



Project Name: Residential development at 99 Byron Rd, Leppington
Case ID: PDA-125880489

Proponent Details

Project Owner Info

Title	Mr
First Name	Gilbert
Last name	de Chalain
Role/Position	Partner
Phone	0417253416
Email	gilbert@hdcplanning.com.au
Address	Level 1
	244 Macquarie Street
	LIVERPOOL ,
	New South Wales,
	2170 ,
	AUS

Company Info

Are you applying as a company/business?

Yes	
Company Name	DE CHALAIN PLANNING PTY LTD & HASKEW PLANNING PTY LTD
ABN	56828254118

Primary Contact Info

Are you the primary contact?

Yes			
Title	First Name	Last Name	
Mr	Gilbert	de Chalain	
Phone	Email	Role/Position	
0417253416	gilbert@hdcplanning.com.au	Partner	

Address
Level 17, Suite 1730
9 Castlereagh 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	Residential development at 99 Byron Rd, Leppington
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD66,000,000.00
Indicative Operation Jobs	0
Indicative Construction Jobs	320
Number of Occupants	333
Number of Dwellings	145
Gross Floor Area (GFA) sqm	15,526
% of In-fill Affordable Housing	10
Number of In-fill Affordable Dwellings	15

Description of the Development/Infrastructure

Residential development involving subdivision and development of one existing allotment to deliver housing over stages:

Stage 1: Procedural subdivision to create five super lots and construction of internal roads and required infrastructure;

Stage 2: Subdivision of super lots A, B, C and E to deliver at least 38 dwellings;

Stage 3: Construction of one residential flat building on its own allotment (Lot D) containing 108 units across eight levels of residential above three basement levels

Stage 1 Details

Estimated Development Cost (excl GST)	AUD20,000.00
Operation Jobs	0

Construction Jobs	0
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	0
% of In-fill Affordable Housing	0
Number of In-fill Affordable Dwellings	0

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	Residential Flat Building and Attached Dwellings
Site Address (Street number and name)	99 Byron Road, Leppington
Site Co-ordinates - Latitude	-33.965004
Site Co-ordinates - Longitude	150.81

Local Government Area

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

Lot and DP

Lot and DP

87B/DP373156

Site Area

What is the total site area for your development?

Site Area sqm

16,200

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

Wholly Prohibited

Describe the permissibility of the proposal under relevant environmental planning instruments

The proposal is prohibited pursuant to State Environmental Planning Policy (Precincts - Western Parkland City) 2021 as residential accommodation is wholly prohibited in the B7 Zone.

HDA EOI Number

282454

Are you proposing to rezone any land as part of your application?

Yes

Biodiversity Development Assessment Report Waiver Request

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

No

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

B7 Business Park

Statutory Context 2

Legislation and EPIs

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

Environmental Planning and Assessment Act 1979

State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Precincts - Western Parkland City) 2021

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 Chapter 3](#), relating to non-residential buildings?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No

Is the development wholly residential?

Yes

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

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 - Part 1

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	AP02 Subdivision Plan_
File Name	AP03 Development Data_
File Name	AP04 Location Plan_
File Name	AP05 Site Plan_
File Name	Scoping Report FINAL