



13 November 2025

Chris Eldred
Senior Planning Officer
Housing Delivery Authority SSD Assessments
Department of Planning, Housing and Infrastructure

Dear Chris,

Scoping Letter – 173 & 183 Rickard Road, Leppington

1 Introduction

This Letter has been prepared on behalf of Leppington (1) 88 Development Pty Ltd (**the Applicant**), to provide a detailed description of the proposed development of a Civic Centre at 173 & 183 Rickard Road, Leppington.

It has prepared to respond to a request to Department of Planning, Housing and Infrastructure (**DPHI**) for industry-specific Secretary's Environmental Assessment Requirements (**'SEARs'**).

The following sections identify the applicant for the project and describe the site and proposed development.

1.1 Applicant Details

The applicant details for the proposed development are listed in the following table.

Table 1 Applicant Details

Proponent	Leppington (1) 88 Development Pty Ltd
Postal Address	20 Parkes St, Harris Park NSW 2150
ACN	67658404981
Nominated Contact	Andrew Stacey, Director – Major Projects

1.2 Site Description

Table 2 Site and Project Overview

Matter	Description
The Site	Leppington Civic Centre
Country	Dharug Country
Street Address	173 & 183 Rickard Road, Leppington
Legal Description	Lot 1 in Deposited Plan 812366, Lot 2 in DP 812366
Site Area	3.2 ha (approx.)
LGA	Camden Local Government Area
Existing development	The site has been characterised by rural residential uses, in which the sites collectively accommodate two single storey dwellings with ancillary structures respectively. Notably, 173 Rickard Road accommodates a small hardstand along the south eastern corner of the site, which is accompanied by a large metal shed. The rear of the lots, behind the dwellings, the land is largely cleared of any built structures. They are characterised by remnant grassland and a small number of trees along the boundaries of the lots.
Land Configuration	The site has an approximate area of 3.2 ha across the two land parcels. The total site frontage is 142 metres along Rickard Road on the eastern boundary. The topography and slope of the site is generally low to moderate. The site generally falls from east to west with high points being along the Rickard Road frontage.
Strategic Context	The site is situated within the Leppington Town Centre which is currently subject to a State Assessed Rezoning Proposal (SARP). The proposed development presents as a catalyst development opportunity within the Leppington Town Centre where it is understood there is a current lack of lead developers to stimulate development. Aland's proposal within the heart of the town centre is a significant opportunity to trigger growth within Leppington and address the concern of limited uptake in redevelopment of Leppington, which was originally identified by the DPHI in 2017 review of the Leppington Town Centre.

Matter	Description
	In December 2024, Leppington Town Centre was identified as a SARP which was to be prepared and assessed in accordance with the State Significant Rezoning Policy. As part of the ongoing agency engagement expected as part of the SSDA process, there remains the opportunity to continue dialogue about the alignment of this proposal with the Town Centre Review/SARP.
Surrounding Land Use	Surrounding land uses include: ▪ North: Immediately north of the site is Leppington Train Station and the train station commuter car parking facility. On the other side of the station, further north, is the suburb of Austral, which is similarly comprised of rural residential and agricultural landholdings that are transitioning to low and medium density residential uses. ▪ East: The east of the site is characterised by a number of rural residential and agricultural landholdings. Some of these are still comprised of market gardening land uses. Further east is a number of key arterial roads, such as Old Cowpasture Road and Camden Valley Way, which are framed by a number of new residential estates. ▪ South: To the southeast of the site is Leppington Public School. Further south is a number of rural residential and agricultural land holdings. At the intersection of Rickard and Ingleburn Road to the south, a number of these land uses are undergoing progressive residential subdivision and urban development. ▪ West: The west is similarly characterised by rural residential and agricultural land holdings that are similarly undergoing residential subdivision and urban development.
Site Access & road network	Existing site access is provided by Rickard Road at the eastern site boundary.
Services & Utilities	▪ Potable Water: There is an existing 250mm water main along Rickard Road ▪ Sewer: There is an existing 225mm sewer main approximately 230m to the west ▪ Electricity: The site is located within the Endeavour Energy electrical supply zone. The North Leppington Zone Substation is located approximately 1km north-west of the site, on Bringelly Road, while along Rickard Road there is an existing 11kV HV main feeder. ▪ Gas: The site is currently not serviced by the Jemena natural gas network

