



New South Wales

State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Liverpool–East Leppington Precinct) 2014

under the

Environmental Planning and Assessment Act 1979

Her Excellency the Governor, with the advice of the Executive Council, has made the following State environmental planning policy under the *Environmental Planning and Assessment Act 1979*.

PRU GOWARD, MP
Minister for Planning

State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Liverpool–East Leppington Precinct) 2014

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Environmental Planning and Assessment Act 1979

1 Name of Policy

This Policy is *State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Liverpool–East Leppington Precinct) 2014*.

2 Commencement

This Policy commences on the day on which it is published on the NSW legislation website.

3 Maps

The maps adopted by *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Policy.

4 Repeal of Policy

- (1) This Policy is repealed on the day following the day on which this Policy commences.
- (2) The repeal of this Policy does not, because of the operation of sections 5 (6) and 30 of the *Interpretation Act 1987*, affect any amendment made by this Policy.

Schedule 1 Amendment of State Environmental Planning Policy (Sydney Region Growth Centres) 2006

[1] Clause 7 Controls applying to precincts after finalisation of precinct planning process

Insert at the beginning of the matter relating to the East Leppington Precinct, South West Growth Centre in Column 2 of the Table to the clause:

Appendix 8 (to the extent to which the *Liverpool Growth Centres Precinct Plan 2013* applies to the East Leppington Precinct),

[2] Appendix 8 Liverpool Growth Centres Precinct Plan

Insert “, East Leppington Precinct” after “Austral Precinct” in clause 1.3.

[3] Appendix 8, clause 1.3

Insert “or East Leppington Precinct” after “Leppington North Precinct” in the note to the clause.

[4] Appendix 8, clause 4.1A (3)

Insert “of land in the Austral Precinct or the Leppington North Precinct” after “development”.

[5] Appendix 8, clause 4.1A (3A)

Insert after clause 4.1A (3):

- (3A) The minimum lot size for certain residential development of land in the East Leppington Precinct is set out in the table below.

Dwelling type	Minimum lot size
Dwelling houses (detached)	250 square metres
Semi-detached dwellings	200 square metres
Dual occupancies	500 square metres
Secondary dwellings	450 square metres
Attached dwellings	375 square metres
Multi dwelling housing	1,500 square metres
Residential flat buildings	2,000 square metres

[6] Appendix 8, clause 5.1 (2)

Insert after the matter relating to Zone SP2 Infrastructure and marked “Educational establishment” in the Table to the subclause, in Columns 1 and 2, respectively:

Zone SP2 Infrastructure and marked
“Unclassified regional road—Denham Court
Road”

Roads and Maritime Services

[7] Appendix 8, clauses 6.4 and 6.5

Insert after clause 6.3:

6.4 Maximum gross floor area for retail premises in Zone B1 in East Leppington Precinct

Despite any other provision of this Precinct Plan, the total gross floor area of all retail premises on land in Zone B1 Neighbourhood Centre within the East Leppington Precinct must not exceed 2,500 square metres.

6.5 Vehicular access to service stations and food and drink premises in Zone B1 in East Leppington Precinct

- (1) The objectives of this clause are as follows:
 - (a) to limit direct access to Camden Valley Way from land within Zone B1 Neighbourhood Centre,
 - (b) to support the efficient operation of Camden Valley Way,
 - (c) to support the design and operation of the neighbourhood centre.
- (2) This clause applies to land in Zone B1 Neighbourhood Centre in the East Leppington Precinct.
- (3) Despite any other provision of this Precinct Plan, development consent for development for the purposes of a service station or a food and drink premises with direct vehicular access to Camden Valley Way must not be granted unless the consent authority is satisfied that vehicular access will be restricted to left in and left out vehicular movement (that is, where the turning movements of vehicles leaving the premises onto Camden Valley Way are limited to left turns and the turning movements of vehicles leaving Camden Valley Way to enter the premises are limited to left turns).

[8] Appendix 8, Schedule 5

Omit the matter relating to the Upper Nepean Scheme—Upper Canal from Part 1.

Insert instead:

Leppington North, East Leppington	Upper Nepean Scheme—Upper Canal	Between Bringelly Road and Denham Court Road	Lot 1, DP 725231; Lots 1 and 2, DP 596351	State	16
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