



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/2023/6/1) – 156-166 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 B7 Business Park to R4 High Density Residential.
- Amending 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.

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 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 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, 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 also 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



English

If you need help understanding this information, please call the Translating and Interpreting Service on 131 450 and ask them to call Camden Council on 13 226 336 on your behalf.

简体中文 (Simplified Chinese)

如果您需要帮助理解本资料内容, 可首先致电131 450, 联系翻译和口译服务 (TIS), 然后要求为您转接13 226 336 联系Camden市议会政府。

繁體中文 (Traditional Chinese)

如果您需要帮助理解本資料內容, 可首先致電131 450, 聯絡翻譯和傳譯服務 (TIS), 然後要求為您轉接13 226 336 聯絡Camden市議會政府。

عربي (Arabic)

إذا كنتم بحاجة للمساعدة في فهم هذه المعلومات، فيرجى الاتصال بخدمة الترجمة التحريرية والشفهية (TIS) على الرقم 131 450 والطلب منهم الاتصال بمجلس Camden على الرقم 13 226 336 بالنيابة عنكم.

Español (Spanish)

Si necesita ayuda para comprender esta información llame al Servicio de Traducción e Interpretación (TIS) al 131 450 y pida que llamen a la Municipalidad de Camden al 13 226 336 en su nombre.

Tiếng Việt (Vietnamese)

Nếu cần người trợ giúp mình hiểu thông tin này, xin quý vị gọi cho Dịch vụ Thông phiên dịch (TIS) qua số 131 450 và yêu cầu họ gọi cho Hội đồng Thành phố Camden số 13 226 336 giúp quý vị.

ਪੰਜਾਬੀ (Punjabi)

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਜਾਣਕਾਰੀ ਨੂੰ ਸਮਝਣ ਵਿੱਚ ਮੱਦਦ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ 131 450 'ਤੇ ਟ੍ਰਾਂਸਲੇਟਿੰਗ ਐਂਡ ਇੰਟਰਪ੍ਰੀਟਿੰਗ ਸਰਵਿਸ (TIS) ਨੂੰ ਫ਼ੋਨ ਕਰੋ ਅਤੇ ਉਹਨਾਂ ਨੂੰ ਤੁਹਾਡੀ ਤਰਫ਼ੋਂ 13 226 336 'ਤੇ Camden ਕੌਂਸਲ ਨੂੰ ਫ਼ੋਨ ਕਰਨ ਲਈ ਕਰੋ।

Italiano (Italian)

Se ti serve aiuto per capire queste informazioni, telefona al Servizio traduzioni e interpreti (TIS) al numero 131 450 e chiedi di chiamare per tuo conto il Comune di Camden al numero 13 226 336.

(Assyrian/Aramaic) ܟܢܝܢܐ ܕܩܘܪܝܝܢܐ

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नेपाली (Nepali)

यदि तपाईंलाई यो जानकारी बुझ्न मद्दत चाहिन्छ भने कृपया 131 450 मा अनुवाद र दोभाषे सेवा (TIS) लाई फोन गर्नुहोस् र तपाईंको लागि Camden काउन्सिललाई 13 226 336 मा फोन गर्न लगाउनुहोस्।

Српски (Serbian)

Ako вам je potrebna pomoć da biste razumeli ove informacije, pozovite Službu za pismeno i usmeno prevođenje (TIS) na 131 450 i zamolite da вам nazovu Opштину Camden на 13 226 336.

हिन्दी (Hindi)

यदि इस जानकारी को समझने में आपको सहायता की आवश्यकता है, तो कृपया अनुवाद एवं दुभाषिया सेवा (TIS) को 131 450 पर कॉल करें और उन्हें आपकी ओर से Camden काउंसिल को 13 226 336 पर कॉल करने के लिए कहें।

Hrvatski (Croatian)

Ako trebate pomoć da biste razumjeli ove informacije, nazovite Službu za prevođenje i tumačenje (TIS) na 131 450 i zamolite da вам nazovu Općinu Camden на 13 226 336.

Ελληνικά (Greek)

Εάν χρειάζεστε βοήθεια για να καταλάβετε αυτές τις πληροφορίες, τηλεφωνήστε στην Υπηρεσία Μετάφρασης και Διερμηνείας (TIS) στο 131 450 και ζητήστε τους να καλέσουν τον Δήμο Camden στον αριθμό 13 226 336 για λογαριασμό σας.

Malti (Maltese)

Jekk għandek bżonn għajnuna tifhem dan it-tagħrif, jekk jogħġbok ċempel lis-Servizz tat-Traduzzjoni u l-Interpreter (TIS) fuq 131 450 u staqsihom iċ-ċemplan lill-Kunsill ta' Camden fuq 13 226 336 għan-nom tiegħek.

Tagalog/Filipino (Tagalog/Filipino)

Kung kailangan mo ng tulong sa pag-unawa ng impormasyong ito, mangyaring tumawag sa Translating and Interpreting Service (TIS) sa 131 450 at hilingin sa kanila na tumawag sa Camden Council sa 13 226 336 para sa iyo.

Deutsch (German)

Wenn Sie zum Verständnis dieser Informationen Hilfe benötigen, wenden Sie sich bitte an den Übersetzungs- und Dolmetscherdienst (TIS) unter 131 450 und bitten Sie diesen, die Stadtverwaltung Camden unter der Nummer 13 226 336 für Sie anzurufen.