

REQUEST FOR ISSUE OF SEARS

Address: No. 297 Bringelly Road, Leppington

Proposal: Mixed Use Development

8 JULY 2026

No. 138 Woorarra Avenue
ELANORA HEIGHTS
NSW 2101 AUSTRALIA

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8 July 2026

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

Attention: Chris Eldred

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

Dear Chris,

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**)
- Architectural Plans (**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.

Owner's consent will also be provided for No. 307 Bringelly Road, Leppington, comprising Lot 104 DP 1204146, to enable the construction of necessary roads and infrastructure upon this adjoining lot.

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 Architectural Plans at **Attachment B**.

The Leppington Town Centre Indicative Layout Plan dated April 2026 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 the site's southern site boundary.





FIGURES 3 & 4

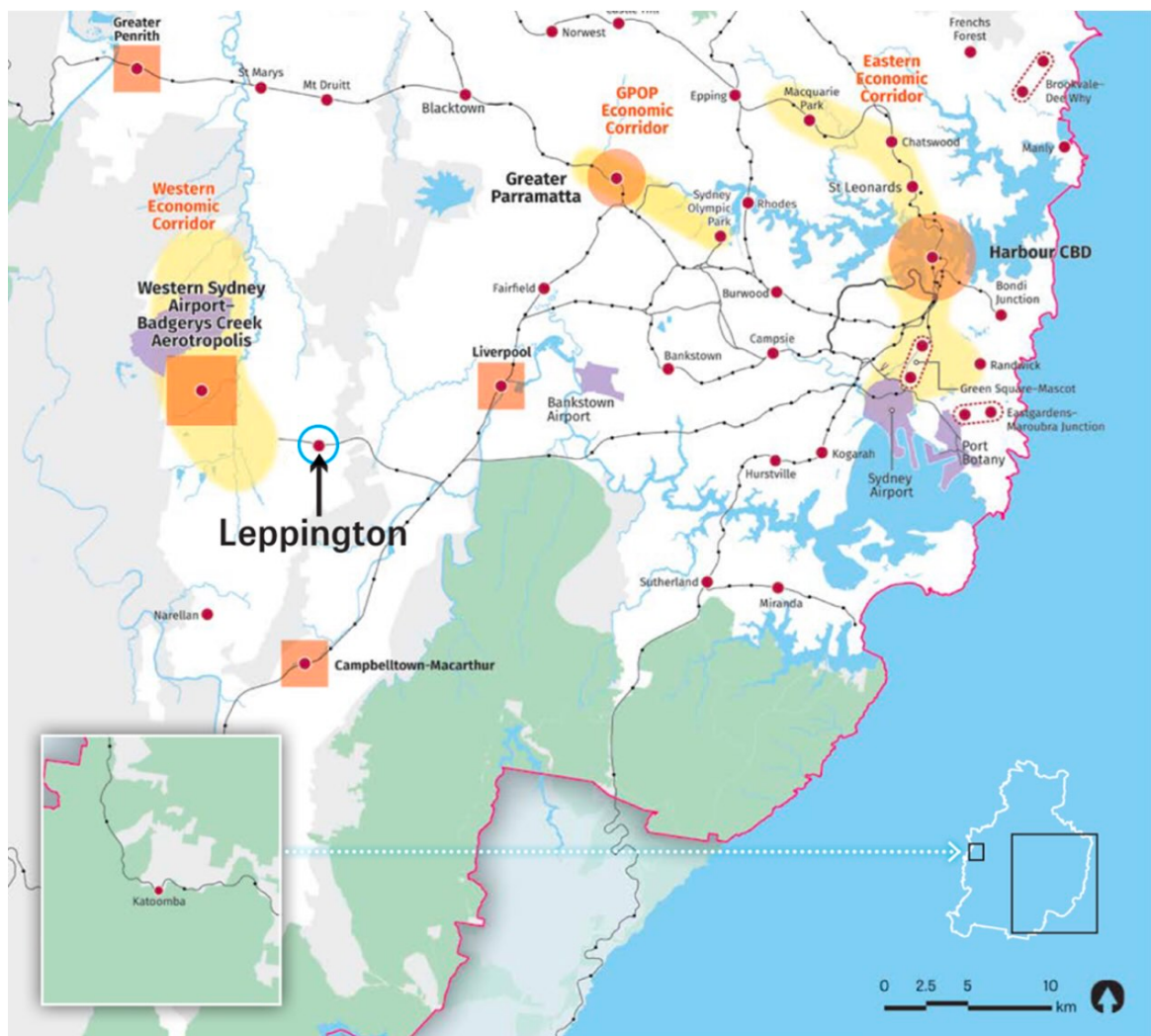
The scale of existing development approved upon the site (DA/2018/694/1).