Matter	Description
Acid Sulfate Soils	The site is not mapped as containing the potential for Acid Sulfate Soils.
Contamination	A Preliminary Site Investigations (PSI) was prepared by Douglas Partner. Based on the site investigation potential areas of environmental concern were identified, including, the contamination of surface soils as a result of potential importation of fill material, from chemical and fuel use and storage, from historical market garden activities, and from on-site buildings and sheds containing hazardous buildings materials, such as asbestos.
Stormwater and Flooding	The site is not flood affected by mainstream flooding in either the 1% Annual Exceedance Probability (AEP) and Probable Maximum Flood (PMF) storm event. No watercourses traverse the site.
Bushfire Prone Land	A small portion of 173 Rickard Road is affected, predominately by the buffer zone bushfire affected land to the south at 163 Rickard Road, Leppington. The south eastern corner of the site contain land mapped as predominately 'Vegetation Buffer' land, which a small portion of 'Vegetation Category 3'.
Biodiversity	The site is largely cleared. However, its periphery along the lot boundaries is partly vegetated with a small number of trees, some of which have been identified as Cumberland Plain Woodland. The remainder of the site is largely cleared and can be characterised as pastoral land. The entirety of the site is biodiversity certified under the Growth Centres Biodiversity Certification.
Aboriginal Heritage	A Preliminary Aboriginal Cultural Heritage Assessment (ACHA) has been prepared for the site to investigate the potential tangible and intangible cultural heritage values that may be present at the site. In summary, it found no Aboriginal objects within the site and determined that the site has been subject to moderate to high levels of disturbance based on historical rural and agricultural uses. The Preliminary ACHA assessed the site as ultimately having low Aboriginal cultural heritage significance for its social, cultural and scientific value.
European Heritage	There are no heritage items located on the site, nor is it within a heritage conservation area.

An aerial image of the site is provided at **Figure 1**.

