

LANDSCAPE ARCHITECTS
65-69 KENT STREET • SYDNEY NSW 2000
PO BOX R1388 • ROYAL EXCHANGE NSW 1225 • AUSTRALIA
sydney@clouston.com.au
www.clouston.com.au
TELEPHONE (02) 8272 4999

Angelo Maggiotto, Melissa Rodrigues
c/o GAT Associates
Attention: Melissa Rodrigues

S16-0034 EAST LEPPINGTON REZONING_GATEWAY DETERMINATION_Final
26.3.21

Dear Melissa,

EAST LEPPINGTON REZONING – LETTER TO ADDRESS DPIE GATEWAY CONDITIONS

This letter addresses the relevant conditions in the NSW DPIE Gateway Determination for East Leppington Rezoning on 22nd December 2020. In particular this letter addresses the DPIE request to determine if the rezoning results in any additional passive and open space needs or recreational embellishment and if so, to quantify those changes.

Open Space Planning Report (Stage 1) & Concept Master Plan

The Concept Master Plan in the Open Space Planning Report for East Leppington Rezoning prepared by CLOUSTON in July 2019 proposed 2.15Ha of Public Open Space (POS) for the 1.45Ha Medium Density Residential Area. The form, location, layout and design of that open space was based on current best practice metrics and followed extensive engagement with DPIE and Liverpool City Council.

The public open space comprised of riparian corridor, large and small kickabout space, children's play, social court, dog off leash area, free play reserve with associated space for BBQs, picnic shelters, associated paths, planting and seating in shade. The public open space can be easily accessed within less than 400m walk (in many cases less than 200ms) from the Residential Area and Commercial Zone in East Leppington Precinct.

As a result, the Concept Master Plan provided suitable public open space and amenities with easy accessibility to meet various needs of all residents within the precinct and residents in the adjacent developed residential area.

The subsequent rezoning amendment has been incorporated into the updated concept master plan, Issue K, dated 12.3.2021.

DPIE Gateway Conditions

The Gateway Condition clauses relevant to open space and relating to potential changes to open space as a result of the proposed zoning amendment are Clauses 1(c) and 1(d). These clauses are set out below and the response to each follows:

- 1(c) The planning proposal and relevant supporting studies are updated to determine the passive and open space needs as a result of the rezoning having regard to
- a. walkable access within 400m of homes;
 - b. the future population
 - c. recreational need;
 - d. the network of open space including the need for active vs passive open space;
 - e. draft Greener Places Design Guide.

1(d) Upon finalisation of condition (b), the planning proposal is updated to identify the amount of usable open space proposed differentiating between land that is constrained and unconstrained eg. land containing infrastructure, biodiversity value, flood affected, etc.

In relation to Clause 1(c) the proposed rezoning results in a minor net loss of dwellings under the proposed planning controls when compared to existing planning controls. Accordingly, in response to subclauses a-d:

- a) all dwellings remain within a 400m walking distance of public open space. In response to the subclauses:
- b) in relation to future population the rezoning would result in a minor net loss of dwellings and thus a slightly reduced population, hence additional open space and/or embellishment would not be required
- c) the reduced population resulting from the rezoning does not create any additional recreation needs
- d) the reduced population resulting from the rezoning does not alter the efficacy and accessibility of the existing open space network nor does it change the balance of passive and active recreation needs
- e) the 2019 proposal for open space was based on the 2017 Preliminary Draft of the Greener Places Policy. The current proposal for open space aligns with the Draft Greener Places Guidelines for Open Space and Recreation (2020).

In relation to Clause 1(d) the open space plan has considered the findings under point 1a) being the number of homes and jobs under existing and proposed controls as determined by Judith Stubbs & Associates and Leyshon Consulting.

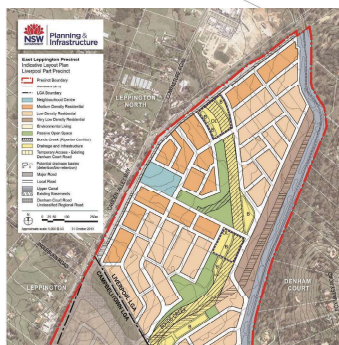
In view of the above and the net reduction of population resulting from the rezoning, the quantum and quality of open space proposed and its embellishment will meet the local recreation needs of the new population.

We trust that this clarifies the position and would be happy to answer any resulting queries.

Yours faithfully
CLOUSTON Associates



CROSBIE LORIMER
Managing Director
Registered Landscape Architect No 891



	Developable Residential Area (Ha)	Public Open Space Area (Ha)				
		A	B	C	ENV	TOTALHa
DP&E Zoning 2013	1.128 Ha	Based on DP&E zoning.				
Concept Masterplan 2019	1.454 Ha	0.454	0.722	0.685	0.289	2.15

