ 487.10	As adjoining development occurs
BF14	Biofilter in C8 land		\$ -	\$ 274,038	\$ 274,038	436.67	\$ 627.56	As adjoining development occurs
BF15	Biofilter in CP6 land		\$ -	\$ 146,866	\$ 146,866	436.67	\$ 336.33	As adjoining development occurs
BF16	Biofilter in CP7 land		\$ -	\$ 145,183	\$ 145,183	436.67	\$ 332.48	As adjoining development occurs
BF17	Biofilter in C10 land		\$ -	\$ 91,355	\$ 91,355	436.67	\$ 209.21	As adjoining development occurs
BF18	Biofilter in CP7 land		\$ -	\$ 142,944	\$ 142,944	436.67	\$ 327.35	As adjoining development occurs
BF19	Biofilter in C11 land		\$ -	\$ 146,578	\$ 146,578	436.67	\$ 335.67	As adjoining development occurs

Item No.	Description	Land area in ha (where applicable)	Land cost	Works cost	Total cost	Demand	Cont rate \$	Staging / priority
BF20	Biofilter inside road reserve fronting Basin 6		\$ -	\$ 159,634	\$ 159,634	436.67	\$ 365.57	As adjoining development occurs
BF21	Biofilter in DP1 land		\$ -	\$ 85,069	\$ 85,069	436.67	\$ 194.81	As adjoining development occurs
BF22	Biofilter in LP21 land		\$ -	\$ 334,723	\$ 334,723	436.67	\$ 766.54	As adjoining development occurs
BF23	Biofilter inside road reserve fronting Basin 7		\$ -	\$ 260,209	\$ 260,209	436.67	\$ 595.90	As adjoining development occurs
BF24	Biofilter inside road reserve fronting Basin 7		\$ -	\$ 110,115	\$ 110,115	436.67	\$ 252.17	As adjoining development occurs
BF27	Biofilter in C41 land		\$ -	\$ 145,165	\$ 145,165	436.67	\$ 332.44	As adjoining development occurs
BF29	Biofilter outside Basin 8 footprint		\$ -	\$ 168,777	\$ 168,777	436.67	\$ 386.51	As adjoining development occurs
BF30	Biofilter outside Basin 8 footprint		\$ -	\$ 196,295	\$ 196,295	436.67	\$ 449.53	As adjoining development occurs
BF31	Biofilter in CP9 land		\$ -	\$ 203,766	\$ 203,766	436.67	\$ 466.64	As adjoining development occurs
BF32	Biofilter in C20 land		\$ -	\$ 131,850	\$ 131,850	436.67	\$ 301.95	As adjoining development occurs
BF33	Biofilter in C20 land		\$ -	\$ 356,394	\$ 356,394	436.67	\$ 816.17	As adjoining development occurs
BF34	Biofilter outside Basin 9 footprint		\$ -	\$ 256,333	\$ 256,333	436.67	\$ 587.02	As adjoining development occurs
BF35	Biofilter in CP10 land		\$ -	\$ 148,223	\$ 148,223	436.67	\$ 339.44	As adjoining development occurs
BF36	Biofilter outside Basin 9 footprint		\$ -	\$ 192,052	\$ 192,052	436.67	\$ 439.81	As adjoining development occurs
BF37	Biofilter outside Basin 9 footprint		\$ -	\$ 244,183	\$ 244,183	436.67	\$ 559.20	As adjoining development occurs
BF38	Biofilter in LP19 land		\$ -	\$ 205,133	\$ 205,133	436.67	\$ 469.77	As adjoining development occurs
BF39	Biofilter in C25 land		\$ -	\$ 298,256	\$ 298,256	436.67	\$ 683.03	As adjoining development occurs
BF40	Biofilter in LS3 land		\$ -	\$ 274,903	\$ 274,903	436.67	\$ 629.55	As adjoining development occurs