Figure 1 Aerial Photo



Source: Urbis GIS

2 Project Overview

Table 3 Project Summary

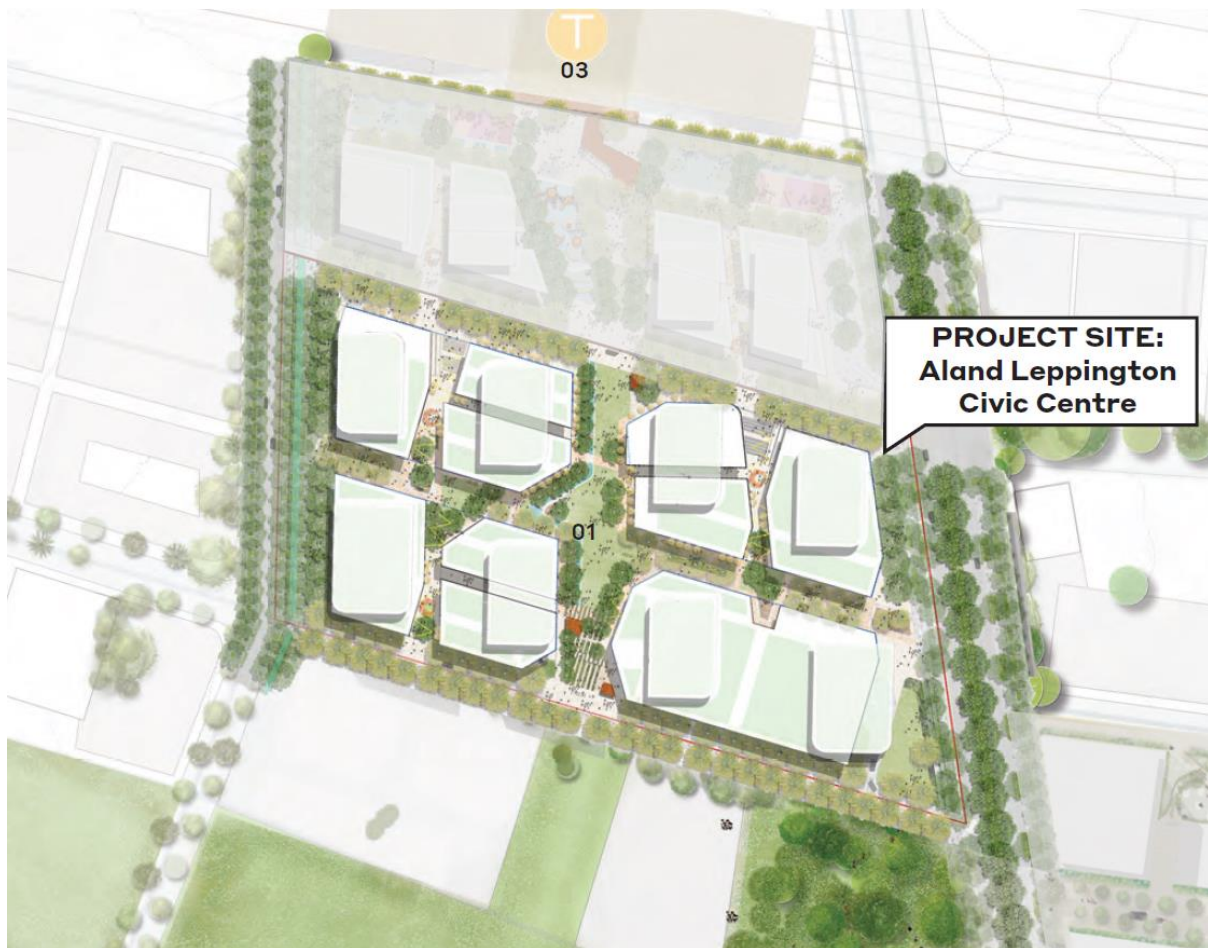
Key Element	Proposal
Project Description	The project seeks detailed development consent for the construction of Leppington Civic Centre, comprising shop top housing to support residential development and commercial land uses at 173-183 Rickard Road, Leppington. The SSD will seek approval for the detailed design of a mixed-use development comprising of eight (8) residential towers and four (4) commercial/retail podiums, centred on a north-south civic spine. The key features of the proposed development are summarised below - Demolition and earthworks to prepare the site for future development. - Construction of 8 residential buildings to accommodate: - Approximately 2,100 units, with a portion allocated for affordable housing.

Key Element	Proposal
	– Approximately 25,000 sqm of retail/commercial Gross Floor Area (GFA). ▪ A maximum building height of 96 m, employing the FSR and height bonuses under the draft Leppington Town Centre Planning Proposal afforded by delivering a 'Low Carbon' development and Affordable Housing. ▪ Loading and car parking facilities on the lower ground and basement levels. ▪ Approximately 6,500 sqm of open space.
Gross Floor Area	Total proposed GFA of approximately 210,700 sqm, comprising of residential GFA as well as approximately 25,000 sqm of retail GFA.
Dwellings	A total of 2,100 dwellings, including 370 (18%) affordable housing units.
Estimated Development Cost (EDC)	\$796,400,000 (excluding GST).
Staging	The proposed development will be delivered in a staged approach.

The proposed Architectural Plans have been prepared by DKO are included at **Appendix B** and shown in

Figure 2..

Figure 2 Proposed Site Plan



Source: DKO

3 Statutory Context

The following table categorises and summarises the relevant requirements in accordance with the DPHI *State Significant Development Guidelines*.

