



Leppington Stage 2 and 5 Frequently Asked Questions PLANNING

1 What is the background of Leppington Precinct (Stages 1 – 5)

- In November/December 2014, the NSW Department of Planning and Environment (DPIE) exhibited the draft precinct planning package for the Leppington Precinct.
- In December 2015, the NSW Minister for Planning rezoned Stage 1 with future stages to be rezoned when servicing infrastructure (e.g. sewer and water) became available.
- In December 2018, DPIE announced it was proceeding to rezone Stages 2 and 5, as sewer and water was available to service these stages.
- In July 2021, the NSW Minister for Planning rezoned Stages 2 and 5. The rezoning is effective on 16 July 2021.

2 Why has the Precinct been separated into stages?

The Precinct is separated into 5 stages to allow for the provision of servicing infrastructure, such as sewer and water to be delivered.

Stage 1 was rezoned in December 2015.

Stages 2 and 5 have access to servicing infrastructure and were rezoned for urban development on 16 July 2021.

Infrastructure servicing for Stages 3 and 4 is yet to be committed. As such, there is currently no timeframe to rezone these stages.

3 What am I able to do with my land with the new zones?

It depends on the zoning of the property.

Land zoned “R2 low density residential” allows for a range of uses, including detached housing, child-care centres, dual occupancies and secondary dwellings with consent.

Land zoned “R3 medium density residential” allows for uses such as residential flat buildings and multi-dwelling housing with consent.

Land zoned for other purposes may be designated for a public purpose such as local open space, drainage or school infrastructure.

For more information regarding the zoning of your property, please visit legislation.nsw.gov.au

For more information on how to develop your land, please contact Council’s Duty Planner on (02) 4654 7777.

4 Do I have to sell my land to a developer?

No. Landowners are not obligated to sell to a developer at any time unless they choose to.

Any agreement shall be a private agreement between the landowner and the developer. Council has no role in this.

5 Can I continue to operate under existing development consent?

All existing and approved development has the right to continue under ‘existing use rights’ until such time as the land owner chooses to redevelop their land.

New development applications will consider the new zoning of the land, as the previous rural zone has now become redundant.

6 Why has my land been designated for a public purpose?

To facilitate the transition from rural to urban development, public infrastructure is required to help support and service the future community.

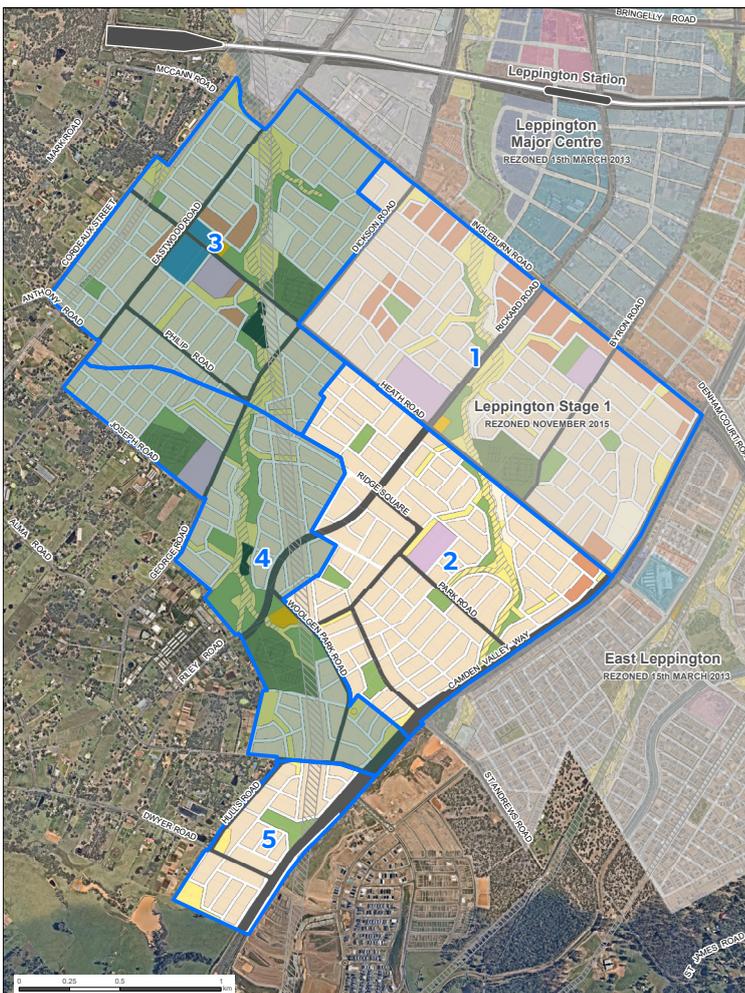
For example, drainage land has been identified to provide stormwater management infrastructure. This includes the Scalabrini Creek corridor and drainage lines that flow into the creek.

Open space land has been identified to protect remnant vegetation and to provide local parks.

Land has also been identified for road infrastructure to enable development of the Leppington Precinct for urban development.

7 Who can I contact for more information?

Please contact Council’s Senior Strategic Planner (Bradley Colling) on (02) 4654 7604



Leppington
Precinct – Draft
Staging Plan
(Source: DPIE)