



Environmental Impact Statement and Concurrent Rezoning Report

Mixed-use Residential and Commercial Development

184-186 Fifth Avenue, Austral

Submitted to the Department of Planning, Housing and Infrastructure
on behalf of 21 Derwent Road Pty Ltd

SSD-82160220

Prepared by Colliers Urban Planning

5 June 2026 | 2240864



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Colliers Urban Planning acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past and present.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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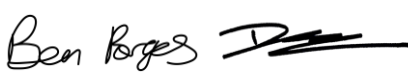
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5 June 2026

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C. Statutory Compliance Table	Colliers Urban Planning
D. Consolidated Mitigation Measures Table	Colliers Urban Planning
E. Leppington Town Centre Planning Proposal DCP Assessment	Colliers Urban Planning
F. Engagement Outcomes Report	Patch Planning
G. Architectural Design Report	Plus Studio
H. Landscape Design Report	Land FX
I. Survey	C&A Surveyors
J. Crime Prevention Through Environmental Design Report	Patch Planning
K. Visual Impact Assessment	Colliers Urban Planning
L. Transport Impact Assessment	Ason Group
M. Noise and Vibration Impact Assessment	Acoustic Logic
N. Civil & Integrated Water Management Plan	ADP
O. Geotechnical Assessment	El Australia
P. Hydrogeological Report including Dewatering Management Plan and Groundwater Seepage Analysis	El Australia
Q. Preliminary Site Investigation Report	El Australia
R. Arboricultural Impact Assessment	Creative Planning Solutions
S. Ecologically Sustainable Design Report	Aspire Sustainability Consulting
T. NATHERS Assessment	Altus Group
U. NABERS Embodied Emissions Report	Altus Group
V. Operational Waste Management Plan	Elephants Foot Consulting
W. Social Impact Assessment	Patch Planning
X. Flood Impact and Risk Assessment	ADP
Y. Bushfire Hazard Assessment	Blackash Bushfire Consulting

Z. Aboriginal Cultural Heritage Assessment	<i>Austral Archaeology</i>
AA. Statement of Heritage Impact	<i>Austral Archaeology</i>
BB. Sydney Water Feasibility Letter	<i>AT&L</i>
CC. BCA Compliance Report	<i>Certatude</i>
DD. Accessibility Compliance Report	<i>Access Link Consulting</i>
EE. Fire Engineering Statement	<i>Innova Services Australia</i>
FF. Childcare Plan of Management	<i>Creative Vision</i>
GG. Façade Design Report	<i>JFS Engineering</i>
HH. Estimated Development Cost Report	<i>Aspire Sustainability Consulting</i>
II. BASIX Report and Certificates	<i>Aspire Sustainability Consulting</i>
JJ. Construction and Demolition Waste Management Plan	<i>Elephants Foot Consulting</i>
KK. Construction, Operation and Staging Plan	<i>Creative Vision</i>
LL. Pedestrian Wind Environment Statement	<i>Windtech</i>
MM. Aboriginal Design Principles Report	<i>WSP</i>
NN. Biodiversity Certification Letter	<i>Ecological</i>
OO. Infrastructure Delivery, Management and Staging Plan	<i>Neuron</i>
PP. Salinity Management Plan	<i>EI Australia</i>
QQ. Electrical Infrastructure Assessment	<i>AAPE</i>
RR. Community Housing Provider Letter of Support	<i>Echo Realty</i>
SS. Section J Deemed-to-Satisfy Assessment	<i>Aspire Sustainability Consulting</i>
TT. Existing and Proposed SEPP Maps	<i>Colliers Urban Planning</i>
UU. Addendum Biodiversity Letter	<i>Ecological and ADP</i>