Table 4 Identification of Statutory Requirements for the Project

Details	Comment
Power to grant approval	The development is SSD in accordance with the HDA Order dated 17th March 2025. The proposed development has an EDC of \$796,400,000

Details	Comment
	which is over the \$60 million trigger and hence appropriately classified as SSD under the HDA Order. The proposed EDC is \$796,400,000 (Excl. GST), detailed within the EDC Report at Appendix A. Accordingly, the proposed development is appropriately classified as SSD.
Permissibility	The site is zoned B3 Commercial Core in accordance with the WPC SEPP. Shop Top Housing is permitted with consent in the B3 zone. As part of the Leppington Town Centre SARP, the site is proposed to be rezoned from B3 to MU1 – Mixed Use under which Shop Top Housing is also a permissible use.
Key development standards	The key development standards pertaining to the site are within the WPC SEPP Appendix 5 Camden Growth Centres Precinct Plan. The development standards will be assessed as part of the Environmental Impact Statement (EIS).
Other approvals	The following Acts were considered but by virtue of the application being SSD and the nature of the proposed development, no further approval is required under the following: ▪ <i>NSW National Parks & Wildlife Act 1974;</i> ▪ <i>NSW Heritage Act 1977;</i> ▪ <i>NSW Roads Act 1973;</i> ▪ <i>NSW Water Management Act 2000;</i> ▪ <i>NSW Rural Fire Service Act 1997; and</i> ▪ <i>NSW Protection of the Environment Operations Act 1997.</i> No requirements for other approvals have been identified at this stage.
Pre-conditions to exercise the power to grant consent	▪ <i>State Environmental Planning Policy (Precincts – Western Parkland City) 2021</i> ▪ <i>State Environmental Planning Policy (Resilience and Hazards)</i>
Mandatory Matters for Consideration	▪ <i>State Environmental Planning Policy (Housing) 2021</i> ▪ <i>State Environmental Planning Policy (Planning Systems) 2021</i>

Details	Comment
	- State <i>Environmental Planning Policy (Transport and Infrastructure) 2021</i> - State <i>Environmental Planning Policy (Resilience and Hazards) 2021</i> - State <i>Environmental Planning Policy (Sustainable Buildings) 2022</i>

3.1 Concurrent Rezoning

As previously noted, the concurrent rezoning seeks the following amendments to the WPC SEPP:

- Rezone the site from B3 Commercial Centre to MUI Mixed Use.
- Amend the height of building control from 24m to 96m.
- Introducing a floor space ratio control of 7.47:1 for the entire site.
- Incorporating a site-specific provision, requiring the provision of a minimum of 6,500sqm of public open space.

4 Key Impact Assessment

The following table outlines the key issues and impacts of the project which will be addressed in detail within the EIS. It also outlines any matters raised by the community and other stakeholders.

Table 5 Key Assessment Issues

Matter	Consideration
Design Excellence	There is no design excellence or State Design Review Panel (SDRP) requirement for Leppington Town Centre under the WPC SEPP. Therefore, a design excellence strategy is not required for the development of the site as well a no requirement to be reviewed by the State Design Review Panel (SDRP).
Connection with Country	Despite the site being exempt of the SDRP, the future development will consider the Connection to Country Framework prepared by the Government Architect NSW (GANSW). The design has been informed by Country, led by WSP who have undertaken a Walk on Country and Connecting with Country consultation process with local Aboriginal elders and stakeholders. The proposed development will demonstrate how the frameworks have been implemented and reflected the design.
Urban Design, Public Domain and Landscaping	The SSDA will include an urban design and landscaping report to ensure the proposed development is of a high quality and landscape-led. The project will be aiming provide a high-quality landscaped outcome on the site that will maximise tree canopies to optimise shade and reduce urban heat island effects.