BF41	Biofilter in C27 land		\$ -	\$ 355,110	\$ 355,110	436.67	\$ 813.23	As adjoining development occurs
BF42	Biofilter in C27 land		\$ -	\$ 220,454	\$ 220,454	436.67	\$ 504.86	As adjoining development occurs
BF43	Biofilter in CP12 land		\$ -	\$ 348,573	\$ 348,573	436.67	\$ 798.26	As adjoining development occurs
BF44	Biofilter outside Basin 10 footprint		\$ -	\$ 164,460	\$ 164,460	436.67	\$ 376.62	As adjoining development occurs
BF45	Biofilter outside Basin 10 footprint		\$ -	\$ 180,779	\$ 180,779	436.67	\$ 414.00	As adjoining development occurs
BF46	Biofilter in C30 land		\$ -	\$ 150,904	\$ 150,904	436.67	\$ 345.58	As adjoining development occurs
BF47	Biofilter in CP15 land		\$ -	\$ 230,514	\$ 230,514	436.67	\$ 527.89	As adjoining development occurs
BF53	Biofilter in CP1 land		\$ -	\$ 199,919	\$ 199,919	436.67	\$ 457.83	As adjoining development occurs
BF54	Biofilter in C27 land		\$ -	\$ 164,413	\$ 164,413	436.67	\$ 376.52	As adjoining development occurs
C1	Drainage Channel	0.1643	\$ 156,520	\$ 42,987	\$ 199,507	436.67	\$ 456.88	As adjoining development occurs
C2	Drainage Channel	0.5830	\$ 632,825	\$ 469,216	\$ 1,102,041	436.67	\$ 2,523.75	As adjoining development occurs
C3	Drainage Channel	0.8932	\$ 724,775	\$ 718,874	\$ 1,443,649	436.67	\$ 3,306.05	As adjoining development occurs
C4	Drainage Channel	1.9815	\$ 2,105,256	\$ 1,594,770	\$ 3,700,026	436.67	\$ 8,473.31	As adjoining development occurs
C5	Drainage Channel	1.1143	\$ 2,308,634	\$ 248,134	\$ 2,556,768	436.67	\$ 5,855.17	As adjoining development occurs
C6	Drainage Channel	1.0277	\$ 1,677,043	\$ 224,725	\$ 1,901,768	436.67	\$ 4,355.18	As adjoining development occurs
C7	Drainage Channel	0.2923	\$ 541,118	\$ 63,934	\$ 605,052	436.67	\$ 1,385.61	As adjoining development occurs
C8	Drainage Channel	0.7049	\$ 1,277,806	\$ 192,411	\$ 1,470,217	436.67	\$ 3,366.90	As adjoining development occurs
C9	Drainage Channel	0.3159	\$ 660,231	\$ 63,121	\$ 723,352	436.67	\$ 1,656.53	As adjoining development occurs
C10	Drainage Channel	2.1187	\$ 1,909,836	\$ 1,530,545	\$ 3,440,381	436.67	\$ 7,878.71	As adjoining development occurs
C11	Drainage Channel	0.8893	\$ 1,614,698	\$ 151,886	\$ 1,766,584	436.67	\$ 4,045.60	As adjoining development occurs
C12	Drainage Channel	0.9468	\$ 1,469,598	\$ 131,826	\$ 1,601,424	436.67	\$ 3,667.37	As adjoining development occurs
C13	Drainage Channel	0.5591	\$ 550,138	\$ 472,387	\$ 1,022,525	436.67	\$ 2,341.65	As adjoining development occurs
C14	Drainage Channel	1.9004	\$ 731,430	\$ 117,497	\$ 848,927	436.67	\$ 1,944.10	As adjoining development occurs
C15	Drainage Channel	0.3053	\$ 467,448	\$ 63,047	\$ 530,495	436.67	\$ 1,214.87	As adjoining development occurs
C16	Drainage Channel	0.3132	\$ 557,149	\$ 63,047	\$ 620,196	436.67	\$ 1,420.29	As adjoining development occurs