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 (Leppington Town Centre Precinct). 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 30 minutes by car to reach the Sydney Domestic Airport Terminal, 16 minutes to reach the new Western Sydney International Airport, and 15 minutes to reach the Liverpool CBD, 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 was finalised on 26 June 2026, with the new controls implemented via amendments to State Environmental Planning Policy (Precincts—Western Parkland City) 2021, Appendix 3 Leppington Town Centre Precinct Plan.

The Planning Proposal 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 enables 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 newly introduced planning levers have 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 attain appropriate scale of building bulk; bonus FSR for 'high performing building design' and incentives for the provision 'affordable housing'.

The newly introduced planning controls also 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 identification of a 'Health Hub' on Nos. 293 – 297 Bringelly Road).

The mapping identifies the following outcomes for the site:

Land Zoning Map: Part MU1 Mixed Use and part SP2 Infrastructure

Minimum lot sizes for residential development in Zones R3, R4 and MU1: For Shop top housing in Zone R3 MU1 – 1,500m²

Residential Density Map: N/A

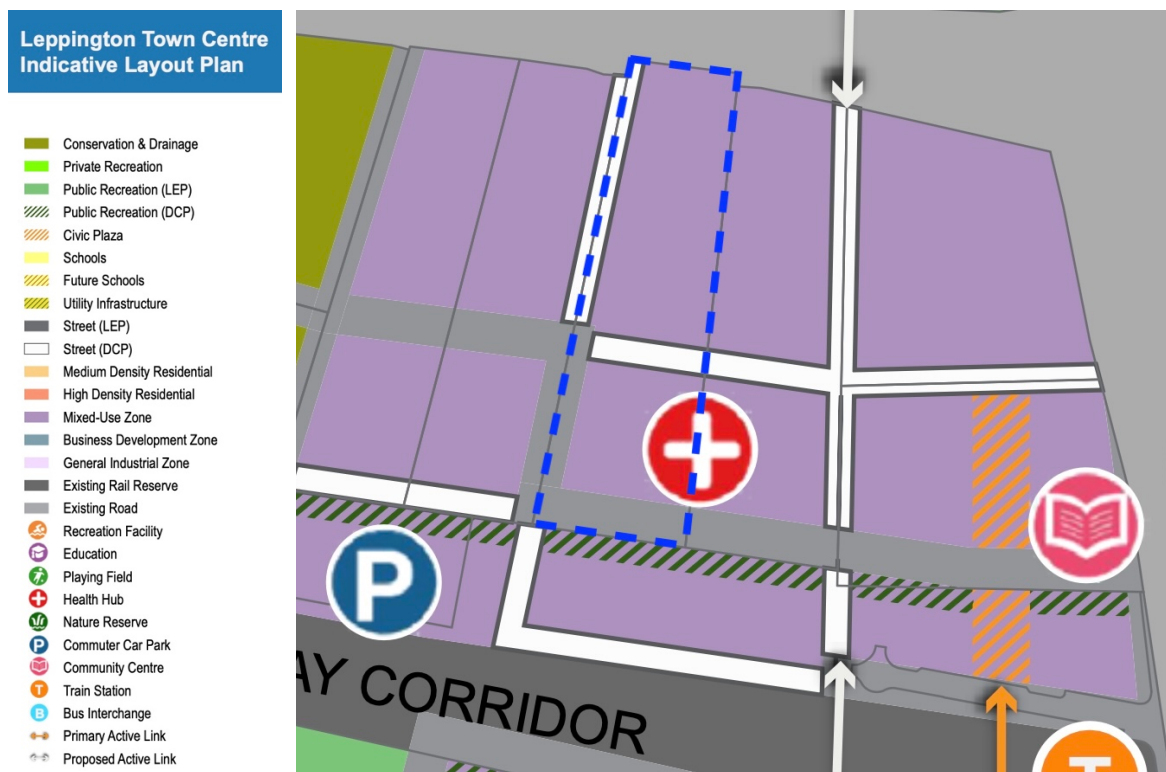
Height of Building Map: 50 metres

Floor Space Ratio Map: Part 3.5:1 (MU1 Mixed Use) and part 0:1 (SP2 Infrastructure)

Non-residential development on certain land in Zone MU1: N/A

Active street frontage on certain land in Zone MU1: N/A

Land Reservation Acquisition: Local Road (SP2) and Health Services Facility (MU1)



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

The aims of the Leppington Town Centre Precinct Plan 2026 at Appendix 3 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 development that encourages employment and economic growth, to promote housing choice and affordability, to provide for sustainable development and to promote pedestrian permeability and vehicle connectivity.

The site is part zoned Zone MU1 Mixed Use and part SP2 Infrastructure. The objectives of the MU1 zone are:

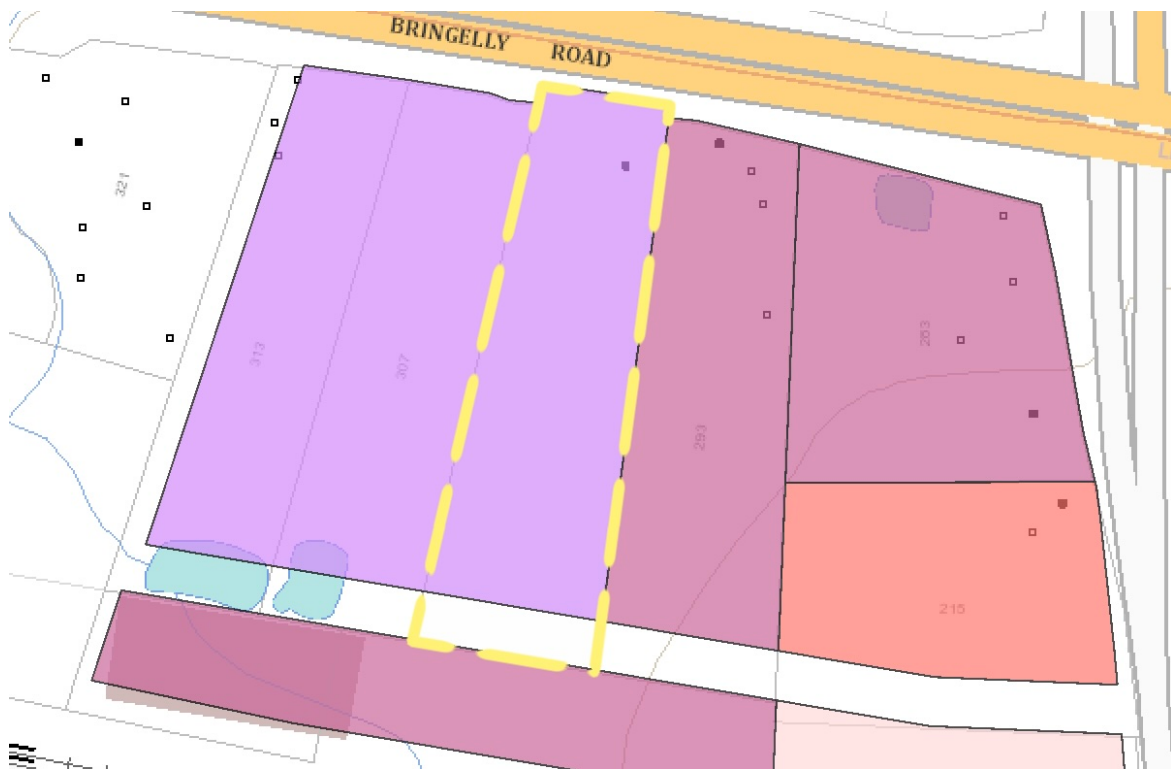
- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To ensure an appropriate built form transition from the centre core around the station to surrounding residential development and open spaces.
- To integrate suitable business, office, residential, retail and other development in accessible locations to encourage use of public transport, walking and cycling.
- To promote a high standard of urban design, public amenity and convenient urban living.