Matter	Consideration
	The Urban Design will be informed by Country and will reflect and embed the recommendations outlined by WSP to address the Connection with Country framework.
Amenity	The SSDA will need to address key environmental amenity matters to ensure the project can provide a high-quality outcome with strong liveability attributes. Key technical studies to inform the EIS will (if required) include overshadowing diagrams; noise and vibration impact assessment, visual impact assessment; or public domain and landscape strategy.
Noise & Vibration	The proposed development is expected to have acoustic, and vibration impacts as well as cumulative impacts in relation to surrounding large-scale developments. A Noise and Vibration Impact Assessment (NVIA) will accompany further assessment of this matter in the EIS, to satisfy the Environmental Protection Authority's (EPA's) Noise Policy for Industry, Interim Construction Noise Guideline and Road Noise Policy. Mitigation, management, and monitoring measures will be documented and implemented over the demolition, construction, and operation of the site.
Visual	Visual impact will be assessed in the EIS. As a part of this, impacts on viewpoints and vistas will be assessed as well as visual amenity assessment of landscaping, design and supporting works. The Visual Impact Assessment (VIA) will include an assessment at suitable intervals from construction (e.g. 0, 5, 10 years) to demonstrate the appearance of the development prior to and following the establishment of landscaping. The site's proposed use is suitable in terms of visual amenity.
Access & Transport	Increases in traffic are expected alongside the proposed development. A Traffic Impact Assessment (TIA) to assess key traffic considerations in relation to the site and its development will be obtained and evaluated in the EIS. Existing and estimated future traffic conditions, parking, and access as well as the impact on surrounding road capacity and pedestrian/cycling routes are all key features to be analysed. Surrounding construction will have the potential to cause cumulative traffic impacts. Existing traffic volumes on Rickard Road will increase during construction and operation, and the impact of the site's proposed new roads will require further assessment and planning.
Water and Flooding	Analysis of the site's water and stormwater conditions will be included in the civil infrastructure report and plans. A Soil and Water Management plan (SWMP) will be acquired alongside the completion of an Erosion and Sediment Control Plan and Stormwater Management Strategy (SMS). These will help inform further site

Matter	Consideration
	analysis in the EIS surrounding catchment capacity on and around the site as well as any irrigation risks. The site is not identified as flood prone land through a preliminary review of the Upper South Creek Flood Study in the Context of Ongoing Development (October 2022). The site is not flood affected by mainstream flooding and hence flood modelling or a Flood Impact Risk Assessment is not deemed to be required.
Earthworks	Civil plans will be prepared to identify and manage any negative impacts as a result of the proposed bulk earthworks. It is expected that cut and fill works will be required across the site, the proposed earthworks will be informed by a detailed cut and fill strategy.
Land Contamination	The suitability of the site in terms of existing contamination, to undergo the proposed development is expected to be appropriate. A Detailed Site Investigation (DSI), Hazardous Buildings Material Survey, and a Salinity Investigation will be prepared. Any necessary further investigation will be conducted and explored in the EIS.
Geotechnical	A Geotechnical Report will provide an assessment of the ground conditions of the site and any risks associated with ground stability or proposed excavation. The report will detail the findings from desktop review of the site and borehole testing where necessary. The report will recommend appropriate temporary and permanent site support and retention measures if required. The Geotechnical Report will also assist to determine any required engineering and earthworks to achieve the proposed development outcome.
Bushfire	A Bushfire Strategy Study will be developed and inform the EIS in accordance with the NSW RFS' Planning for Bushfire Protection (2019). The site is largely free of bushfire prone land, with only a small corner of property 173 Rickard Road identified as Vegetation Category 2 bushfire prone land and Vegetation Buffer.
Waste	The proposed development is expected to generate waste during the demolition, construction, and operation phases. A Waste Management Plan (WMP) will be attained to determine the extent of management required and will be in accordance with waste regulatory frameworks and legislation.
Biodiversity	Preparation of a BDAR is not required as the site is recognised as biodiversity certified via strategic biodiversity certification under the Growth Centres Biodiversity Certification. A BDAR waiver will be requested.

