

REQUEST FOR ISSUE OF SEARS

Address: No. 297 Bringelly Road, Leppington

Proposal: Mixed Use Development

1 JULY 2025

No. 138 Woorarra Avenue
ELANORA HEIGHTS
NSW 2101 AUSTRALIA

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1 July 2025

Kiersten Fishburn
Secretary of Planning, Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

Attention: Keiran Thomas (Director, Housing Delivery Assessments)

**REQUEST FOR INDUSTRY-SPECIFIC SEARS: HOUSING
NO. 297 BRINGELLY ROAD, LEPPINGTON**

Dear Keiran,

This request for issue of Industry-Specific Planning Secretary's Environmental Assessment Requirements (SEARs) has been prepared on behalf of George and Anthony Mourched, relating to a proposed mixed use development at No. 297 Bringelly Road, Leppington (the site).

A brief description of the site, its statutory planning context and the proposed development is provided on the following pages.

Having regard to Section 1.3 of Appendix A of State Significant Development Guidelines – Preparing a Scoping Report, we note that as a proposal for mixed use development (housing) is wholly permissible on the site, would not meet the criteria for designated development (if it was not State Significant Development), and is not for a concept development application, **the project is eligible for issue of industry-specific SEARs, and a scoping report is not required to be submitted with the request for SEARs.**

It is understood the Department will issue industry-specific SEARs (housing) within 7 days after the application is made (PS 21-005).

It is further noted that consistent with our Expression of Interest Submission to the Housing Delivery Authority and State Significant Development Declaration Order (No 9) 2025, and following preliminary discussions with Department officers, a concurrent Planning Proposal would be required. **The Department's requirements for submission of a Planning Proposal are additionally requested in this regard.**

This submission has been prepared in part to assist the Department of Planning, Housing and Infrastructure understand the site, its context and the proposed development, and is accompanied by the following supporting materials:

- Survey Plan (**Attachment A**)
- Concept Architectural Drawings (**Attachment B**)
- Leppington Town Centre Indicative Layout Plan (**Attachment C**)

1. The Proponent

The proponent's details are as follows:

Name: George and Anthony Mourched
ABN: N/A
Address: C/- No. 138 Woorarra Avenue
 ELANORA HEIGHTS NSW 2101

Ownership details are as follows:

GEORGE MOURCHED
 ANTHONY MOURCHED
 AS TENANTS IN COMMON IN EQUAL SHARES

2. Site

The site is located in the emerging Leppington Town Centre in the local government area (LGA) of Camden, and is approximately 52 kilometres south-west of the Sydney CBD, within the South West Growth Area. The site is identified as No. 297 Bringelly Road, Leppington, comprising Lot 105 DP 1204146. The site has a frontage of 66.2 metres to Bringelly Road, a depth of 291.7 metres and an area of 2.333 hectares.

See Survey Plan at **Attachment A**.

The site is located within a rural setting characterised by large lots supporting rural land uses as well as dwellings. Bringelly Road and Rickard Road have subject to significant recent upgrade works. The Leppington Train Station and associated car park is located immediately to the rear of the site. A multi-storey commuter car park is located to the south-west of the site.

The site is partially occupied by the Annabelle Child Care Centre which caters for 230 children (see **Figures 1 & 2 over page**), with the most recent approval granted to Development Application No. 2019/307/1 for alterations and additions to an existing centre-based child care facility.

Deferred commencement consent was granted to Development Application No. 2018/694/1 on 15 February 2021 for demolition of the child care facility and construction of a mixed use development in stages, comprising road infrastructure, and construction of 4 – 6 storey mixed use development including 259 apartments and commercial premises.

A comprehensive site and context analysis is included in the attached Concept Architectural Plans at **Attachment B**.

The Leppington Town Centre Indicative Layout Plan exhibited by Camden Council in February 2024 is appended at **Attachment C**.



FIGURES 1 & 2

The existing Annabelle Child Care Centre (above) and western site boundary (below), looking through to Leppington Railway Station parking infrastructure adjacent southern site boundary.





