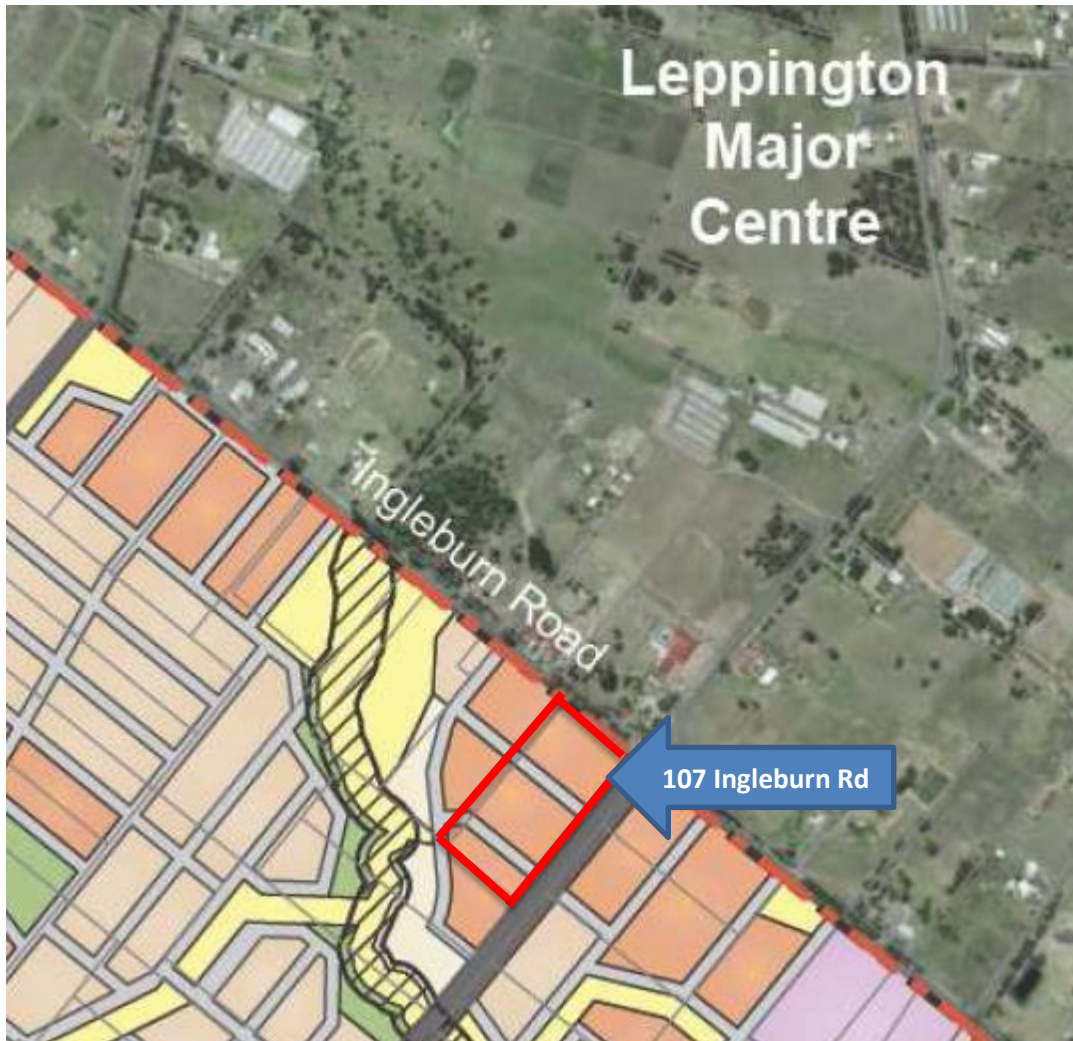


Proposal from 107 Ingleburn Road, Leppington.

1. Building Height – Anomaly Correction



This land is the closest residential zoned (R3-Medium Density) property from Leppington Railway Station, Major City Centre and Commercial area. But the building height proposed is only 12 meters. But the Medium Density (R3) zoned properties in the same Ingleburn Rd in “North Leppington Precinct”, that are further away from Railway Station and Major City Centre, had already given 21 meter height and allowed for Flat/Unit construction.

Please see the following abstracts from North Leppington Precinct Planning Report:

“4.2.2 Changes to zoning tables

The Explanation of Intended Effect included draft land use tables, indicating land uses proposed to be either permissible with or without consent or prohibited, for each zone. Some changes to the permissible land uses have been made since exhibition:

- Residential flat buildings are permissible with consent in the R3 Medium Density Residential zone in both the Camden and Liverpool Growth Centre Precinct Plans (this land use was proposed to be prohibited in the draft Precinct Plan). This is consistent with Camden Local

Environmental Plan 2010 and is appropriate given the proximity to Leppington Major Centre of medium density residential land in the Camden part of the Precincts. This is inconsistent with Liverpool LEP 2008 however, the Department considers it appropriate to have consistent permissible land uses across the Growth Centres in this case.