Under Separate Cover

Owners Consent

21 Derwent Road Pty Ltd.

Evidence of Consultation with Council

Signed Declaration

Project Details	
Project Name	Mixed Use Development 184-186 Fifth Ave Austral
Application Number	SSD-82160220
Land to be Developed	184-186 Fifth Avenue, Austral identified as Lot 99 in DP1284142
Applicant Details	
Applicant Name	21 Derwent Road Pty Ltd
Applicant Address	21 Derwent Road, Bradfield NSW 2556
Prepared By	
Name and Qualifications	Joseph Heraghty (MSci Planning) Bethany Curl (BPlan (Hons)), Ben Porges (BPlan), David Attwood (BPlan (Hons))
Address	Level 4, 180 George Street, Sydney NSW 2000
Declaration	
Name	Schandel Fortu
Qualifications	BenvPlan BUrbPlan MEnvMgt Registered Planner + EIA
Registration Number	9852
Organisation Registered With	Planning Institute of Australia
The undersigned declares that this EIS: • has been prepared in accordance with the Environmental Planning and Assessment Regulation 2021; • contains all available information relevant to the environmental assessment of the development, activity or infrastructure to which the EIS relates; • does not contain information that is false or misleading; • addresses the Planning Secretary's environmental assessment requirements (SEARs) for the project; • identifies and addresses the relevant statutory requirements for the project, including any relevant matters for consideration in environmental planning instruments; • has been prepared having regard to the Department's State Significant Development Guidelines - Preparing an Environmental Impact Statement; • contains a simple and easy to understand summary of the project as a whole, having regard to the economic, environmental and social impacts of the project and the principles of ecologically sustainable development; • contains a consolidated description of the project in a single chapter of the EIS; • contains an accurate summary of the findings of any community engagement; and • contains an accurate summary of the detailed technical assessment of the impacts of the project as a whole.	
Signature	
Date	26 May 2026

Executive Summary

Overview

This Environmental Impact Statement and Rezoning Report (**Report**) has been prepared on behalf of 21 Derwent Road Pty Ltd (**the Applicant**) in support of a State Significant Development Application (**SSDA**) identified as SSD-82160220. This Report is submitted to the NSW Department of Planning, Housing and Infrastructure (DPHI) for a proposed mixed-use development comprising 445 dwellings including 15% affordable housing (for a minimum of 15 years), located at 184-186 Fifth Avenue, Austral (**the site**).

The proposal was declared as State Significant Development (**SSD**) in *State Significant Declaration Order (No.1) 2025*, dated 18 February 2025 which specified that development detailed in EOI.230106, including development for the purpose of a residential flat building with provision for affordable housing at the site be declared as SSD under Section 4.36(3) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*.

The Order enables SSD-82160220 to be undertaken via the Housing Delivery Authority (**HDA**) pathway, including a concurrent rezoning proposal to the Liverpool Growth Centres Precinct Plan within Appendix 4 of the *State Environmental Planning Policy (Precincts—Western Parkland City) 2021 (Western Parkland City SEPP)*. Accordingly, this Report describes both the development sought under SSD-82160220 and the proposed amendments to the Western Parkland City SEPP, in addition to the relevant matters for consideration under Division 4.7 and Section 3.33 of the EP&A Act.

On 7 May 2025, the DPHI issued Secretary's Environmental Assessment Requirements (**SEARs**) and concurrent rezoning requirements for a mixed-use development at the site (SSD-82160220). The SEARs were subsequently amended on 4 July 2025. This Report has been prepared in accordance with Section 3.33 of the EP&A Act, the *Local Environmental Plan Making Guideline*, Part 8 of the EP&A Regulation, the *State Significant Development Guidelines* issued March 2026, the *Guidance for Concurrent Rezoning Report: SSD Housing* issued March 2025 and the issued SEARs and concurrent rezoning requirements from DPHI.

Site and Context

The site is located at 184-186 Fifth Avenue, Austral, within the Liverpool Local Government Area (**LGA**) where the traditional custodians of the land are the Dharug people. The site has an approximate total area of 19,129m² and is generally rectangular in shape, excluding the curved boundary line to the west. The site has a northern frontage to Fifth Avenue which is currently the main point of access to the existing development of the site. A site aerial is provided in **Figure 1** below.