C17	Drainage Channel	0.1925	\$ 391,747	\$ 69,406	\$ 461,153	436.67	\$ 1,056.07	As adjoining development occurs
C18	Drainage Channel	0.2303	\$ 481,419	\$ 88,320	\$ 569,739	436.67	\$ 1,304.74	As adjoining development occurs
C19	Drainage Channel	0.1459	\$ 304,870	\$ 45,956	\$ 350,827	436.67	\$ 803.42	As adjoining development occurs
C20	Drainage Channel	1.8657	\$ 2,149,398	\$ 1,501,571	\$ 3,650,969	436.67	\$ 8,360.97	As adjoining development occurs
C21	Drainage Channel	0.5697	\$ 1,174,935	\$ 225,407	\$ 1,400,342	436.67	\$ 3,206.88	As adjoining development occurs
C22	Drainage Channel	0.7182	\$ 1,425,960	\$ 154,752	\$ 1,580,712	436.67	\$ 3,619.94	As adjoining development occurs
C23	Drainage Channel	0.2337	\$ 488,433	\$ 83,518	\$ 571,951	436.67	\$ 1,309.81	As adjoining development occurs
C24	Drainage Channel	0.3839	\$ 750,106	\$ 88,839	\$ 838,945	436.67	\$ 1,921.24	As adjoining development occurs
C25	Drainage Channel	0.1816	\$ 247,835	\$ 42,987	\$ 290,822	436.67	\$ 666.00	As adjoining development occurs
C26	Drainage Channel	0.3631	\$ 641,618	\$ 83,107	\$ 724,725	436.67	\$ 1,659.67	As adjoining development occurs
C27	Drainage Channel	1.5010	\$ 1,599,128	\$ 1,208,050	\$ 2,807,178	436.67	\$ 6,428.63	As adjoining development occurs
C28	Drainage Channel	0.5053	\$ 900,632	\$ 103,168	\$ 1,003,800	436.67	\$ 2,298.77	As adjoining development occurs
C29	Drainage Channel	0.6790	\$ 1,209,743	\$ 137,557	\$ 1,347,300	436.67	\$ 3,085.41	As adjoining development occurs
C30	Drainage Channel	0.9921	\$ 1,005,481	\$ 798,479	\$ 1,803,960	436.67	\$ 4,131.19	As adjoining development occurs
C31	Drainage Channel	0.7361	\$ 831,002	\$ 224,963	\$ 1,055,965	436.67	\$ 2,418.23	As adjoining development occurs
C32	Drainage Channel	0.2343	\$ 478,078	\$ 57,327	\$ 535,405	436.67	\$ 1,226.11	As adjoining development occurs
C33	Drainage Channel	0.1407	\$ 294,063	\$ 34,441	\$ 328,504	436.67	\$ 752.30	As adjoining development occurs
C34	Drainage Channel	0.4628	\$ 406,926	\$ 372,449	\$ 779,376	436.67	\$ 1,784.82	As adjoining development occurs
C37	Drainage Channel	0.1854	\$ 387,514	\$ 48,543	\$ 436,057	436.67	\$ 998.60	As adjoining development occurs
C38	Drainage Channel	0.2435	\$ 508,836	\$ 83,107	\$ 591,943	436.67	\$ 1,355.59	As adjoining development occurs
C39	Drainage Channel	0.1341	\$ 280,226	\$ 40,121	\$ 320,347	436.67	\$ 733.62	As adjoining development occurs
C40	Drainage Channel	0.1959	\$ 409,447	\$ 51,584	\$ 461,031	436.67	\$ 1,055.79	As adjoining development occurs
C41	Drainage Channel	0.1422	\$ 297,128	\$ 34,389	\$ 331,517	436.67	\$ 759.20	As adjoining development occurs
	Contingency		\$ 9,922,505	\$ 2,914,176	\$ 12,836,680	436.67	\$ 29,396.87	
	Fill contingency		\$ -	\$ -	\$ -	436.67	\$ -	
Total			\$ 88,241,343	\$ 52,860,097	\$ 141,101,440		\$ 323,131.87	