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 MU1 Mixed Use Zone.

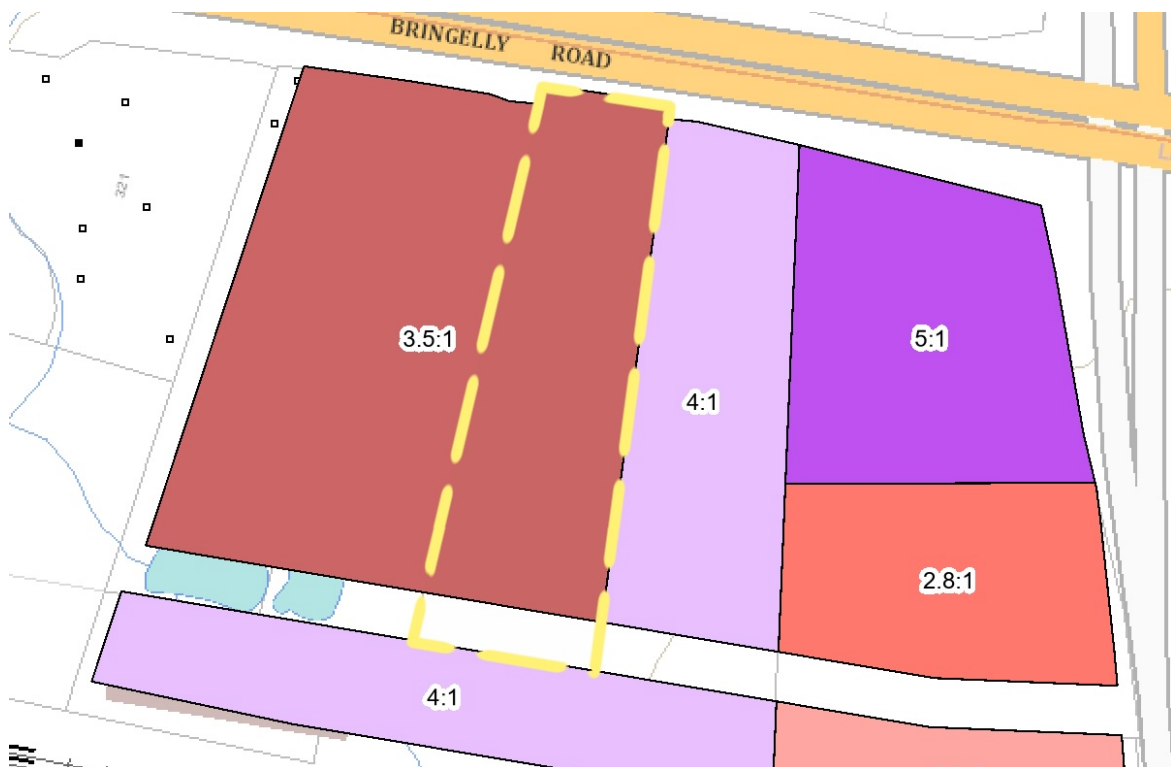
No such development will be proposed within that part of the site zoned SP2 Infrastructure (Land Zoning Map extract below).



