



Pre-Development Application

Date Submitted: 01/05/2026

Project Name: Mixed Use at Rickard Road & Byron Road, Leppington
Case ID: PDA-117229988

Proponent Details

Project Owner Info

Title	Mr
First Name	Michael
Last name	Gheorghiu
Role/Position	External Project Manager
Phone	0419265659
Email	michael@tudorpd.com
	Suite 3 /239-247 Pacific Highway
Address	North Sydney , New South Wales, 2060 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	The Trustee for Leppington24 Unit Trust
ABN	26413269782

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mrs	Juliet	Grant
Phone	Email	Role/Position
0290711889	planning@gyde.com.au	Corporate Services Manager

Address

LEVEL 6 SUITE 2 120
SUSSEX STREET
SYDNEY, New South Wales 2000
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?

Yes

Project Info

Project Name	Mixed Use at Rickard Road & Byron Road, Leppington
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD750,000,000.00
Indicative Operation Jobs	400
Indicative Construction Jobs	800
Number of Occupants	3,600
Number of Dwellings	1,500
Gross Floor Area (GFA) sqm	200,000
% of In-fill Affordable Housing	5
Number of In-fill Affordable Dwellings	75

Description of the Development/Infrastructure

Mixed-use staged development comprising:

- Approximately 1,500 apartments, including approximately 5% allocated as affordable apartments for 15 years.
- Approximately 10,000sqm of commercial/retail/other uses and,
- New roads, community space and open space of an approximate area of 6,000sqm.

Stage 1 works comprise approximately 400 apartments (15% affordable housing for 15 years).
Concurrent rezoning to amend the HOB and FSR control.

Stage 1 Details

Estimated Development Cost (excl GST)	AUD150,000,000.00
Operation Jobs	0
Construction Jobs	300
Number of Occupants	960
Number of Dwellings	400
Gross Floor Area (GFA) sqm	80,000
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	60

Concept Development

Are you intending to submit a concept or staged application?

Yes

Would this be for the initial concept application?

Yes

Would this application also include the first stage of the project?

Yes

Site Details

Site Information

Site Name	176 Rickard Road & 225-231 Byron Road, Leppington
Site Address (Street number and name)	176 Rickard Road & 225-231 Byron Road, Leppington
Site Co-ordinates - Latitude	-33.956467412503926
Site Co-ordinates - Longitude	150.812

Local Government Area

Local Government	District Name	Region Name	Primary Region	
Camden	Western City District	Sydney	☒	

Lot and DP

Lot and DP

Lot 37A DP 8979

Lot 370 DP 1193738

Lot 371 DP 1193738

Site Area

What is the total site area for your development?

Site Area sqm

45,056

Statutory Context



Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Which State Environmental Planning Policy (SEPP) does your application relate to?

None, declared by a Ministerial planning order as SSD

Section under selected Schedule

Residential development

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The concurrent PP seeks to amend the zoning on the site to a mix of B4 Mixed Use, RE1 Public Recreation and R4 High Density Residential, in accordance with the SARP. Within the B4 and R4 zones, residential flat buildings are permissible with consent under Appendix 5 of the State Environmental Planning Policy (Precincts—Western Parkland City) 2021.

HDA EOI Number

273228

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

No

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

- Environmental Planning & Assessment Act 1979 (the Act)
- Environmental Planning & Assessment Regulations
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Precincts—Western Parkland City) 2021
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022)

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

Would the project vary any development standard?

No

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

Yes

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

File Name	Site Context Map
File Name	SEARs Scoping Letter