Plan Administration		NDA						
Essential works								
	Plan Administration for 'essential Infrastructure'	\$ -	\$ 3,197,424	\$ 3,197,424	436.67	\$ 7,322.32	Progressively over the life of the Plan	
Non Essential works								
	Plan Administration for 'non-essential infrastructure'	\$ -	\$ 466,935	\$ 466,935	436.67	\$ 1,069.31	Progressively over the life of the Plan	

B.4 Works location maps

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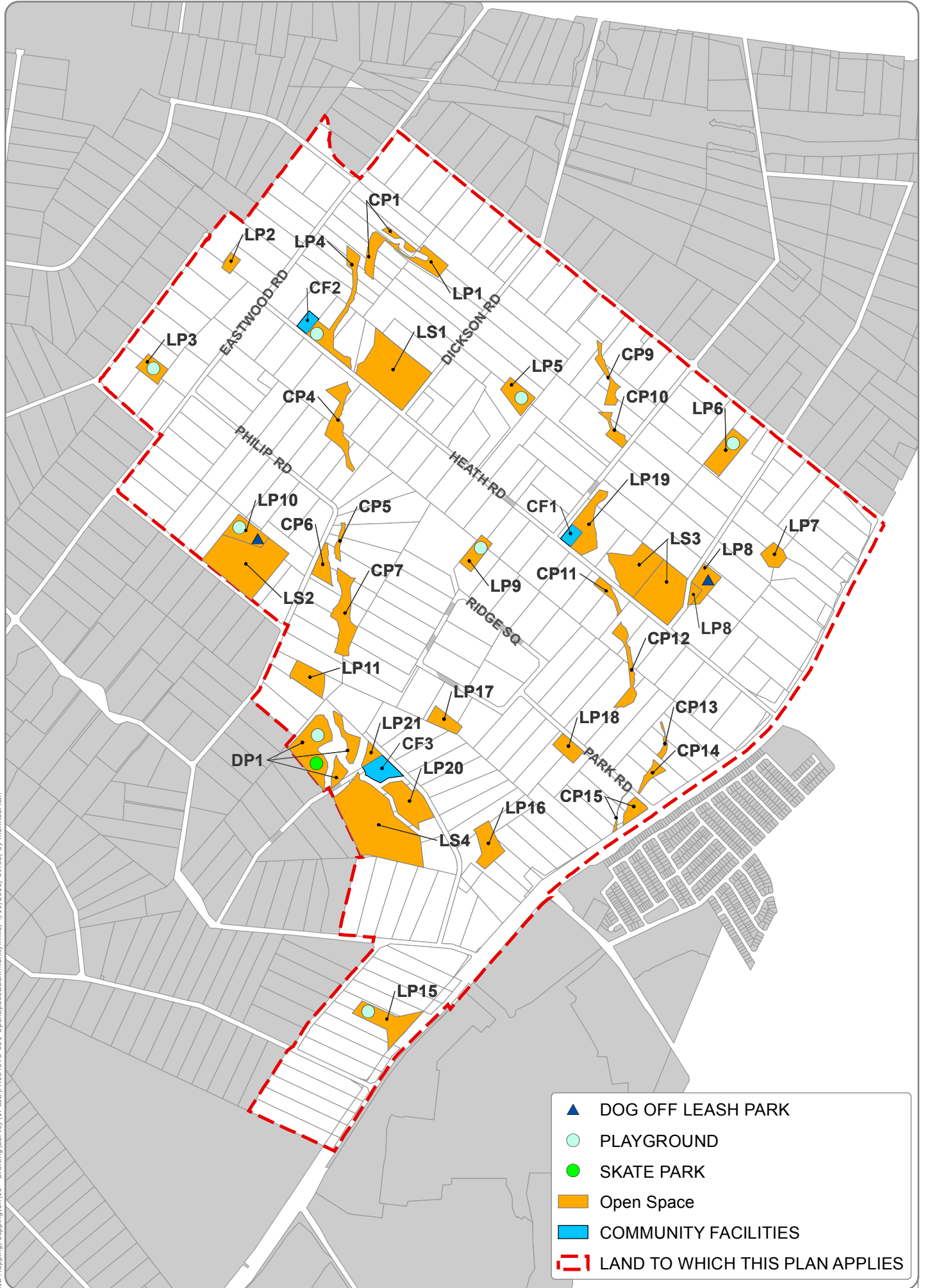


LAND TO WHICH THIS PLAN APPLIES

Land Classification

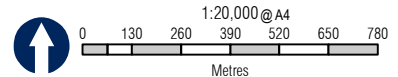
- Developable Land
- Flood Prone Land (blew the 100 year ARI event)
- Riparian Corridor
- Cadastre