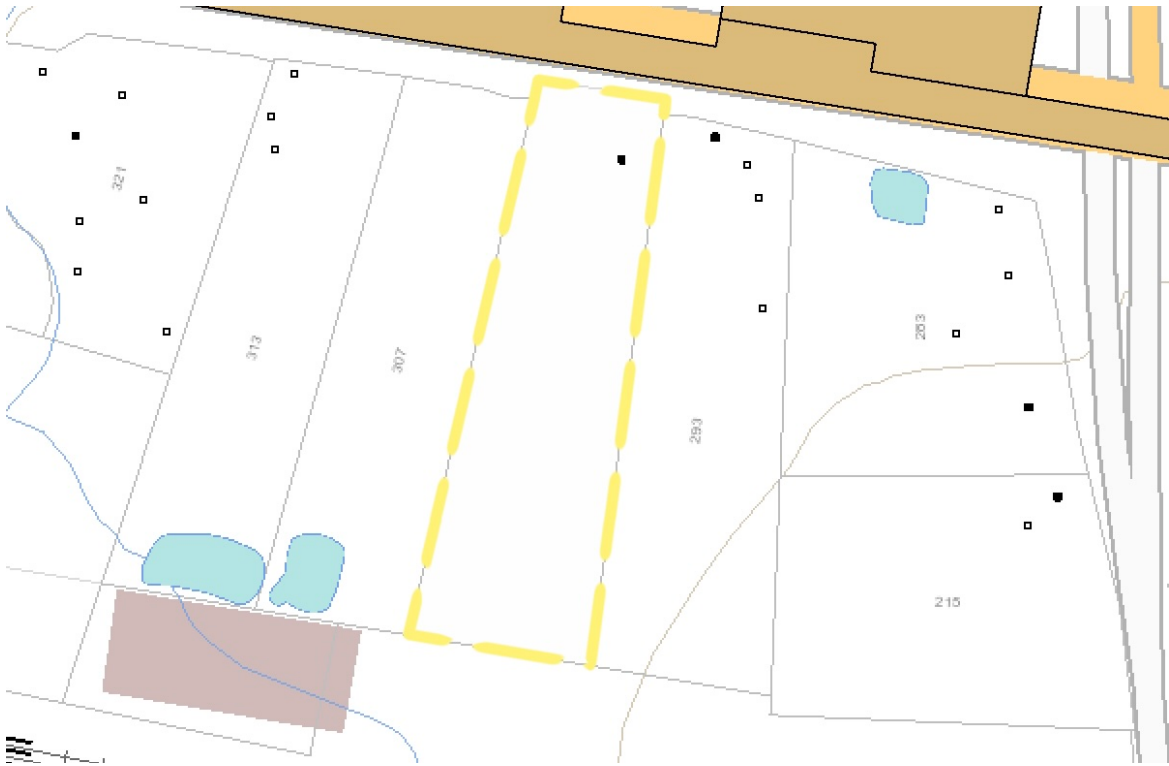
Pursuant to Clause 4.3(2) of the Leppington Town Centre Precinct Plan 2026, the prescribed maximum building height is 50 metres (Height of Buildings Map extract below).



Pursuant to Clause 4.4(2) of the Precinct Plan, the prescribed maximum FSR is 3.5:1 (Floor Space Ratio Map extract below).



It is noted the whilst the site is does not contain a heritage item, nor is contained within a heritage conservation area, 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.