*All areas are approximate



Client: Angelo and Adrian Magglio

1:1000 @A1



REVIEW OF PROPOSED REZONING FOR LOT E:28997 • EAST LEPPINGTON

CONCEPT MASTERPLAN

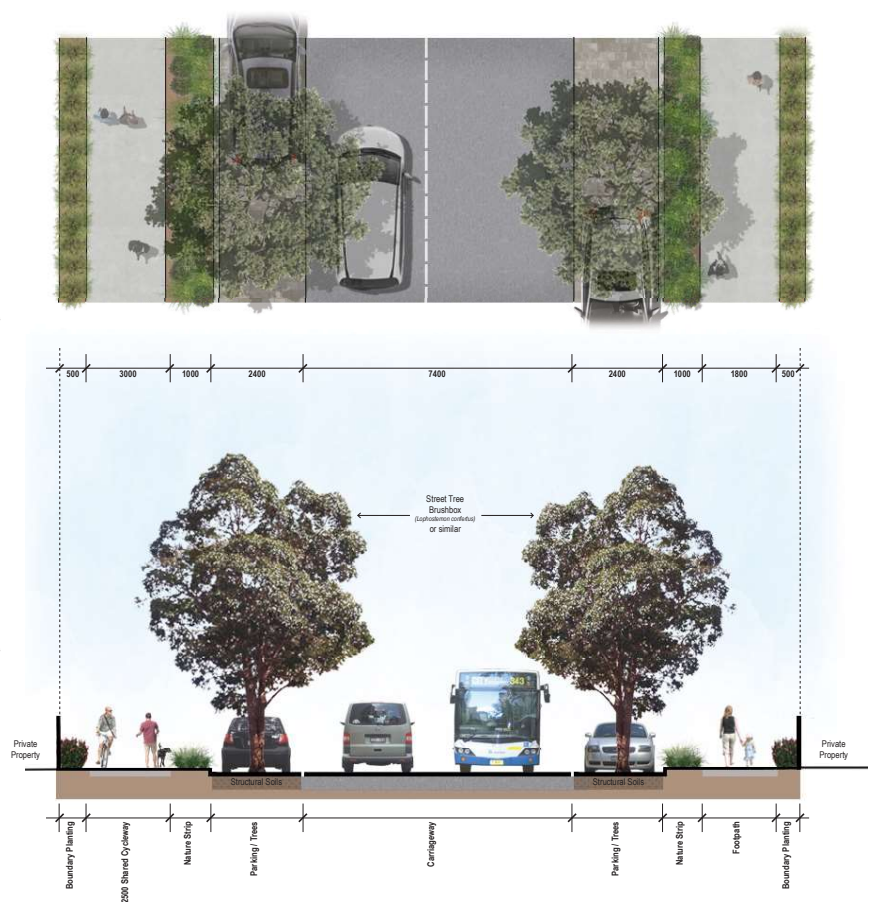
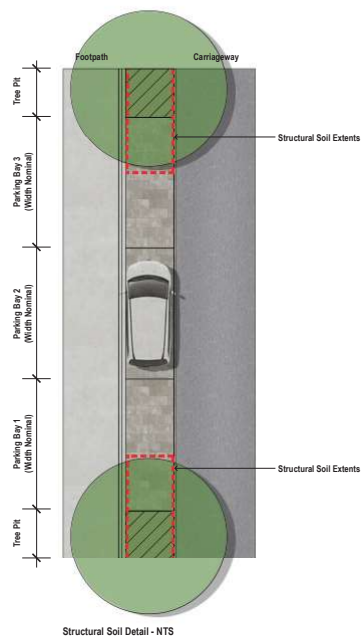
S16-0034 VAR10

12/03/2021 Issue K

LANDSCAPE ARCHITECTS • URBAN DESIGNERS • LANDSCAPE PLANNERS

S:\6140134\FAST LEPPINGTON\2021\MASTERPLAN\MASTERPLAN_A1\2021-03-12\PRINTED ON 12/03/2021 10:36AM

Embellishment	Dimensions			Treatment
	Width (m)	Length (m)	Area (m2)	
1.1 Social Court	20	20	330	Gravel surface plaza with outdoor seating and tree plantings. Informal recreation elements (ie. Basketball/netball hoop, bocce etc.)
1.2 Walking Loop	2	180	340	Broom Finished Concrete.
1.3 Link Across Riparian Corridor (Boardwalk/Bridge)	3	70 (Actual span of boardwalk TBC)	175	Broom finished concrete path connecting to boardwalk spanning riparian corridor. Structure: Steel & Timber Decking: Timber Balustrade: Steel & Timber
1.4 Pedestrian Crossing	3.6	17	n/a	Painted white markings on road asphalt in accordance with AS 1742.10. Pedestrian refuge to be included if required.





Shade Structures with Community Facilities



Picnic Tables



Childrens Play



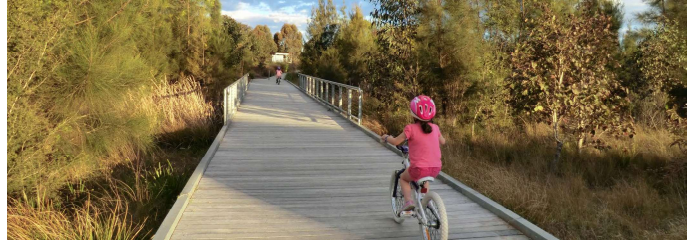
Recovered Log Play Area



Nature Play



Kickabout Area



Cycleway Connection



Cycling Road



Client: *Angelo and Adrian Magglio*

REVIEW OF PROPOSED REZONING FOR LOT E:28997 • EAST LEPPINGTON

S16-0034 VAR10

OPEN SPACE AND FACILITIES

03/07/2019 Issue 1

P:\S16-0034 EAST LEPPINGTON REZONING\06 LAYOUT\A REPORTS\16-0034 EAST LEPPINGTON REZONING\CONCEPT MASTERPLAN • LAST PRINTED ON 03/07/2019 12:45PM