FIGURES 3 & 4

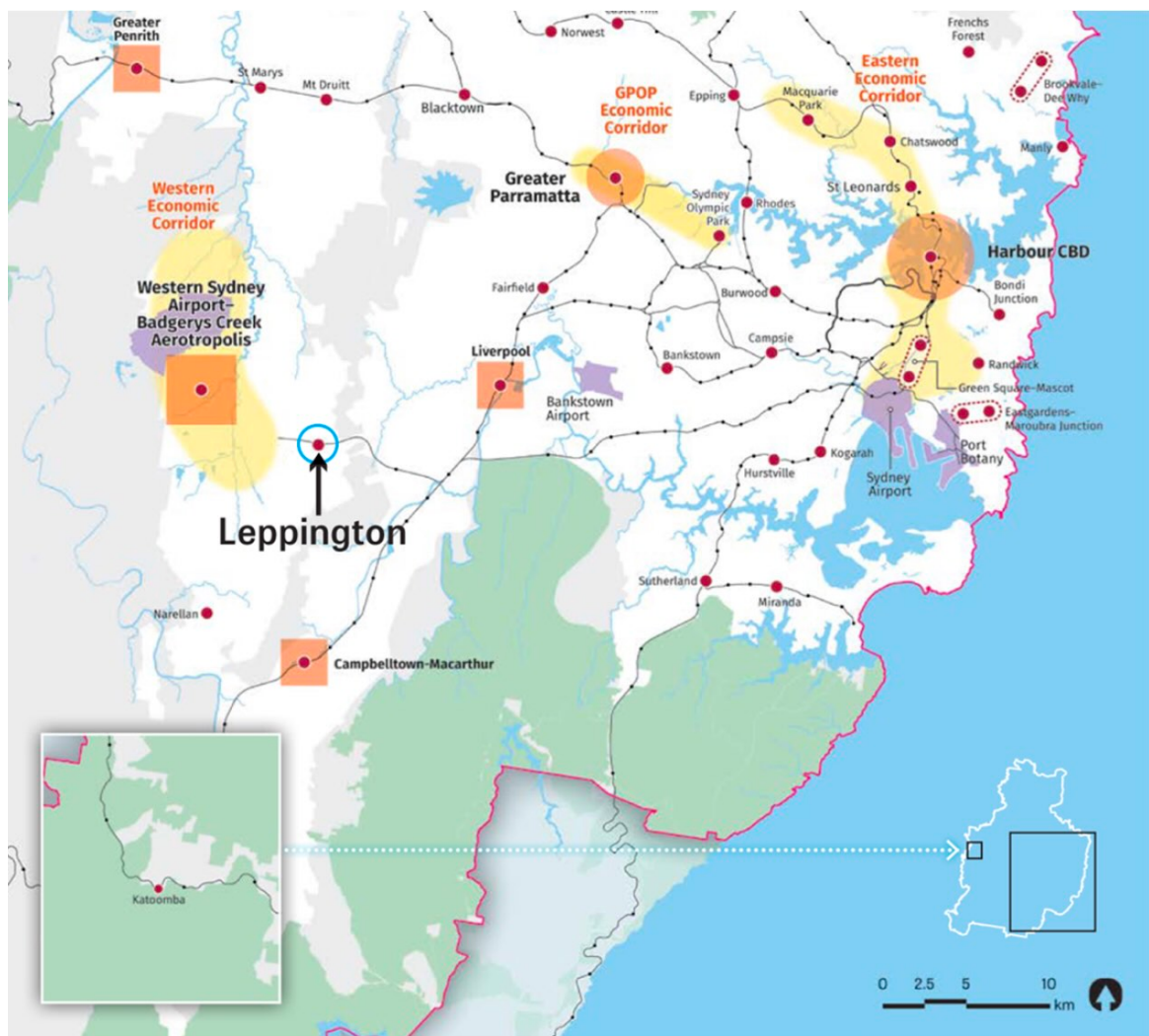
The scale of existing development approved upon the site (DA/2018/694/1).



3. Strategic Context

The site is located in the emerging Leppington Town Centre in the local government area (LGA) of Camden Council, approximately 52 kilometres south-west of the Sydney CBD, within the South West Growth Area. The centre offers the opportunity to provide more new homes close to great public transport links, being on the T2 Airport, Inner West and South train lines. It takes around 45 minutes to reach the Domestic Airport terminal, and around 15 minutes to reach the Liverpool CBD by train from this precinct, making it highly suitable for the location of new homes, jobs and community services. New bus services and a rail line are also planned to connect Leppington to the future Western Sydney International (Nancy-Bird Walton) Airport, with the corridor already secured.

Leppington is identified as a strategic centre in the Greater Sydney Region Plan, Western City District Plan and Council's Local Strategic Planning Statement (LSPS).



Region Boundary	Urban Area	Economic Corridor
Waterways	Metropolitan Centre	Trade Gateway
Protected Natural Areas	Metropolitan Cluster	Train Station
Metropolitan Rural Area	Strategic Centre	

FIGURE 5

Strategic Centres across Greater Sydney.

Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) acknowledges Camden is the fastest growing LGA in Australia.

The LSPS is Council's 20-year planning vision, emphasising land use, transport and sustainability objectives to demonstrate how Camden will change to meet the community's needs over the next 20 years. The LSPS implements the strategic direction of The Greater Sydney Region Plan and Western City District Plan at the local level by setting clear local priorities for the jobs, homes, services and parks that the Camden community will require over the next 20 years. The LSPS sets short, medium and long-term actions linked to the local priorities, to deliver on the community's future vision.

Leppington and Narellan are identified to be the principal future retail and commercial hubs in Camden, with higher-order, strategic centres envisaged for these locations. The future of the town centre was under review when the LSPS was published.

State Environmental Planning Policy (Housing) 2021

Chapter 4 of SEPP (Housing) relates provisions to improve the design of residential apartment development in New South Wales, recognising that the design of residential apartment development is significant because of the economic, environmental, cultural and social benefits of high quality design.