NOT TO SCALE



Figure 1 Site Aerial

Source: Nearmap / edited by Colliers Urban Planning

Proposal Overview

This Report seeks consent for the development of two mixed-use buildings (a northern and a southern building) which consist of residential apartment dwellings, including 15% affordable housing for a period of 15 -years, ground floor commercial premises, gym and a centre-based child care facility. Additionally, the proposal involves the creation and embellishment of public open space and public domain enhancements such as new roads and through site links.

Specifically, the proposed development of the site includes:

- Enabling works, including demolition, vegetation removal, and earthworks;
- The stage construction of two mixed-use buildings, which comprise:
 - Northern Building (Tower A):
 - 177 apartment units in the northern building;
 - A centre-based childcare facility located on Level 1;
 - A gym located on Level 1; and
 - Three (3) retail tenancies located on the Ground Floor; and
 - Southern building (Tower B and Tower C):
 - 268 apartment units in the southern building; and
 - One (1) retail tenancy located on the Ground Floor;
- The construction of two basement structures to accommodate a total of 550 car parking spaces, including:
 - A two-level underground basement structure underneath the northern building; and
 - A one-level underground and four-level above-ground internal car park within the southern building;
- Vegetation management works to the riparian corridor adjacent to Scalabrini Creek;
- Public domain embellishments, including public open space and a bioretention basin adjacent to Scalabrini Creek, the construction of an internal road network and pedestrian connections across the site;
- Landscaping embellishments on the Ground Floor and in key areas of communal open space; and
- Provision of utilities, services and civil infrastructure, including a bioretention basin.

The proposal will be undertaken in accordance with the Architectural Drawings prepared by Plus Studio at **Appendix B**. A photomontage of the proposal is provided in **Figure 2** below.



Figure 2 *Photomontage of the proposal*

Source: Plus Studio

Proposed Amendments

The concurrent rezoning seeks consent to amend the Liverpool Growth Centres Precinct Plan within Appendix 4 of the Parkland City SEPP, pursuant to Division 3.5 of the EP&A Act. The amendments to the Western Parkland City SEPP include:

- Rezoning of land to R3 Medium Density Residential and RE1 Public Recreation.
- Amendment of the maximum building height control from 12m to 55m.
- Amendment of the maximum floor space ratio (FSR) control from 0.75:1 to 3.8:1.
- Amendment to the Land Reservation Acquisition Map to permit the RE1 Public Recreation zoned land to be acquired by the relevant authority.
- Introduction of an additional local provision under Part 6 to:
 - permit up to 1,500m² of gross floor area (GFA) for commercial uses; and
 - require a minimum of 15% of residential GFA to be provided as affordable housing for a period of up to 15 years.
- Introduction of an additional permitted use under Schedule 1 to allow commercial premises and indoor recreation facilities as land uses permitted with consent on the site.

Strategic Context and Site-Specific Merit

The proposal demonstrates a strong consistency with the relevant strategic planning policies, including:

- | | |
|--|----------------------------------|
| • Sydney Plan (Draft) | • NSW Housing Targets |
| • Greater Sydney Region Plan | • Future Transport Strategy 2056 |
| • Western District Plan | • Active Transport Strategy 2056 |
| • Liverpool Local Strategic Planning Statement | • State Infrastructure Strategy |
| • Liverpool Local Housing Strategy, | • Better Placed |
| • Liverpool Economic Development Strategy | • Greener Places |
| • NSW Housing Strategy: Housing 2041 | • Connecting with Country |

In summary, the proposed development is consistent with the strategic context and demonstrates site-specific merit for the following reasons:

- The site is ideally located to accommodate approximately 445 new dwellings within an area identified for urban renewal and uplift, therefore increasing supply within a short walk to the Leppington Train Station. Specifically, the proposal will enable the delivery of 445 units, inclusive of 88 affordable housing units that will contribute to achieving the Sydney Housing target of 16,700 for Liverpool LGA;
- The proposed non-residential land uses will activate the streets and public domain to create a successful Leppington Town Centre;
- The proposal will increase housing diversity by facilitating the future provision of apartments in a range of sizes and typologies;
- The proposal introduces significant open space and new landscaped areas;
- Materials and forms are inspired by local topography and character, enhancing the connection to place and Connecting with Country; and
- The proposal will provide for increased pedestrian and active transport connectivity by providing internal pedestrian pathways and a new road.

