



Council Ref: PP/2023/5/1
Record No: 23/688675

22 December 2023

Mr Anas Rahhal
Head of Development, ALAND
C/- Urbis
Level 8/123 Pitt Street
SYDNEY NSW 2000

Attention: Simon Wilkes

Dear Simon

RE: Planning Proposal (PP/2023/5/1) – 173-183 Rickard Road, Leppington

I am writing to acknowledge receipt of the Planning Proposal, lodged via the Planning Portal, which seeks to amend the Western Parkland City SEPP by:

- Rezoning the site from B3 Commercial Core to MU1 Mixed use.
- Amending the height of building control from 24m to a range of 100m to 124.9m across the site.
- Introducing a floor space ratio control of 5 - 5.99:1 for the entire site.
- Introducing a local provision to mandate a minimum provision of public and private open space.

The proposal is also seeking to incorporate a draft site-specific DCP schedule which is proposed to sit within the Leppington Town Centre Development Control Plan.

Draft Leppington Town Centre Planning Proposal

The draft Leppington Town Centre Planning Proposal is a Council-led Planning Proposal which is currently on public exhibition until 6 February 2024.

We acknowledge that your Planning Proposal is seeking an alternative outcome to the draft Plan. However, there will be significant complexities with both planning proposals being under concurrent assessment, including:

- The need for a coordinated and holistic approach – The draft Leppington Town Centre Planning Proposal applies to land located over two local government areas. The Camden Council portion of the Leppington Town Centre contains 181 parcels of land owned by over 120 unique landowners. Given the fragmented nature of the precinct, a spot rezoning approach is not supported by Council officers as there is a need to continue the coordinated and holistic approach to the planning for Leppington Town Centre.
- Process – The public exhibition of the draft Leppington Town Centre Planning Proposal provides stakeholders with confidence that a fair and transparent process is being followed to

address landowner submissions. The lodgement of site-specific planning proposals will likely complicate and raise concerns about the process.

- Public exhibition/review of submissions – The exhibition of the draft planning package and response to submissions when the exhibition concludes is the priority of Council officers. It is noted that all submissions are carefully assessed on their merits. Our intention is to seek independent advice on significant and complex submissions.
- Probity & Resourcing – As the draft Leppington Town Centre Planning Proposal is Council-led, it is not appropriate for Council officers to lead the assessment of your Planning Proposal. Therefore, Council officers will be seeking to procure the services of an independent consultant to undertake the assessment.

Given these complexities, we suggest that the most appropriate and efficient course of action is for you to withdraw the Planning Proposal(s) and instead lodge a formal submission to the draft Leppington Town Centre Planning Proposal.

Notwithstanding the above, the following will apply in relation to the assessment of the Planning Proposal:

Planning Proposal Category & Requirements

In addition to the initial fee (\$ 5,265.00), the Planning Proposal is deemed to be 'Significant' in accordance with [Council's Planning Proposal Policy](#). As such, this Planning Proposal will be calculated at a **full cost recovery rate** (see Council's [Schedule of Fees and Charges](#)).

Significant Planning Proposals also require the lodgement of the following supporting documentation:

- Project plan;
- Probity plan;
- Communications plan; and
- Fee agreement (refer below).

Fee agreement

In accordance with Council's Planning Proposal Policy and Part 2 Clause 11 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation), a negotiation of a funding agreement between Council and the proponent will be required which will enable Council to cover both direct and indirect costs.

Should you decide to proceed with the Planning Proposal(s), Council officers will organise a meeting with you to discuss the preparation of a funding agreement. This will include Council officers procuring the services of an independent consultant to undertake the assessment.

Suggested next steps

Council officers believe it is in the best interest of all parties for the Planning Proposal(s) to be withdrawn. This will ensure that appropriate best practice measures are in place to ensure that a coordinated and holistic approach to planning continues for the precinct.

We encourage you to lodge a submission to Council on the draft Leppington Town Centre Planning Proposal in lieu of progressing with Planning Proposal(s) with the Leppington Town Centre.



We would like to assure you that your submission will be carefully reviewed. We note that it is our intention is to seek independent advice on significant and complex submissions.

We welcome the opportunity to meet to discuss early next year. In the meantime, please do not hesitate to contact me on 4654 7801 or alternatively via email at josh.pownell@camden.nsw.gov.au.

Yours Sincerely,

Josh Pownell
Manager Strategic Planning

