

20 April 2026

Paula Bizimis, Senior Planner HDA
Department of Planning, Housing and Infrastructure
12 Darcy Street,
Parramatta, NSW, 2150

Dear Paula,

REQUEST FOR PROJECT SPECIFIC SEARs AND REZONING REQUIREMENTS – 176 RICKARD ROAD & 225-231 BYRON ROAD, LEPPINGTON

This scoping report has been prepared by Gyde Consulting on behalf of Leppington 24 Unit Trust (Proponent) to support a request for Project Specific Secretary's Environmental Assessment Requirements (SEARs) and Rezoning Requirements for a proposed mixed use development comprising shop top housing and infill-affordable housing and concurrent rezoning at 176 Rickard Road & 225-231 Byron Road, Leppington.

On 16 September 2025, the site was subject of a successful Housing Delivery Authority (HDA) expression of interest EOI (ref. 273228) and formally declared State Significant Development (SSD) in SSD Declaration Order (No.14) 2025. The declaration states:

The following development is declared to be State significant development.

(f) development specified in EOI application 273228 dated 25 June 2025 including development for the purpose of shop top housing and residential flat building with provision of affordable housing at 176 Rickard Road and 225-231 Byron Road, Leppington being Lot 37A/DP8979, Lot 370/DP1193738, Lot 371/DP1193738

As per EOI 273228, the development proposes a mixed use development comprising approximately 1,500 dwellings across the site including approximately 80 dwellings to be allocated as affordable housing, approximately 10,000sqm of commercial/retail/other floor space, new roads, community space and open space equating to approximately 6,000sqm. The EOI included a request for a concurrent PP to rezone the site and amend the planning controls applying to the site (including height and FSR).

1. Proponent details

The Proponent details are as follows:

Table 1: Proponent details

Proponent detail	
Name	Leppington24 Pty Ltd atf Leppington24 Unit Trust
ACN	26 413 269 782
Address	Shop 3, 239 Pacific Highway, North Sydney

2. The site and the surrounding context

2.1 Site description

Details of the site are provided in **Table 2** below.

Table 2: Site details

Site details	Description
Address	176 Rickard Road & 225-231 Byron Road, Leppington
Legal Description	Lot 37A DP 8979 Lot 370 DP 1193738 Lot 371 DP 1193738
Local Government Area	Camden
Site Area	45,056 sqm
Existing development	Rural dwellings and associated structures; Agricultural produce; Managed grassland

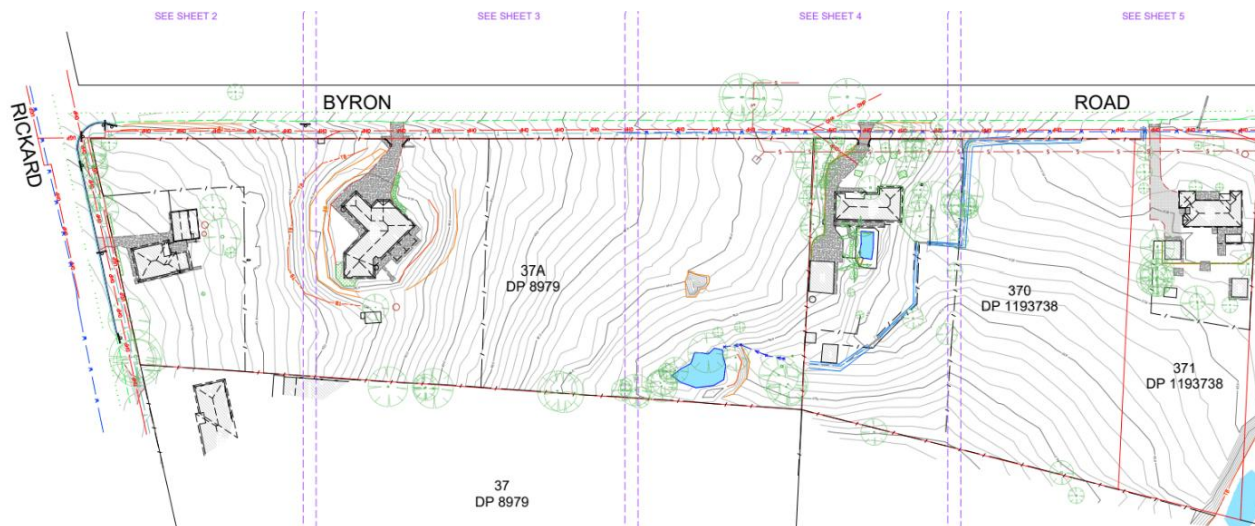



Figure 1: Survey Plan (Source: Intrax)