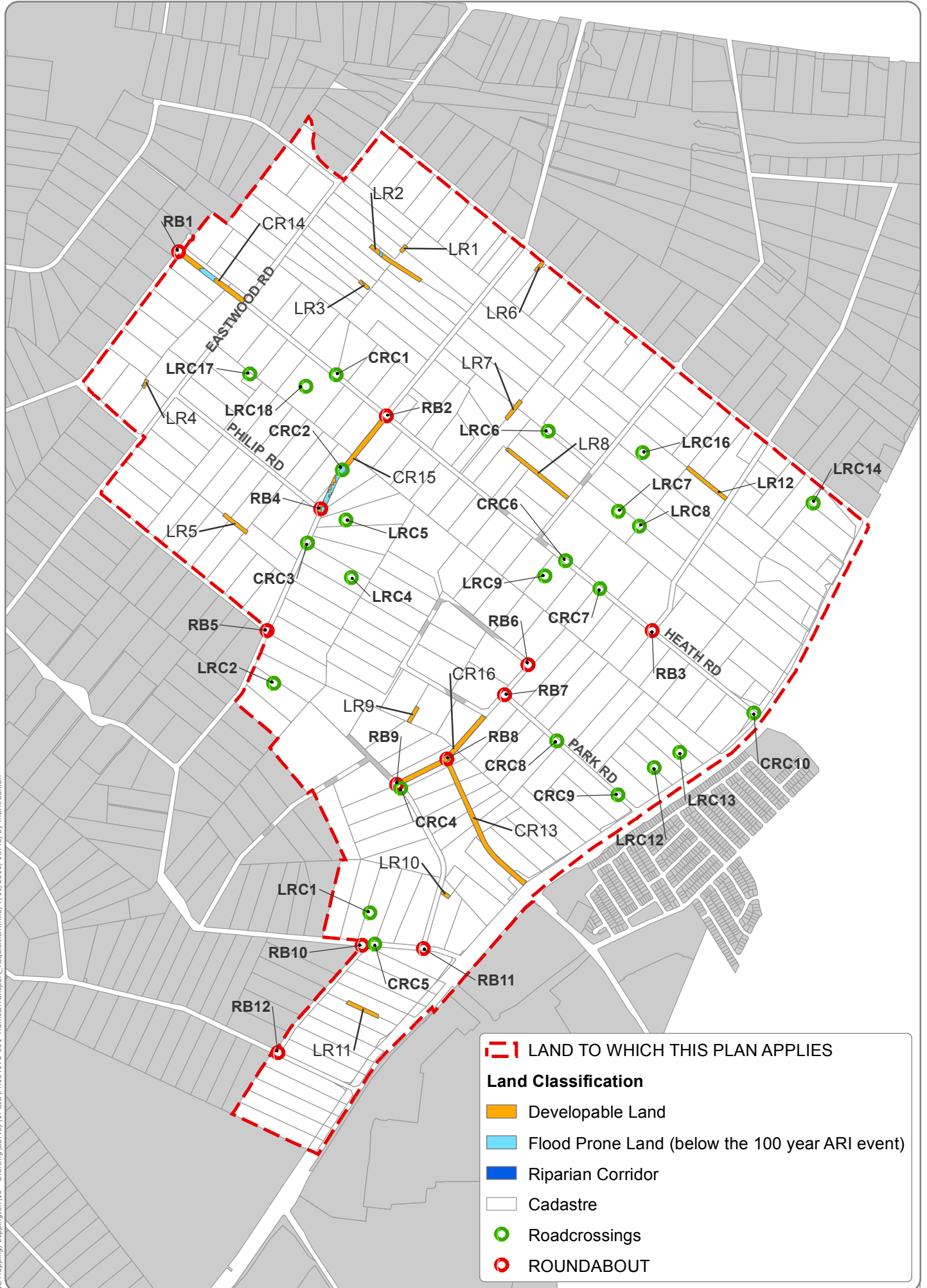
P:\PR134078 - GIS Mapping, Leppington\10 - Drafting\Survey\1. GIS\PR134078-001-DevelopableLand.mxd, 2/11/2016, 12:35, by mark.durkan



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	DOG OFF LEASH PARK
	PLAYGROUND
	SKATE PARK
	Open Space
	COMMUNITY FACILITIES
	LAND TO WHICH THIS PLAN APPLIES