Leppington Town Centre State-Assessed Rezoning Proposal

The NSW Government introduced a State Significant Rezoning Policy in September 2024 to identify and deliver strategically important rezonings under 2 state-based pathways: state-led rezonings and state-assessed rezoning proposals. The State Significant Rezoning Policy is aimed at identifying land to address the housing and employment needs of the growing population in NSW.

The Leppington Town Centre was announced as state-led rezonings proposal in December 2024, and is noted to be in 'Gateway implementation' stage (following exhibition of a draft Planning Proposal by Camden Council in February 2024).

The Planning Proposal, as previously exhibited, supports the intent for Leppington Town Centre to become a new strategic centre within the Western Parkland City; to complement the role of the Aerotropolis and grow into a regionally significant transit-oriented centre providing the major civic, cultural, recreational, retail and business service functions for the area. It will enable achievement of the vision for Leppington to be active and people focussed, a green urban centre, convenient and connected, a well-designed built environment, to be complementary to its natural environment.

The recommended planning levers included increased density via introduction of FSR controls supporting centre core mid to high-rise mixed-use buildings, middle area medium rise apartment buildings and frame area townhouses and apartment buildings; maximum building height controls to help maintain appropriate scale of building bulk; and bonus FSR for 'low carbon buildings' and bonus FSR for 'affordable community housing'.

The Planning Proposal also seeks to identify land required for the provision of town centre roads, recreation infrastructure, and relevant to the site, to identify land for future acquisition for the purpose of supporting health infrastructure (see Attachment B – Leppington Town Centre Indicative Layout Plan):

Health – hospitals and primary care:

- On-site provision of an Integrated Health Care Hub at Leppington Town Centre. There is the opportunity to co-locate this facility with other state and local government delivered infrastructure.

- It is recommended that the development of the facility is brought forward to the early stages of the Leppington Town Centres development given the need for new infrastructure and as a catalyst for establishing the Leppington Town Centre.

The mapping exhibited by Camden Council in February 2024 with the Draft Planning Proposal indicated the following outcomes for the site:

Land Zoning Map: Part B4 Mixed Use and part SP2 Infrastructure

Floor Space Ratio Map: Part 3.5:1 and part 0:1

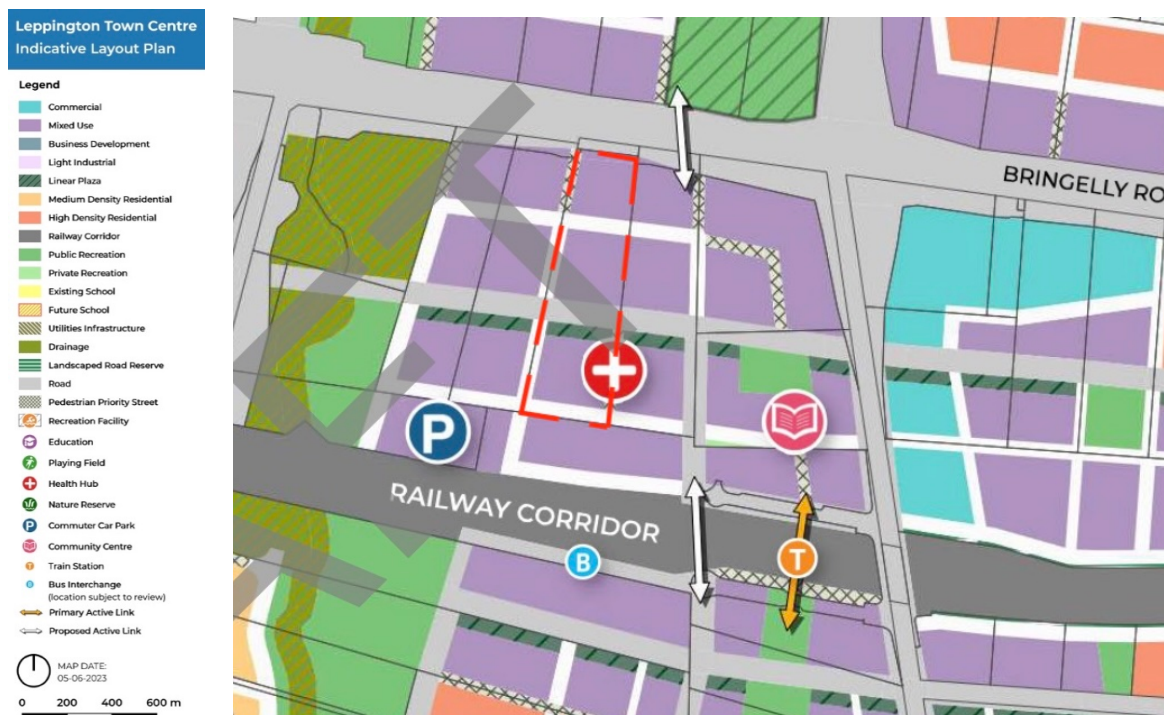
Commercial and Active Uses Map: 0.4:1

Height of Building Map: 45 metres

Land Reservation Acquisition Map: Impacted, with Council (town centre road) and the Ministry of Health (health services facility) nominated as appropriate acquisition authorities