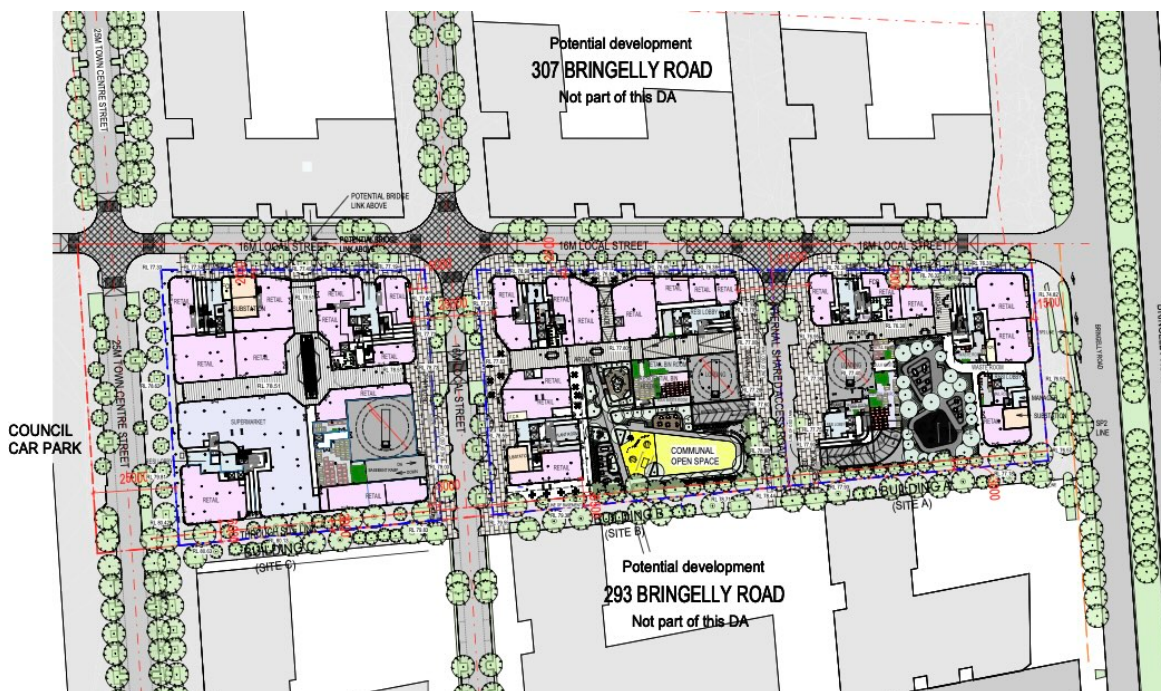
It is finally noted the subject site is free from flooding and bushfire hazard, and is not mapped as containing land with high biodiversity value (the site is located on wholly biodiversity certified land under the Order to Confer Biodiversity Certification (Sydney Region Growth Centres)).

4. Proposed Development

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.

The proposal seeks a floor space ratio (FSR) of 4.711:1 and a maximum building height of approximately 80 metres (23 storeys). The development will include a minimum 5% of the resultant GFA of development for the purpose of affordable housing.



FIGURES 8 & 9

Ground floor footprint (top) and photomontage image (bottom).

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.

By State Significant Development Declaration Order (No 1) 2026, dated 12 February 2026, Schedule 5, State Significant Development Declaration Order (No 9) 2025 was amended to include reference to No 307 Bringelly Road to enable construction of necessary roads and infrastructure within the adjoining site:

Clause 4(1)(o)

Omit "297 Bringelly Road, Leppington being Lot 105/DP1204146". Instead insert "297 Bringelly Road and 307 Bringelly Road, Leppington being Lot 105/DP1204146, Lot 104/DP 1204146 as legally described as at the date of this Order".

5.2 Permissibility

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.

The site is predominantly zoned MU1 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 MU1 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 **Table 1** over page, which also lists 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
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.

NSW Legislation	Requirement for subject Development Application
Instrument	
	The site is not mapped as containing land with high biodiversity value, particularly sensitive to impacts from development and clearing. The site is located on wholly biodiversity certified land under the Order to Confer Biodiversity Certification (Sydney Region Growth Centres).
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. 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 Detailed Site Investigation 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, Transport for NSW and with other appropriate authorities, including all appropriate Registered Aboriginal Parties.

8 Timeframe for Development Application Lodgement

It is expected the application for SSD would be submitted within 60 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@dmps.com.au or via 0409 990 464.

Yours sincerely



Daniel McNamara
Director