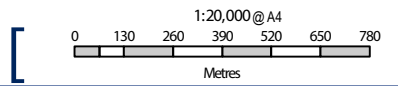


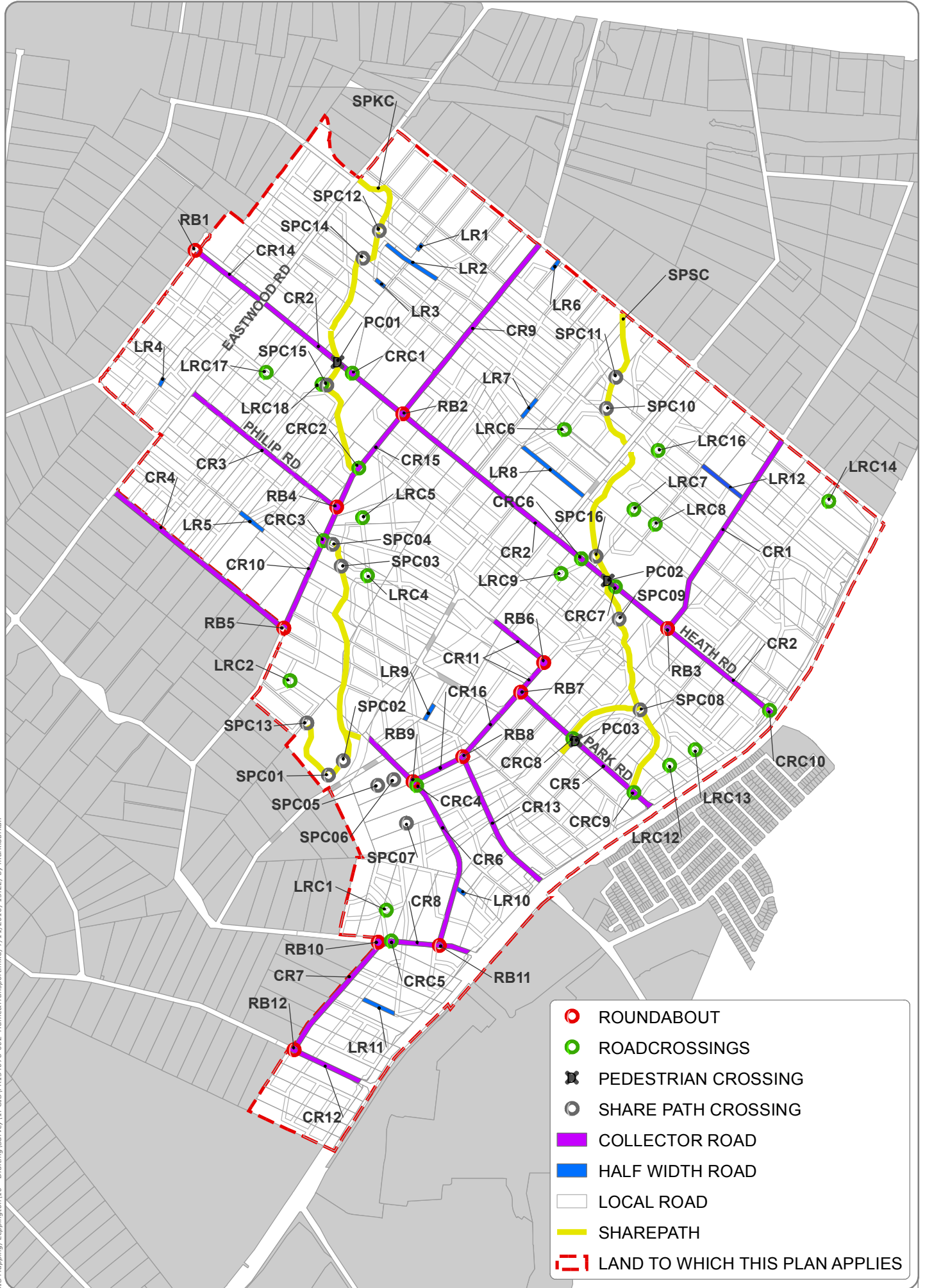


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C	16-02-2017	POST EXHIBITION UPDATE	MC
B	04-11-2016	MULTIPLE CHANGES	MD
A	03-11-2016	FIRST ISSUE	MD
No.	Date	Revision Details	IN

