



Project Name: Mixed Use Development 297 & 307 Bringelly Road
Case ID: PDA-132840489

Proponent Details

Project Owner Info

Title	Mr
First Name	George & Anthony
Last name	Mourched
Role/Position	Owner
Phone	0404889592
Email	george@mourched.com
Address	297 BRINGELLY ROAD LEPPINGTON , , 2179 , AUS

Company Info

Are you applying as a company/business?
No

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Daniel	McNamara
Phone	Email	Role/Position
0409990464	daniel@dmps.com.au	Director

Address
138
WOORARRA AVENUE
ELANORA HEIGHTS, New South Wales 2101
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 Development 297 & 307 Bringelly Road
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD765,000,000.00
Indicative Operation Jobs	500
Indicative Construction Jobs	2,676
Number of Occupants	2,240
Number of Dwellings	966
Gross Floor Area (GFA) sqm	95,600
% of In-fill Affordable Housing	5
Number of In-fill Affordable Dwellings	48

Description of the Development/Infrastructure
The proposal seeks approval for the construction of mixed use development, in stages, comprising mixed use towers ranging from 4 – 23 storeys, 3 – 4 levels of basement parking, ground floor commercial premises activating the town centre streets (approximately 16,000m2 of GFA), garbage storage and loading bay facilities, and 966 residential apartments.

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	297 & 307 Bringelly Road, Leppington
Site Address (Street number and name)	297 - 307 Bringelly Road, Leppington
Site Co-ordinates - Latitude	-33.950
Site Co-ordinates - Longitude	150.808

Local Government Area

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

Lot and DP

Lot and DP
Lot 105 DP 1204146
Lot 104 DP 1204146

Site Area

What is the total site area for your development?
Site Area sqm
43,800

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

State Environmental Planning Policy (Precincts—Western Parkland City) 2021 (Appendix 3 Leppington Town Centre Precinct Plan) is the key environmental planning instrument that applies to the site.

Development for the purpose of ‘commercial premises’, ‘centre-based child care facility’, ‘health service facilities’ and ‘shop top housing’ are each permissible with development consent, as part of a mixed use development within the MU1 Mixed Use Zone.

HDA EOI Number

249015

Biodiversity Development Assessment Report Waiver Request

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

Attachments

File Name	Biodiversity Certification
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Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
MU1 Mixed Use, SP2 Infrastructure

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.
State Environmental Planning Policy (Precincts—Western Parkland City) 2021, Appendix 3 Leppington Town Centre Precinct Plan 2026
Environmental Planning and Assessment Act 1979

Environmental Planning and Assessment Regulation 2021
Biodiversity Conservation Act 2016
State Environmental Planning Policy (Sustainable Buildings) 2022
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Transport and Infrastructure) 2021

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

N/A

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 Map
File Name	Biodiversity Certification