Minimum Dwelling Density Map: N/A

Public Realm Excellence Area Map: Site identified



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

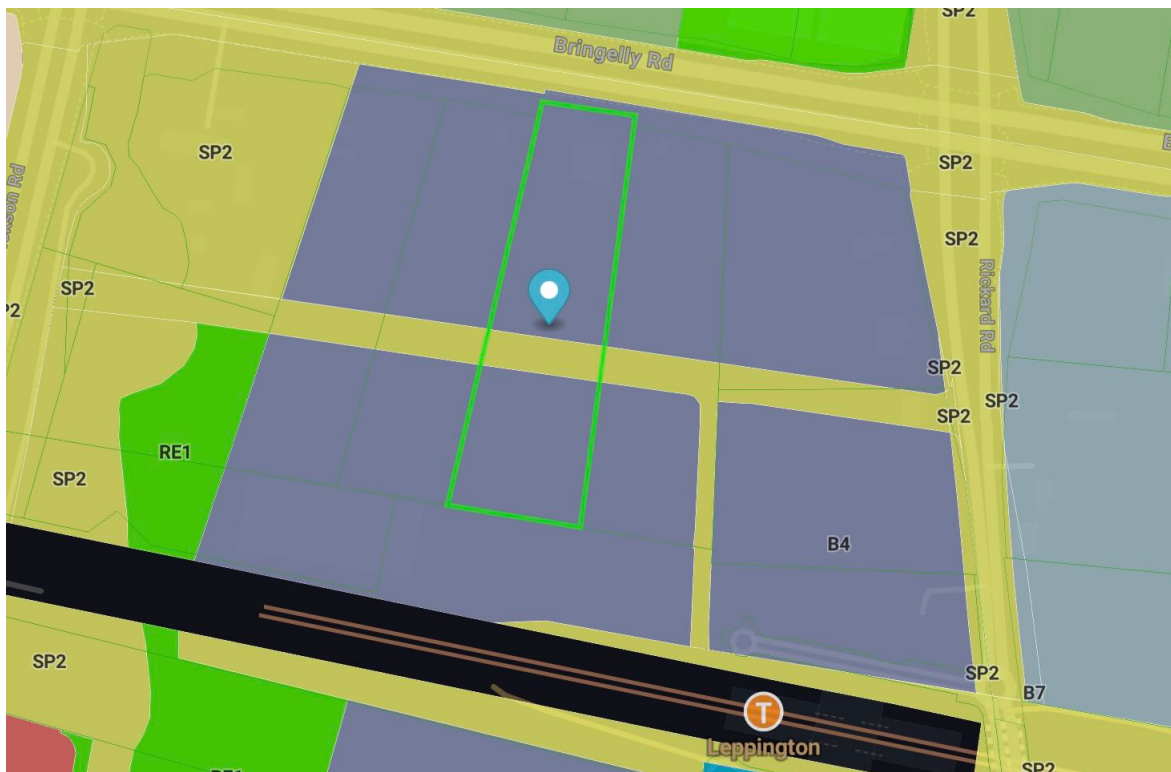
The aims of the Camden Growth Centres Precinct Plan at Appendix 5 of the State Environmental Planning Policy (Precincts—Western Parkland City) 2021 include to make development controls that will ensure the creation of quality environments and good design outcomes, to provide for multifunctional and innovative development that encourages employment and economic growth, to promote housing choice and affordability, and to provide for sustainable development.

The site is part zoned Zone B4 Mixed Use and part SP2 Infrastructure. The objectives of the B4 zone are:

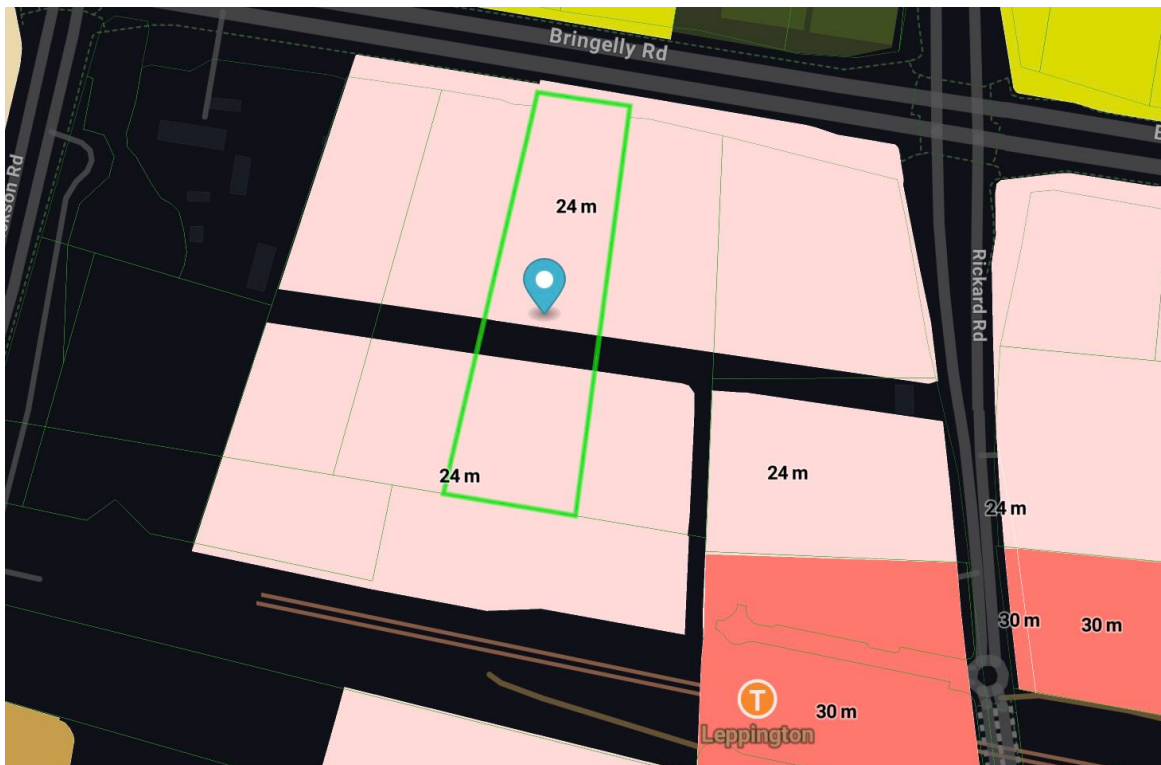
- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *To facilitate active retail, commercial, entertainment and community uses at ground level of mixed use developments.*
- *To provide for residential development that contributes to the vitality of the local centre.*
- *To ensure that residential development adjacent to the centre does not detract from the primary function of the centre being to provide for retail, business, entertainment and community uses.*

A mixed use development comprising commercial premises, centre-based child care facility, health service facilities and shop top housing is permissible with development consent within the B4 Mixed Use Zone.

No such development will be proposed within that part of the site zoned SP2 Infrastructure (Land Zoning Map extract below).

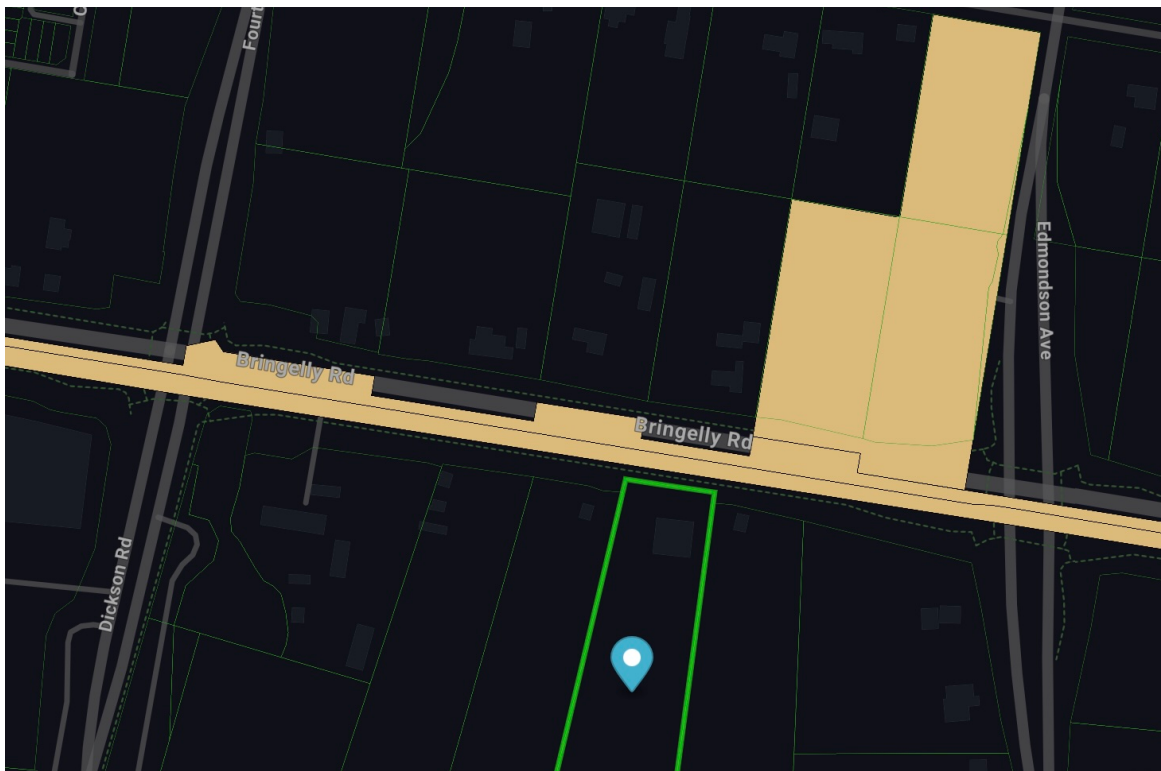


Pursuant to Clause 4.3(2) of the Camden Growth Centres Precinct Plan, the prescribed maximum building height is 24 metres (Height of Buildings Map extract below).