2.2 Site characteristics

Key characteristics and features of the site and wider context are provided below:

Table 3: Site characteristics

Characteristic/Feature	Relevant Mapping
Proximity to Leppington Station	Leppington Train Station is located approximately 150m north east of the site.
Heritage	The site does not contain any heritage items, nor is the site located within a heritage conservation area.
Biodiversity	The site is subject to biodiversity certification under the Order to confer biodiversity certification on the <i>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</i> .
Bushfire	<p>An insignificant portion of the site at the southwestern corner is identified as bushfire prone land. The site is a designated town centre surrounded by future urban development and is therefore anomalous in terms of mapping of a minor part of the site as bushfire vegetation buffer.</p>  <p>Figure 2: Bushfire map (Source: NSW Planning Portal Spatial viewer)</p>

2.3 Site Context

The site is located at 176 Rickard Road and 225-231 Byron Road, Leppington and is within the Camden Local Government Area. The site is located on a corner, with frontages to both Rickard Road and Byron Road, within 150m walking distance of Leppington Train Station. The site is identified within the Leppington Town Centre which is currently undergoing assessment from DPHI as a State-assessed Rezoning Proposal (SARP).

The site is comprised of 3 lots, with these lots currently comprising 4 dwellings and other associated sheds and structures. The land is largely cleared, with pockets of trees located near the dwellings. A small dam is also located along the central southern boundary of the site.



Figure 3: Aerial view of the site (Source: Nearmap)



Figure 4: View of site from the western boundary



Figure 5: View of site from the eastern boundary



Figure 6: View of Lot 37A DP 8979



Figure 7: View of Lot 370 DP 1193738 and Lot 371 DP 1193738

2.4 Surrounding Development

The site is currently surrounded by similar large lot properties, containing single standing dwelling houses. Approximately 300m south of the site is Leppington Public School. Adjacent to the public school will be the new Leppington High School forecasted to be completed in 2027. Leppington Train Station is also located in close proximity to the site to the north east, which serves the T2 Leppington & Inner West Line and the T5 Cumberland Line providing train services to the city and Schofields. To the north, east and west of the site are similar large lot properties containing dwelling houses.



Figure 8: Aerial view of surrounding development (Source: Nearmap)



Figure 9: Leppington Train Station to the north east of the site



Figure 10: Development to the south of the site

3. Planning History

3.1 The Site

On 25 June 2025, an HDA expression of interest (EOI) (ref. 273228) for a concurrent SSD and Planning Proposal (PP) was submitted for the site. The EOI proposed concept approval for a mixed use development comprising approximately 1,500 dwellings across the site including 80 dwellings to be allocated as affordable housing, approximately 10,000sqm of commercial/retail/other floor space, new roads, community space and open space equating to approximately 6,000sqm. The EOI included a request for a concurrent PP to rezone the site and amend the planning controls applying to the site (including height and FSR).

On the Record of Briefing dated 16 September 2025, the EOI was recommended to the Minister to be declared SSD, with the site becoming formally declared SSD through a Ministerial Declaration Order (No 14) on 24 September 2025 for the following:

f) development specified in EOI application 273228 dated 25 June 2025 including development for the purpose of shop top housing and residential flat building with provision of affordable housing at 176 Rickard Road and 225-231 Byron Road, Leppington being Lot 37A/DP8979, Lot 370/DP1193738, Lot 371/DP1193738

3.2 Leppington Town Centre Planning Proposal

The Leppington Town Centre Masterplan is a major planning framework for transforming Leppington into a strategic mixed-use hub within Sydney’s South West Growth Area. Leppington Town Centre is a SARP which seeks to provide homes for over 25,000 people along with 11,000 jobs. The plan involves the rezoning of areas of Leppington to encourage growth through new and expanded schools, new community facilities, parks and road infrastructure.

The site is located within the Leppington Town Centre area and is proposed to be rezoned from B7 to a mix of B4, RE1, R4 and SP2 as shown in Figure 11. The proposed concurrent planning proposal seeks to rezone the site in accordance with the Leppington Town Centre Planning Proposal. As envisioned by the masterplan, the proposal will provide significant housing and employment opportunities within the Leppington Town Centre.