Section 5.0 of this Report provides a detail assessment of the proposal's alignment with the strategic context and site-specific merit.

Statutory Context

The proposal is largely consistent with the requirements set out in the following statutory instruments:

- *Environmental Planning and Assessment Act 1979 (NSW)*
- *Environmental Planning and Assessment Regulations 2021 (NSW)*
- *Biodiversity Conservation Act 2016 (NSW)*
- *State Environmental Planning Policy (Western Parkland City) 2021*
- *State Environmental Planning Policy (Housing) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*

The principle environmental planning instrument applicable to the site is the *State Environmental Planning Policy (Western Parkland City) 2021* (Western Parkland City SEPP). The proposal involves concurrent amendments to the Western Parkland City SEPP, involving rezoning the land use and increasing the maximum building height and the floor space ratio, in addition to introducing an additional local provision and an additional permitted use clauses. The proposed amendments to the Western Parkland City SEPP facilitates the proposed development, in that it enables permissibility and a scale which aligns with the proposed development standards. Additionally, the proposal is consistent with the issued SEARs.

Section 6.0 of this Report and **Appendix C** considers the relevant statutory context in detail.

Engagement

The consultation program for this SSDA has included engagement with the local community, neighbours, key stakeholders, and government authorities to present an overview of the proposal and gather feedback during the preparation of the SSDA. The Consultation Outcomes Report (provided at **Appendix F**) addresses all consultation activities undertaken, the key issues discussed, the feedback received and the project's response to such feedback. Full consideration has been given to the SEARs during this development application process and to the SSD Consultation Guidelines.

Section 7.0 of this Report outlines how the consultation and feedback received has informed key aspects of the proposal and its design. This EIS will be subject to formal public exhibition on the Major Projects NSW Website prior to determination.

Environmental Impacts and Mitigation Measures

This report provides an assessment of the environmental impacts of the proposal in accordance with the issued SEARs (refer to **Appendix A**) and sets out the undertakings made by the Applicant to manage and minimise potential impacts arising from the development. The following environmental impact matters have been assessed:

- | | |
|---|------------------------------------|
| • Built form and urban design | • Crime prevention |
| • Residential amenity | • Bushfire impacts |
| • Landscape treatment and public domain | • Aboriginal cultural heritage |
| • Traffic and parking | • Non-Aboriginal cultural heritage |
| • Flooding | • Noise and vibration |
| • Visual impact | • Waste management |
| • Biodiversity and trees | • Social impacts |
| • Ground and water conditions | • Wind impacts |
| • Sustainability | • Building code and accessibility |
| • Contamination and remediation | |

In doing so, the EIS confirms that the proposal will not give rise to unacceptable environmental impacts and is supportable from a planning perspective. A number of specialist consultant inputs appended to this EIS have informed this analysis (refer to table of contents). A summary of the developments impact with regards to social, economic and environmental factors is provided below.

Social Impacts

The proposed development will provide 445 apartments, including 88 affordable housing units in a built form that demonstrates high quality design and will provide superior amenity to internal units. The delivery of housing will provide future residents greater accessibility to services in close range to transport options and other social infrastructure such as open space and community facilities. The development also provides services close to amenities and social infrastructure, including the proposed ground floor commercial uses, commercial gym and childcare centre. The creation of new roads, laneways and through site links will provide a superior public domain experience.

Environmental Impacts

The proposed development will occur on land currently certified under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and will not give rise to any significant environmental impacts. No works are proposed on non-certified land, except for the proposed civil infrastructure along Fifth Avenue which does not result in the removal of any vegetation.

Economic Impacts

The development will result in the creation of 61 full time equivalent (FTE) operational jobs and approximately 141 construction jobs. Furthermore, the development will provide approximately 2,260m² of non-residential gross floor area (GFA) allocated towards the new commercial, gym and childcare offering. The development will have an overall positive economic impact.