Pursuant to Clause 4.4(2) of the Precinct Plan, there is no prescribed maximum FSR.

It is noted the whilst the site is does. not contain a heritage item, nor is contained within a heritage conservation zone, the site is in close proximity to a number of locally significant heritage items (Heritage Map extract below).

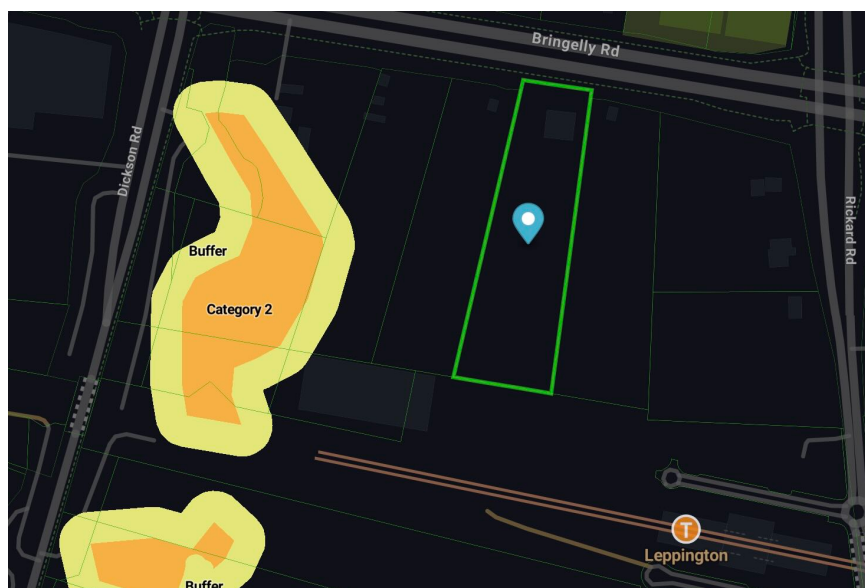
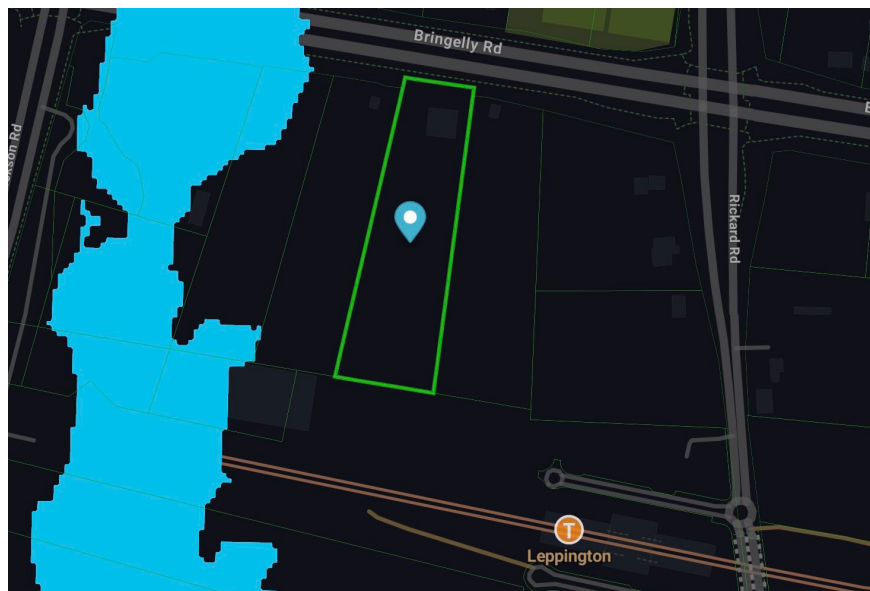


It is noted Clause 5.3 of the Precinct Plan provides flexibility where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone, permitting such land uses on land that is within 30 metres of a boundary between any 2 zones.

Clause 6.1 of the Precinct Plan prescribes the consent authority must not grant development consent unless it is satisfied that any public utility infrastructure that is essential for the proposed development is available, or that adequate arrangements have been made to make that infrastructure available when required, including:

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage.

It is finally noted the subject site is free from flooding and bushfire hazard, and is not mapped as containing land with high biodiversity value.



