

Table 1: Key differences proposed by Aland for the Civic Centre Planning Proposal to the Leppington Town Centre Planning Proposal

	Leppington Town Centre Planning Proposal	Aland Civic Centre	Implications
Land Zoning	B4 Mixed Use (~15,409 m ²) SP2 Infrastructure (~10,059.4m ²) RE1 Public Recreation (~7,137m ²)	B4 Mixed Use (~32,605m ²)	The removal of SP2 and RE1 zoning reduces certainty for the delivery of community infrastructure and public open space.
Open Space	~7,137m ²	5,657m ² ¹	The Aland Planning Proposal seeks to reduce the planned public open space. Aland's proposed 5,657m ² of open space, consists of both private and public space.
Maximum Building Height	65m	100-124.9m ²	The Aland Planning Proposal seeks to increase the height of building for the Civic Core by more than 150% .
Gross Floor Space	~56,543m ²	183,871m ² ³	The Aland Planning Proposal seeks to increase the gross floor space for the Civic Centre by more than 300% .

¹ Aland Civic Centre Planning Proposal, page 6, Project Vision

² Aland Civic Centre Planning Proposal, page 7, Project Background

³ Aland Civic Centre Planning Proposal, page 42, Table 7 GFA Summary