A complete assessment of each issue identified within the issued SEARs is provided in **Section 8.0**. A consolidation of mitigation measures proposed is provided at **Appendix D**.

Conclusion and Justification

Having regard to environmental, economic, and social considerations, the carrying out of the proposal is justified as it will:

- Not result in any unacceptable adverse environmental impacts, with appropriate mitigation measures that will minimise any potential impact.
- Demonstrate compliance with the requirements set out in the Western Parkland City SEPP, and where the Western Parkland City SEPP is proposed to be amended, demonstrate an appropriate outcome that facilitates the development of the site.
- Implement the aims, objectives, principles and directions of the strategic planning framework that applies to the site, including the Sydney Plan (Draft), the Region Plan, the Western District Plan, the Liverpool LSPS and other instruments.
- Contribute to achieving the housing target for the Liverpool LGA under the National Housing Accord and the NSW State Housing Targets by providing 445 residential dwellings.
- Provide a residential development consisting of 445 units (including 88 affordable dwellings) that achieves a high standard of residential amenity in line with the requirements within the ADG and the Housing SEPP.
- Enhance the public domain within and surrounding the site by providing a high-quality area of public open space, pedestrian priority streets and landscape embellishments which enhance the permeability, attractiveness and vibrancy of the site.
- Protect the existing natural environment by ensuring that the native vegetation area remains largely protected, and that the development sensitively responds to the biodiversity value of Scalabrini Creek.
- Support the provision of direct and indirect jobs on site during the construction stage.
- Support jobs once fully occupied and operational, with the inclusion of a, ground level speciality retail uses.

1.0 Introduction

This Environmental Impact Statement and Rezoning Report (**Report**) has been prepared on behalf of 21 Derwent Road Pty Ltd (**the Applicant**) in support of a State Significant Development Application (**SSDA**) identified as SSD-82160220. This Report is submitted to the NSW Department of Planning, Housing and Infrastructure (**DPHI**) for a proposed mixed-use development comprising 445 dwellings including 15% affordable housing (for a minimum of 15 years), located at 184-186 Fifth Avenue, Austral (the site).

The proposal was declared as State Significant Development (**SSD**) in *State Significant Declaration Order (No.1) 2025*, dated 18 February 2025 which specified that development detailed in EOI.230106, including development for the purpose of a residential flat building with provision for affordable housing at the site be declared as SSD under Section 4.36(3) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*.

The Order enables SSD-82160220 to be undertaken via the Housing Delivery Authority (**HDA**) pathway, including a concurrent rezoning proposal to the Liverpool Growth Centres Precinct Plan within Appendix 4 of the *State Environmental Planning Policy (Precincts—Western Parkland City) 2021 (Western Parkland City SEPP)*. Accordingly, this Report describes both the development sought under SSD-82160220 and the proposed amendments to the Western Parkland City SEPP, in addition to the relevant matters for consideration under Division 4.7 and Section 3.33 of the EP&A Act.

On 7 May 2025, the DPHI issued Secretary's Environmental Assessment Requirements (**SEARs**) and concurrent rezoning requirements for a mixed-use development at the site (SSD-82160220). A SEARs Compliance Table provided at **Appendix A** that identifies where the SEARs have been addressed in this EIS.

This Report has been prepared in accordance with Section 3.33 of the EP&A Act, the *Local Environmental Plan Making Guideline*, Part 8 of the EP&A Regulation, the *State Significant Development Guidelines issued March 2026*, the *Guidance for Concurrent Rezoning Report: SSD Housing* issued March 2025 and the issued SEARs and concurrent rezoning requirements from DPHI.

This Report intends to inform the community and stakeholders about the Proposal, including its social, economic and environmental impacts, mitigation measures and benefits, as well as providing an environmental assessment of the proposal. This Report should be read in conjunction with the Architectural Drawings (**Appendix B**), Architectural Design Report (**Appendix G**), and accompanying Amended Statutory Maps prepared by Colliers Urban Planning and other documentation appended to this report (refer to **Table of Contents**).

1.1 The Applicant

The Applicant's details are presented in **Table 1** below.