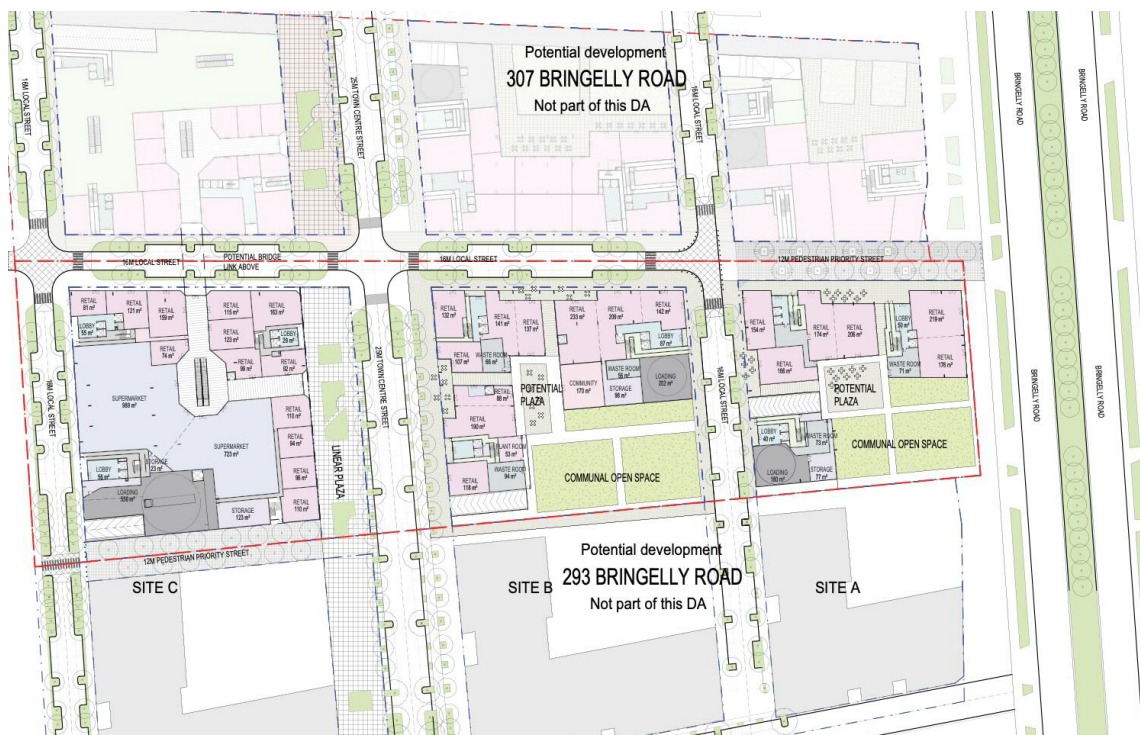
FIGURES 6 & 7

Flooding and bushfire hazard constraint mapping (Source: Mecone Mosaic)

4. Proposed Development

The proposal seeks approval for the construction of mixed use development, in stages, comprising mixed use towers ranging from 15 – 22 storeys, 2 levels of basement parking, ground floor commercial premises activating the town centre streets (approximately 20,000m² of GFA), garbage storage and loading bay facilities, and approximately 1015 residential apartments.

The proposal seeks a floor space ratio (FSR) of approximately 5.5:1 and a maximum building height of approximately 75 metres (22 storeys). The development will include a minimum 5% of the resultant GFA of development for the purpose of affordable housing.



FIGURES 8 & 9

Potential ground floor footprint (top) and massing (bottom) options.

5. Statutory Planning Framework

5.1 Power to Grant Consent

Division 4.7 of the Environmental Planning & Assessment Act 1979 (EPAA) establishes the framework to consider projects classed as State Significant Development.

SSD is development deemed to be of State significance and includes certain classes of development above a certain value and certain identified sites that are regarded as important to NSW. Section 4.36(2) of the EPAA provides that a State Environmental Planning Policy may declare a development to be SSD.

By State Significant Development Declaration Order (No 9) 2025, dated 12 June 2025, 'development for the purpose of shop top housing with provision of affordable housing and centre-based child care facility, health services facility' was declared State Significant Development upon the subject site.

5.2 Permissibility

State Environmental Planning Policy (Precincts—Western Parkland City) 2021 (Appendix 5 Camden Growth Centres Precinct Plan) is the key environmental planning instrument that applies to the site.

The site is predominantly zoned B4 Mixed Use.

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 B4 Mixed Use Zone.

Mixed use development is simply defined as a building or place comprising 2 or more different land uses.

5.3 Other Approvals

Section 4.41 of the EPAA stipulates certain authorisations that are not required for SSD. Additionally, Section 4.42 stipulates certain authorisations that cannot be refused if they are necessary for carrying out SSD.

These are listed in the table over below, which also lists out whether the approval would have been required if the proposed development was not SSD.