Figure 11: Leppington Town Centre planning proposal - proposed land use (Source: Camden Council)

3.3 Surrounding HDA Sites

The area surrounding the site is subject to several HDA applications. These have been provided in Table 4 below.

Table 4: Surrounding declared HDA sites

EOI Number	Address	Description	Proximity to site
230110	230 Rickard Road and 257 Bringelly Road, Leppington	Shop top housing – 410 dwellings	550m north
230241	213 Bringelly Road, Leppington	Residential flat building – 382 dwellings	1.2km north
234000	173-183 Rickard Road, Leppington (Lot 1 and 2 DP812366)	Shop top housing – 1,554 dwellings	Opposite site – west
234790	156-166 Rickard Road, Leppington, Lot 37 and 38A DP8979	Other – 1,500 dwellings	190m south
249015	297 Bringelly Road, Leppington (Lot 105 DP 1204146)	Shop top housing – 1,020 dwellings	850m north east
271898	79 Rickard Road, Leppington - Lot 2 in DP1012407	Seniors housing – 236 dwellings	1km south west
282454	99 Byron Road LEPPINGTON Lot 87B DP 373156	Residential flat building – 123 dwellings	1.5km south
286671	Lots 1, 2 & 3 DP 1261472, 28A, 28B, 28C Ingleburn Road, Leppington	Residential flat building – 900 dwellings	1km south east

4. The Proposed Development

The site was declared SSD in the *SSD Declaration Order (No. 14) 2025* for a mixed-use development including shop top housing and residential flat building with provision of affordable housing. Specifically, the project comprises the following:

SSDA

- Staged demolition of existing structures on the site;
- Concept Approval for a mixed use development comprising:
 - Approximately 1,500 dwellings, with 5% to be allocated as affordable housing for a period of 15 years
 - Provision of approximately 10,000sqm of commercial/retail floor space at ground and podium level
 - Basement parking
 - Identification of the location of new roads, community space and open space equating to approximately 6,000sqm.
- Stage 1 works comprising:

- Construction of approximately 400 apartments, with 15% to be allocated as affordable housing for a period of 15 years

Concurrent rezoning

The concurrent rezoning seeks the following amendments to the *State Environmental Planning Policy (Precincts—Western Parkland City) 2021*:

- Amend the maximum building height control to provide a maximum HOB of 125m in the west of the site to 36m in the east;
- Amend the maximum floor space ratio control to provide a maximum FSR of between 4:1 and 5.5:1, applying to different parts of the site.

5. Statutory Planning Context

Zoning and Permissibility

The site is zoned B7 Business Park under the WPC SEPP. Residential accommodation is not a permitted land use in the B7 Zone. However, the site is subject to a concurrent planning proposal seeking to rezone the site to a mix of B4 Mixed Use, RE1 Public Recreation and R4 High Density Residential. Within the B4 and R4 zones, residential flat buildings are permissible with consent.

Other approvals

Section 4.41 of the Act identifies certain authorisations that are not required for SSD and Section 4.42 of the Act identifies certain authorisations that cannot be refused if they are necessary for carrying out SSD, see Table 5 below.

Table 5: Summary of other approvals

NSW Legislation	Requirement for subject application
<u>Approvals that do not apply to SSD</u>	
<i>Fisheries Management Act 1994</i>	No
<i>Heritage Act 1977</i>	No
<i>National Parks and Wildlife Act 1974</i>	No
<i>Rural Fires Act 1997</i>	No
<i>Water Management Act 2000</i>	No
<u>Legislation that must be applied consistently</u>	
<i>Fisheries Management Act 1994</i>	No
<i>Mine Subsidence Compensation Act 1961</i>	No
<i>Mining Act 1992</i>	No
<i>Petroleum (Onshore) Act 1991</i>	No
<i>Protection of the Environment Operations Act 1997</i>	No
<i>Roads Act 1993</i>	Yes
<i>Pipelines Act 1967</i>	No

Pre-conditions to exercising power to grant approval

Table 6 identifies the pre-conditions to be fulfilled by the consent authority prior to exercising their power to grant development consent.