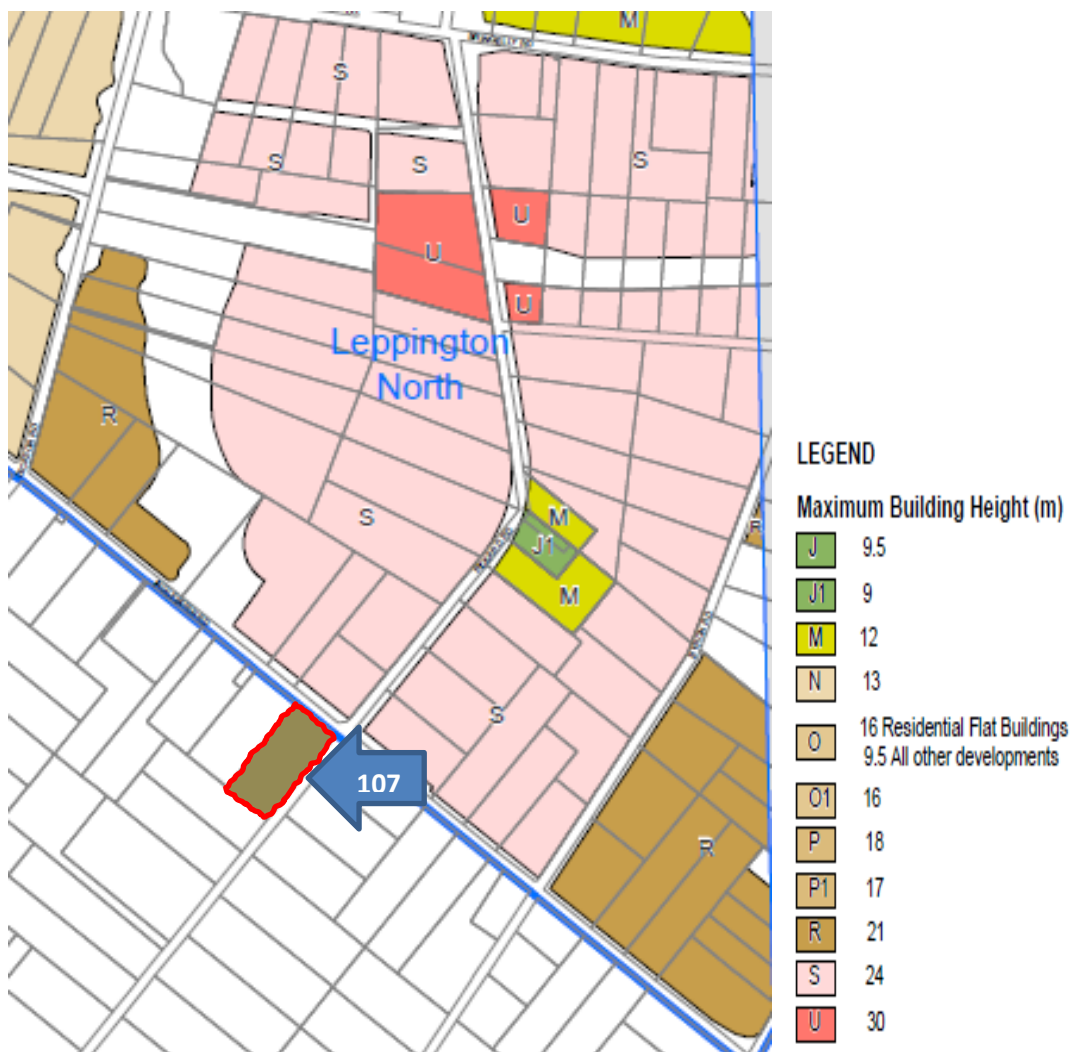
- Bed and breakfast accommodation is now permissible with consent in the R3 zone (previously prohibited) to be consistent with Camden LEP 2010 and other Growth Centre Precinct Plans. (Please see page 24 of North Leppington Planning Report)

Height of Buildings Map

The height of buildings map has been amended as follows:

- The maximum height of buildings in R3 Medium Density Residential zoned land in Camden LGA has been increased to 21 metres because this zone now permits residential flat buildings (the R3 zone in the draft Precinct Plan prohibited this land use) . The changes above have been made in response to issues raised by Camden Council. “ (Please see page 28 of North Leppington Planning Report).

Comparative Location of 107 Ingleburn Road with respect to other Medium Density Zones (R3).



Considering this general principle applied in Growth Zones, especially on the properties close to Major City Centre, **the Medium Density Residential (R3) zones**

near the Ingleburn Road in Leppington Precinct which are close to Major City Centre, should have 21 meter height and permission for Flat/Unit construction.

Sincerely

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