

Rezoning review details

Planning proposal number	PP-2023-2031
Project title	Aland Leppington Residential Core Planning Proposal
Brief explanation of the planning proposal	The intended outcome of this Planning Proposal is to amend the Parkland City SEPP by: ? Rezone the site from B7 Business Park to R4 High Density Residential. ? Amend the height of building control from 24m to a range of 100m to 124.9m in the northern portion and 25m to 29m in the southern portion. ? Introducing a floor space ratio control of 3.8:1 for the entire site. ? Incorporating a site-specific provision, requiring the provision of a minimum of 6,974m ² of public open space.
Date Council has received the Planning proposal	21/02/24
Date the application was lodged for assessment by council	6/11/23
Reason for request	Council has notified that it does not support the Planning proposal
Date Council has not supported the Planning proposal	
Reason provided by Council for not supporting the Planning proposal	
Description	
Which of the following uses does the planning proposal propose?	

Proposals for other uses

Provide a description of the uses proposed	
Does this planning proposal include a rezoning of land?	

Applicant details

Title	Mr
First given name	Andrew
Other given name/s	
Family name	Hrsto
Contact number	0430082558
Email	leppington@aland.com.au
Address	8 Gould Street, Strathfield South NSW 2136
Is the applicant a company?	Yes
Name	LEPPINGTON (1) 88 DEVELOPMENT PTY LTD
ABN	67658404981
ACN	658404981
Trading Name	

PP details

Subject Land

What land does the planning proposal apply to?	Individual properties (five or less lots) within the LGA
Which LGA does the proposal relate to?	CAMDEN

Select the site of the development

Site address #	1
Street address	156 RICKARD ROAD LEPPINGTON 2179
Local government area	CAMDEN

Lot / Section Number / Plan	38A / - / DP8979
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Local Provisions</p> <p>Obstacle Limitation Surface</p> <p>Bushfire Prone Land</p> <p>Special Infrastructure Contributions</p>

Select the site of the development

Site address #	2
Street address	166 RICKARD ROAD LEPPINGTON 2179
Local government area	CAMDEN
Lot / Section Number / Plan	37 / - / DP8979
Primary address?	No
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Local Provisions</p> <p>Obstacle Limitation Surface</p> <p>Bushfire Prone Land</p> <p>Special Infrastructure Contributions</p>

Planning Proposal details

The planning proposal relates to a combination of map based and word based
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What controls does the planning proposal relate to ?	planning provisions
Which planning provisions does the planning proposal seek to amend? (select all that apply)	Land use zone Maximum height of building Floor space ratio Local provision
Please provide details of what other controls will be amended by the planning proposal	
Please provide a brief description of the effect of the planning proposal	The intended outcome of this Planning Proposal is to amend the Parkland City SEPP by: ? Rezone the site from B7 Business Park to R4 High Density Residential. ? Amend the height of building control from 24m to a range of 100m to 124.9m in the northern portion and 25m to 29m in the southern portion. ? Introducing a floor space ratio control of 3.8:1 for the entire site. ? Incorporating a site-specific provision, requiring the provision of a minimum of 6,974m2 of public open space.

Pre-lodgement meeting

Has a pre-lodgement meeting been held to discuss the planning proposal with the council staff?	No
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Planning Agreement

Is the planning proposal application accompanied by a Planning Agreement?	No
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Pecuniary interest

Is the applicant or owner an employee or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or council or of the Councillor assessing the application?	No

Political Donations

Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
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Payer details

First name	Andrew
Other given name/s	
Family name	Hrsto
Contact number	0430082558
Email	leppington@aland.com.au
Billing address	8 Gould Street, Strathfield South NSW 2136

Review and submit

Declarations

I declare that all the information and documentation provided is, to the best of my knowledge, true and correct.	Yes
I understand that the original application and accompanying information, as well as the decision to review the determination will be provided to the appropriate consent authority and relevant agency(ies) for the purposes of the rezoning review determination.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the rezoning review determination.	Yes

The Planning Proposal authority may use the information and materials provided for notification, advertising purposes, and may be made available to the public for inspection. Information related to the application may also become available via NSW Planning Portal.	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the	Yes