

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

	Leppington Town Centre Planning Proposal	Aland Residential Core	Implications
Land Zoning	B4 Mixed Use (~1,872 m ²) SP2 Infrastructure (~5,339 m ²) RE1 Public Recreation (~19,204 m ²) R4 High Density Residential (~12,715 m ²)	R4 High Density Residential (~43,035 m ²)	The removal of SP2 and RE1 zoning reduces certainty for the delivery of community infrastructure and public open space.
Open Space	~19,204 m ²	6,974 m ² ¹	The Aland Planning Proposal seeks to reduce open space by more than half . Aland's proposed 6,974m ² of open space, consists of both private and public space.
Maximum Building Height	36-45m	North Precinct: 100-124.9m ² South Precinct: 25-29.9m ³	The Aland Planning Proposal seeks to increase the height of building for the Residential Core by more than 200% .
Gross Floor Space	~35,458 m ²	145,861 m ² ⁴	The Aland Planning Proposal seeks to increase the gross floor space for the Residential Core by more than 400% .

¹ Aland Residential Core Planning Proposal, page 8, Project Background

² Aland Residential Core Planning Proposal, page 8, Project Background

³ Aland Residential Core Planning Proposal, page 8, Project Background

⁴ Aland Residential Core Planning Proposal, page 46, Table 7 Breakdown of GFA by Building