Table 6: Pre-conditions to exercising power to grant approval

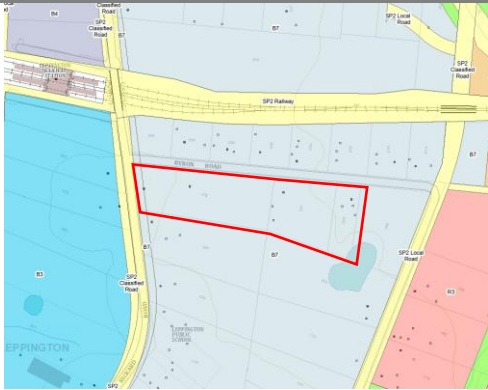
Instrument	Response
<p><i>Biodiversity Conservation Act 2016</i></p>	<p>Under Part 7 of the <i>Biodiversity Conservation Act 2016</i>, land that is biodiversity certified does not require a BDAR or BDAR waiver:</p> <p>7.6 Part does not apply to biodiversity certified land</p> <p><i>This Part does not apply to development or activities on biodiversity certified land under Part 8.</i></p> <p>The site has been certified under the Growth Centres Biodiversity Certification since December 2007 as part of the South West Growth Centre wide certification, therefore a BDAR or BDAR Waiver is not required.</p>
<p><i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i></p>	<p>Section 2.122 of the Transport and Infrastructure SEPP requires the consent authority to provide TfNSW with written notice of the development application for 'traffic-generating development' and take into consideration any response.</p> <p>In accordance with Schedule 3 of the Transport and Infrastructure SEPP, the development will constitute traffic generating development as more than 2,500m² in gross floor area of commercial premises and more than 75 dwellings will be delivered on a site with access to a classified road or to road that connects to classified road.</p>
<p><i>State Environmental Planning Policy (Resilience and Hazards) 2021</i></p>	<p>Section 4.6 of the Resilience and Hazards SEPP sets out that a consent authority must not consent to the carrying out of any development on land unless:</p> <ul style="list-style-type: none"> - It has considered whether the land is contaminated; - If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be after remediation); and - If the land requires remediation to make it suitable for the use, it is satisfied that the land will be remediated before the land is used for that purpose. <p>A Preliminary Site Investigation (PSI) and if required, a Detailed Site Investigation (DSI) will be prepared for the EIS. Should it be identified in the DSI that a Remediation Action Plan is required, one will be prepared and accompany the EIS.</p>
<p><i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i></p>	<p>Chapter 2 Vegetation on non-rural land will be considered in the EIS. The site is located in the Hawkesbury Nepean Catchment. Relevant provisions will be considered.</p>
<p><i>State Environmental Planning Policy (Sustainable Buildings) 2022</i></p>	<p>Chapter 2 Section 2.1 notes that development consent must not be granted to certain BASIX development unless the consent authority is satisfied the embodied emissions attributable to the development have been quantified.</p> <p>The development is defined as BASIX affected development under the EP&A Regulation and this section applies. The embodied emissions will be quantified as part of the EIS.</p>

Mandatory matters for consideration

Table 7 sets out the matters that a consent authority will be required to consider in deciding whether to grant consent to the SSD. These matters will be addressed in detail in the EIS.

Table 7: Matters for consideration

Legislation	Matters for Consideration	Comment
The Act		
Section 1.3	<i>Objects of the Act</i>	An assessment against the objects of the Act will be undertaken in the EIS.
Section 4.15	<p>a) <i>the provisions of:</i></p> <p>i) <i>relevant environmental planning instruments</i></p> <p>ii) <i>any proposed instrument that is or has been subject of public consultation under the Act</i></p> <p>iii) <i>any development control plan</i></p> <p>iv) <i>any planning agreement</i></p> <p>v) <i>the regulations</i></p> <p>b) <i>likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality</i></p> <p>c) <i>suitability of the site for the development</i></p> <p>d) <i>any submissions made in accordance with the Act or Regulations</i></p> <p>e) <i>the public interest.</i></p>	Section 4.15 of the Act will be addressed in detail in the EIS and supporting documentation for the SSD.
Housing SEPP		
Chapter 2 Affordable Housing	<i>Part 2 Development for affordable housing</i>	The proposal seeks to provide 15% affordable housing, which is consistent with the objective of Chapter 2.
Chapter 4 Design of Residential Apartment Development	<i>Sections 142 Aims of chapter – 149 Apartment Design Guide prevails over development control plans</i>	Compliance with the ADG will be demonstrated in the EIS and supporting documentation.
State Environmental Planning Policy (Precincts—Western Parkland City) 2021 - Appendix 5 Camden Growth Centres Precinct Plan		
<u>2.2 Zoning of land to which Precinct Plan applies</u>	The site is zoned B7 Business Park with a minor portion of SP2 Infrastructure along Rickard Road.	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.