Matter	Consideration
Heritage	Consultation with Aboriginal Community representatives will be conducted and assessed in an Aboriginal Cultural Heritage Assessment Report (ACHAR) as part of the SSDA. In terms of European Heritage, a Heritage Impact Assessment will be undertaken.
Building Code of Australia	A BCA report will be prepared for the development and will present the findings of an assessment of the proposed building against the Performance Requirements of the Deemed-to Satisfy provisions of the Building Code of Australia. The assessment will also identify whether the development will rely on an Alternate Solution based assessment.
Access	An Access Report will be prepared for the development to ensure that disabled access can be provided in accordance with <i>Disability Discrimination Act 1992</i>. The access report will demonstrate how access for all users is addressed through the development.
ESD	An Ecologically Sustainable Development (ESD) Report will be prepared to provide a sustainability assessment development. The ESD report will provide an assessment of the building design and demonstrate ways in which the development can achieve best practice and compliance with sustainability requirements.
Economic Impact Assessment	The economic impacts will be assessed and addressed in the EIS within an accompanying Economic Impact Assessment. The economic impact assessment will address the need for the proposed floorspace and its impacts by considering: ▪ Forecast growth in demand based on future population growth ▪ Existing supply and vacancy rate for employment lands ▪ Proposed supply of employment lands.
Social Impact & CPTED	A Social Impact Assessment (SIA) will be prepared assess the social consequences the project, namely the impacts on affected groups of people and on their way of life, life chances, health, culture, and capacity to sustain these. The SIA will address the positive and negative impacts associated with the project, as well as the measures to mitigate these impacts. The SIA will be prepared in line with the NSW Guidelines for Social Impact Assessments. A CPTED Assessment will detail how a development has been designed to reduce opportunities for crime by embedding a variety of design and place management principles into the Design.

Matter	Consideration
Community Engagement	An Engagement Outcomes Report will be provided as required by the SEARs. The Report will outline the engagement carried out to date, the outcomes of that engagement and how it has informed the proposed development. The report will provide evidence of a transparent and collaborative engagement process. This document will be included in the EIS as part of the SSDA. The document will also outline: ▪ Issues raised by surrounding landowners & stakeholders. ▪ Project response to issues Proposed future community and stakeholder engagement based on the results of consultation.
VPA / Infrastructure Delivery and Staging Plan	The key considerations that need to be made during the infrastructure funding and delivery planning the site include: ▪ The negotiation of a local Voluntary Planning Agreement (VPA) with Camden Council while ensuring agreement on the value of any additional 'Material Public Agreements'. ▪ A staging of infrastructure delivery that enables the development of the site, while providing a commensurate amount of works in kind offsets against contributions obligations for each stage. ▪ Balancing local and state contributions obligation, potential works in kind, the compulsory monetary contributions for biodiversity and fair recognition of any surplus credits. ▪ Negotiation of a State Works in Kind Agreement (WIKa) or VPA, Details of the voluntary planning agreements proposed to deliver infrastructure and services; and evidence of the progress that has been made, including with whom and what agreements are proposed will be provided in the EIS. An Infrastructure Staging and Delivery Plan will also be provided in accordance with the SEARs.

5 Conclusion

This Letter has outlined preliminary information regarding the proposed Leppington Civic Centre development. The report has outlined preliminary information regarding the site and proposal, identified the relevant strategic and statutory context, summarised the approach to engagement with stakeholders and, identified the scale and nature of the impacts of the project.

As outlined in **Section 3.0**, the proposed development is declared State Significant Development in accordance with the HDA Order dated 17th March 2025. We trust that the information detailed in this report is sufficient to enable the Secretary to issue SEARs for the preparation of an EIS.

Yours sincerely,

A handwritten signature in black ink, appearing to be "AK", with a large loop and a trailing flourish.

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- A Estimated Development Cost Report**
- B Architectural Plans**

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