DATE OF PLAN 04-11-2016
 GIS REF: PR134078-001-Traffic&Transport_Acquisition

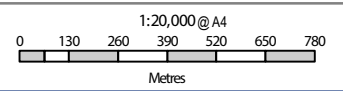


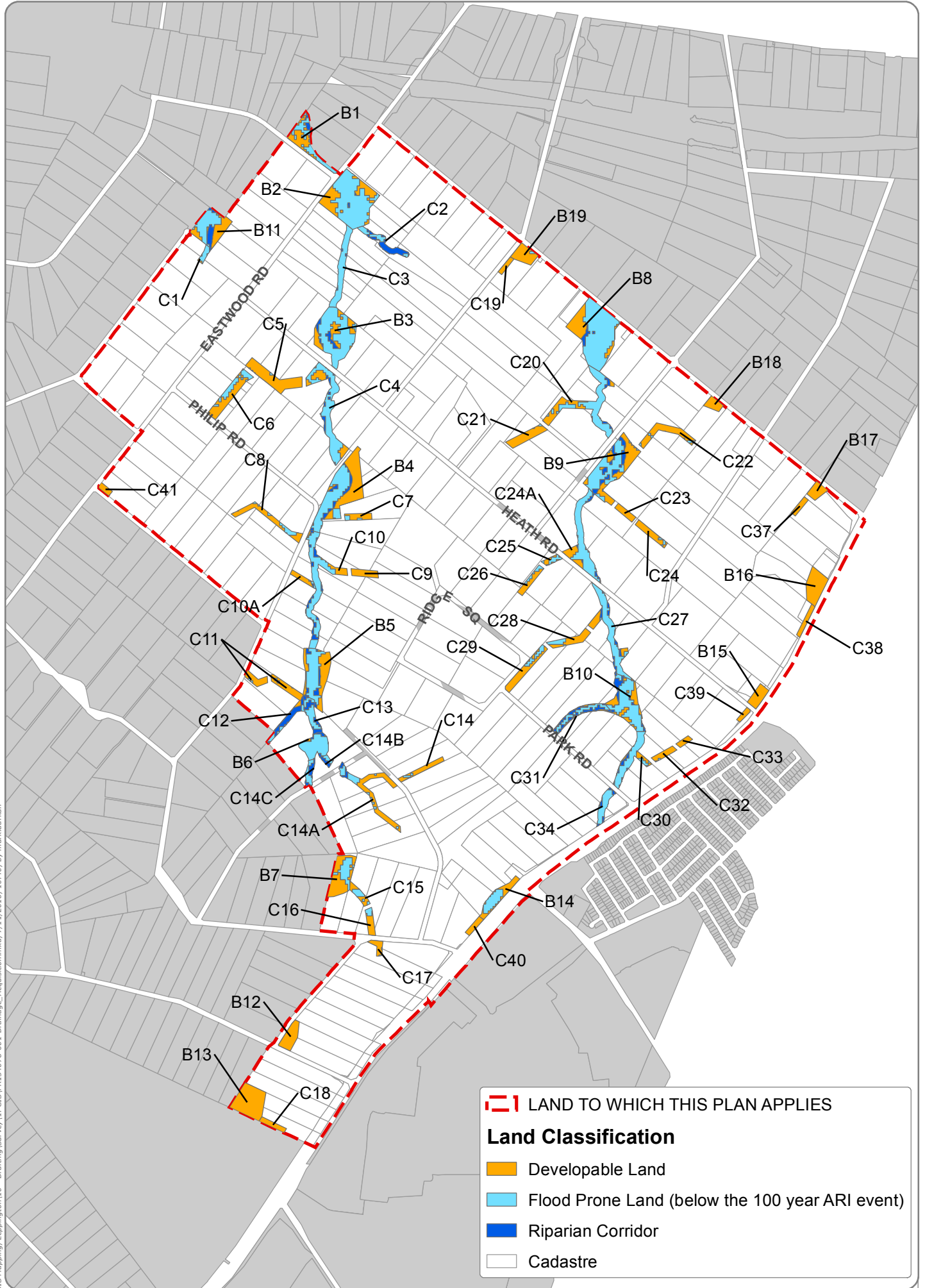


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	ROUNDAABOUT
	ROADCROSSINGS
	PEDESTRIAN CROSSING
	SHARE PATH CROSSING
	COLLECTOR ROAD
	HALF WIDTH ROAD
	LOCAL ROAD
	SHAREPATH
	LAND TO WHICH THIS PLAN APPLIES

B	16-02-2017	POST EXHIBITION UPDATE	MC	DATE OF PLAN	19-10-2016
A	19-10-2016	FIRST ISSUE	HAK	GIS REF:	PR134078-002-Traffic&Transport
No.	Date	Revision Details	IN		