Legislation	Matters for Consideration	Comment
<p><u>2.3. Zone objectives and Land Use Table</u></p> <p>4.3 Height of Building (2) <i>The height of a building on any land is not to exceed the maximum height shown for the land on the <u>Height of Buildings Map</u>.</i></p> <p>4.4 Floor Space Ratio (2) <i>The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the <u>Floor Space Ratio Map</u>.</i></p> <p>4.5A Shops—total gross floor area (1) <i>The total gross floor area used for the purpose of shops (including neighbourhood shops) on all land within Zone B7 Business Park must not exceed 3,500 square metres.</i></p>		
	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> <i>To provide a range of office and light industrial uses.</i> <i>To encourage employment opportunities.</i> <i>To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.</i> 	<p>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. The proposal will comply with the objectives of these land zones.</p>
	<p>The applicable building height is 24 metres.</p>	<p>The proposal seeks to amend the height of building development standard from 24m to buildings heights ranging from approximately 50m in the far eastern portion of the site to approximately 125m adjacent to Rickard Road.</p>
	<p>The site does not contain any FSR controls.</p>	<p>The proposal seeks to provide an FSR control on the site which will range from approximately 4:1 in the far eastern portion of the site to approximately 6:1 adjacent to Rickard Road.</p>
	<p>The proposal seeks to rezone the site to MU1, RE1 and R4 and therefore will not need to comply with this clause.</p>	

Legislation	Matters for Consideration	Comment
(2) <i>The total gross floor area used for the purpose of shops in a particular development on land within Zone B7 Business Park must not exceed 500 square metres.</i>		

6. Community and Stakeholder Engagement

6.1 Engagement carried out

A meeting was held with the Department of Planning, Infrastructure and Housing (DPHI) on 26 November 2025 to discuss and present the preliminary scheme prior to a request for SEARs. DPHI acknowledged the scheme and outlined the required HDA approval process.

6.2 Engagement to be carried out

Community and stakeholder engagement will be carried out with the following groups prior to lodgement of the SSDA and PP application:

- Camden Council
- Transport for NSW
- Sydney Water
- Surrounding residents, businesses and local community groups.

Feedback from these engagement sessions will be considered and integrated into the final design where possible.

7. Proposed Assessment of Impacts and Key Site Considerations

Bushfire

An extremely small portion of the site is located within a vegetation buffer zone. If required, inputs from a bushfire consultant will be sought. The site is a designated town centre surrounded by future urban development and the metro and is therefore anomalous in terms of its partial mapping as bushfire vegetation buffer.

Leppington Town Centre Planning Proposal

Consideration of the Leppington Town Centre Planning Proposal will be made throughout the EIS and PP.

Built Form and Visual Impact

The EIS will demonstrate that the site is suitable for the proposed density to provide additional housing including affordable housing on a town centre site in a highly accessible location, in close proximity to Leppington Train Station.

An assessment of the bulk and scale will consider impacts on the surrounding locality in relation to overshadowing, views, visual bulk, building setbacks and street presentation, in an existing and future development context.

The development introduces a new development with a maximum building height of approximately 125m and will therefore change the visual composition of the catchment in which it is located. A visual analysis of the proposed development will be undertaken and considered as part of the EIS and the PP.

Traffic and Vehicle Access

A Transport and Accessibility Report will support the application. Details of new roads proposed within the site will be discussed within the EIS.

Trees

Any trees required to be removed to facilitate the development will be assessed by an arborist as part of the application.

Project Specific SEARs

Project Specific SEARs are being requested for this project.

Rezoning Requirements

Rezoning Requirements are being requested for this project.

8. Conclusion

We trust the information provided in this cover letter and accompanying appendices is sufficient to enable Project Specific Housing SEARs and Rezoning Requirements to be issued for this project.

Should you have any questions please do not hesitate to contact the undersigned or Gannon Cuneo (Associate Director) at gannonc@gyde.com.au or 0450 456 584.

Yours sincerely,



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