Table 1: Other Approvals Table

NSW Legislation	Requirement for subject Development Application
Approvals that do not apply to State significant development	
Fisheries Management Act 1994 (sections 201, 205 or 219)	No
Heritage Act 1977 (approval under Part 4, or an excavation permit under section 139)	No
National Parks and Wildlife Act 1974 (Aboriginal heritage impact permit under section 90)	No
Rural Fires Act 1997 (bush fire safety authority under section 100B)	No

NSW Legislation	Requirement for subject Development Application
Approvals that do not apply to State significant development	
Water Management Act 2000 (water use approval under section 89, a water management work approval under section 90 or an activity approval (other than an aquifer interference approval) under section 91)	No
Legislation that must be applied consistently	
Fisheries Management Act 1994 (aquaculture permit under section 144)	No
Mine Subsidence Compensation Act 1961 (approval under section 22)	No
Mining Act 1992 (mining lease)	No
Petroleum (Onshore) Act 1991 (production lease)	No
Protection of the Environment Operations Act 1997 (environment protection licence under Chapter 3)	No
Roads Act 1993 (consent under section 138)	To be confirmed
Pipelines Act 1967 (licence)	No
Water Management Act 2000 (aquifer interference approval)	No

5.4 Pre-Conditions to Exercising Power to Grant Approval

The table below identifies pre-conditions to be fulfilled by the consent authority before exercising their power to grant development consent.

Table 2: Pre-Conditions to Exercising Power to Grant Approval

NSW Legislation	Requirement for subject Development Application
Instrument	
Biodiversity Conservation Act 2016	Pursuant to Section 7.9 of this Act, SSDAs must be accompanied by a Biodiversity Development Application Assessment Report (BDAR) unless the Planning Agency Head, and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values. This determination is referred to as a BDAR Waiver. The site is not mapped as containing land with high biodiversity value, particularly sensitive to impacts from development and clearing. Given the highly disturbed nature of the site, the proposal will not have a significant impact on biodiversity values and a BDAR waiver will be prepared accordingly.
State Environmental Planning Policy (Transport and Infrastructure) 2021	Division 17, Section 2.122 State Environmental Planning Policy (Transport and Infrastructure) 2021 of the Transport and Infrastructure SEPP requires the consent authority to provide Transport for NSW (TfNSW) with written notice of the development application for 'traffic-generating development' within the meaning of the SEPP, as set out in Schedule 3 of the SEPP.

NSW Legislation	Requirement for subject Development Application
Instrument	
	The proposed development involves residential accommodation of more than 300 dwellings with access to a road and is therefore classified as traffic-generating development, and would require referral to TfNSW.
State Environmental Planning Policy (Resilience and Hazards) 2021	Chapter 4, Clause 7 of the Resilience and Hazards SEPP requires that a consent authority is not to consent to the carrying out of development unless it is satisfied that the land is suitable, or can be made suitable, for its future intended use. A Contamination Assessment will be submitted with the Environmental Impact Statement (EIS) demonstrating the site is capable of being made suitable for its proposed use.
State Environmental Planning Policy (Housing) 2021	Compliance with Chapter 4 of the Housing SEPP relates to the Apartment Design Guide and will be demonstrated within the EIS and supporting documentation.

6 Predicted Impacts of Increasing Beyond Existing Planning Controls

The expected impacts arising from extending beyond the existing planning controls in the locality include the following issues which will be comprehensively addressed in the EIS.

6.1 Urban & Built Environment Impacts

- Increased building heights may alter streetscape character.
- Increased building heights may increase overshadowing and view loss of adjoining properties.
- Increased building heights may decrease privacy for adjoining properties.
- Higher densities can increase demand for infrastructure (roads, water, sewer, power, and waste management).

6.2 Traffic & Transport Impacts

- Increased vehicle movements may lead to traffic congestion and public parking shortfalls.
- Greater demand for public transport.
- Increase in active transport (walking, cycling) in the locality.

6.3 Social & Community Impacts

- Affordable housing may change demographic mix.
- Increased population can pressure community services (schools, healthcare, parks).
- Potential change in neighbourhood identity and social cohesion.

6.4 Environmental Impacts

- Increased impervious surfaces may contribute to greater stormwater runoff.
- Reduced tree canopy and green space may impact urban heat island effects.
- Higher energy and water demands may strain sustainability efforts.

6.5 Economic Impacts

- Potential uplift in local economic activity.
- Increased demand for local businesses and retail services.
- Increased employment generation at both construction and operation phases.

7 Engagement

Preliminary consultation has been undertaken with Camden Council and with other appropriate authorities, and work is underway to identify all appropriate Registered Aboriginal Parties.

8 Timeframe for Development Application Lodgement

It is expected the application for SSD would be submitted within 26 weeks of obtaining SEARs.

9 Conclusion

The industry-specific SEARs capture a range of environmental, planning and social considerations. This request for industry-specific SEARs has outlined preliminary information regarding the site, the proposal and its statutory context, to assist the Department with preparation of the industry-specific SEARs for housing relating to the site.

The Department's requirements for submission of a concurrent Planning Proposal are additionally requested.

Should you wish to discuss this content further, please do not hesitate to contact the undersigned on daniel@dmeps.com.au or via 0409 990 464.

Yours sincerely



Daniel McNamara
Director