[Red dashed line symbol] LAND TO WHICH THIS PLAN APPLIES

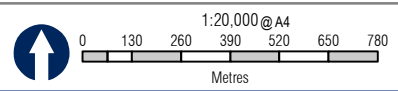
Land Classification

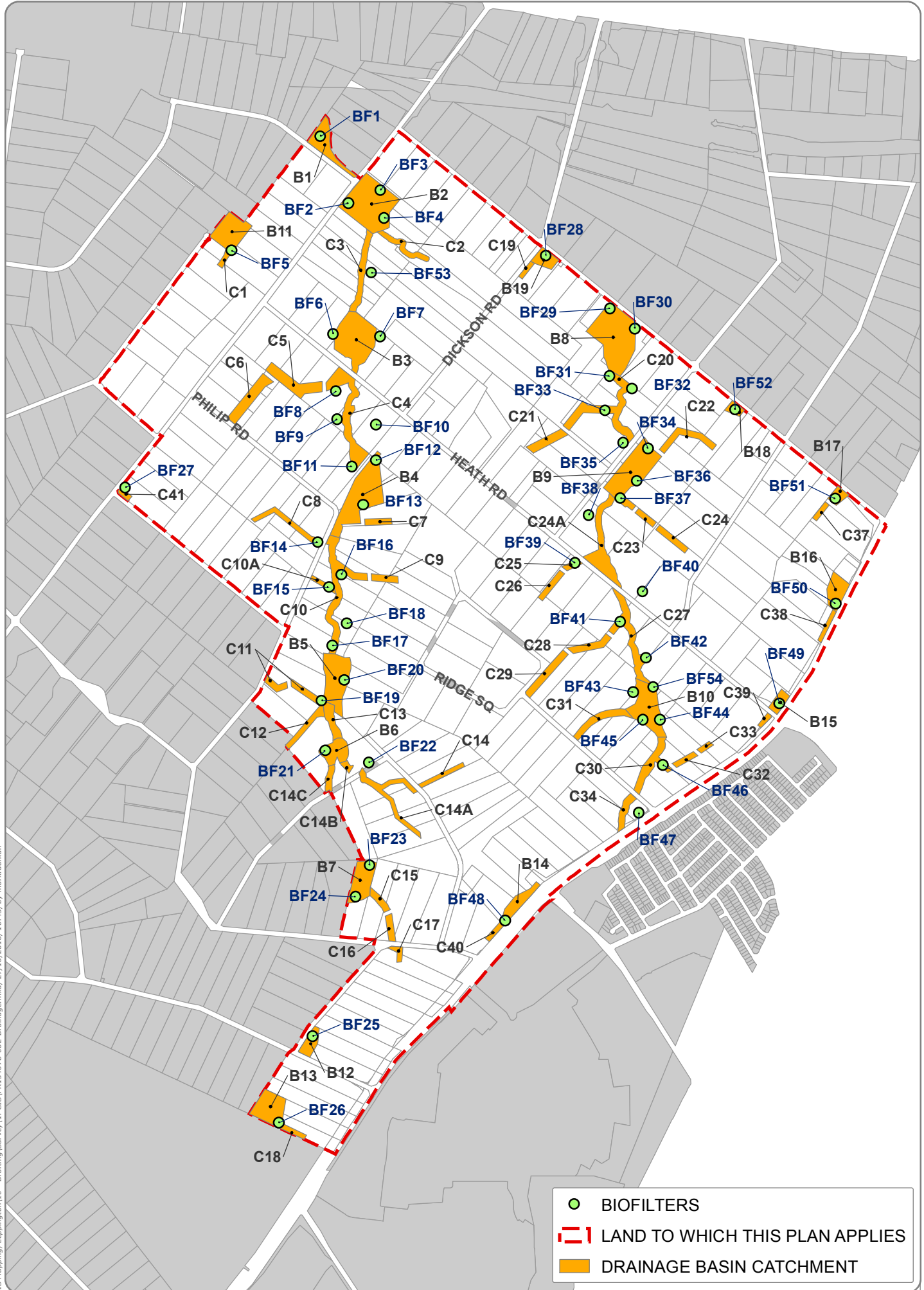
- [Yellow box symbol]** Developable Land
- [Light blue box symbol]** Flood Prone Land (below the 100 year ARI event)
- [Dark blue box symbol]** Riparian Corridor
- [Grey box symbol]** Cadastre

P:\PR134078 - GIS Mapping, Leppington.LO - Drafting\Survey\1. GIS\PR134078-001-Drainage_Acquisition.mxd, 7/11/2016, 10:40, by mark.durkan




B	04-11-2016	MULTIPLE CHANGES	MD
A	02-11-2016	FIRST ISSUE	MD
No.	Date	Revision Details	INI

DATE OF PLAN: 04-11-2016
 GIS REF: PR134078-001-Drainage_Acquisition



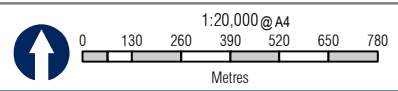


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-  BIOFILTERS
-  LAND TO WHICH THIS PLAN APPLIES
-  DRAINAGE BASIN CATCHMENT

A	19-10-2016	FIRST ISSUE	HAK
No.	Date	Revision Details	INI

DATE OF PLAN: 19-10-2016
 GIS REF: PR134078-002-Drainage



B.5 Background information

Leppington studies supporting infrastructure planning and costing

AECOM Australia Pty Ltd (2013) *Leppington Precinct Transport and Access Strategy*, prepared for NSW Department of Planning and Infrastructure

APP (2014), *Leppington Precinct Infrastructure Delivery Plan*, prepared for Department of Planning and Environment, Draft Report, June

ARUP (2014) *Rickard Road Strategic Route Study – Preferred Route Report*, prepared for NSW Department of Planning and Infrastructure

Department of Planning and Environment (2014), *Leppington Precinct Planning Report*

MJ Davis Valuations Pty Ltd (not dated), *Land Valuations for the Leppington Precinct (VN15003)*

Parsons Brinckerhoff Australia Pty Ltd (2013) *Preliminary sizing and costing of basins and watercourse crossings – Leppington Precinct (RevE)*, prepared for NSW Department of Planning and Infrastructure

SGS Economic and Planning Pty Ltd (2012), *Leppington Precinct Study – Final Report*, prepared for NSW Department of Planning and Infrastructure

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