Table 1 *Applicant Details*

Applicant:	21 Derwent Road Pty Ltd
Address:	21 Derwent Road, Bradfield NSW 2556
ABN:	85 637 628 114

1.2 Housing Delivery Authority and National Housing Accord

The NSW State Government has agreed to a National Housing Accord with other States and territories, local government, institutional investors and the construction sector. The Accord includes an initial aspirational target agreed by all parties to build 1.2 million new well-located homes over 5 years from mid-2024. NSW has a target to deliver 377,000 new homes over five years by July 2029 under the National Housing Accord.

However, NSW Government data from the Greater Sydney Urban Development Program identifies that dwelling completions and approvals in NSW are significantly below this target and have decreased over the last five years. During the 12 months leading up to September 2022, Greater Sydney delivered:

- 23,350 new completions, which was 32.5% below the previous 5 years' average and approximately 34% below the target established in the Greater Sydney Regional Plan.
- 35,597 approvals (almost half of which were for low density housing), which was 15.8% below the previous 5 year's average.

To accelerate the delivery of much needed homes and help meet NSW's target under the Accord, the NSW Government established the Housing Delivery Authority (**HDA**).

The HDA offers a clear planning pathway for large residential and mixed-use developments to be assessed as state significant development and state significant development with a concurrent rezoning. This process aims to improve consistency in planning decisions and speed up assessment, without sacrificing housing quality.

The proposed development is well placed to deliver additional uplift to help achieve these housing goals, being a large, consolidated land holding under single ownership, with strong public transport connections, close proximity to services such as open space and schools and co-located retail and other non-residential land uses. Hence, the project was nominated as State Significant Development under the HDA process, thus permitting a concurrent rezoning to occur with this SSD application.

1.3 Overview of Proposed Development and Rezoning

1.3.1 Objectives of the Proposal

The proposal involves two components, consisting of the proposed development and the proposed rezoning. Both components of the proposal are driven by the following objectives:

- Respond to the housing challenges facing Sydney through boosting the delivery of market and affordable housing in a highly accessible location.
- Enhance the legibility of the Leppington Town Centre fronting Fifth Avenue through the creation of a landmark building.
- Deliver a key area of public open space that will contribute to the open space network across the Leppington Town Centre including a new park, which will represent a sensitive interface between the proposed development and natural bushland and waterways that forms Scalabrini Creek.
- Contribute to an active, functional and legible public domain, providing opportunities for activation.
- Improve pedestrian and vehicular accessibility to the site and throughout the Leppington Town Centre.
- Appropriately respond to neighbouring development and the public domain by establishing a podium base and tower built form that responds to its surrounding context through appropriate setbacks and street wall height and minimising environmental impacts.
- Create opportunities for employment during the short term and long term.
- Positively contribute to the evolving character of Leppington, capitalising on major investment within the area.
- Provide a seamlessly integrated community of private housing units and affordable housing units, where the different units are indistinguishable in quality and evenly distributed.
- Provide sustainable outcomes during the construction and operational phase by implementing industry leading water and energy efficiency.

1.3.2 Proposed Development (SSD-82160220)

The proposed development seeks consent for the construction of two mixed-use buildings.

Specifically, this SSDA seeks approval for:

- Enabling works, including demolition, vegetation removal, and earthworks;
- The stage construction of two mixed-use buildings, which comprise:
 - Northern building (Tower A):
 - 177 apartment units in the northern building;
 - A centre-based childcare facility located on Level 1;
 - A gym located on Level 1; and
 - Three (3) retail tenancies located on the Ground Floor; and
 - Southern building (Tower B and Tower C):
 - 268 apartment units in the southern building; and
 - One (1) retail tenancy located on the Ground Floor;
- The construction of two basement structures to accommodate a total of 550 car parking spaces, including:
 - A two-level underground basement structure underneath the northern building; and
 - A one-level underground and four-level above-ground internal car park within the southern building;
- Public domain embellishments, including the creation of a new public open space and a bioretention basin adjacent to Scalabrini Creek, the construction of an internal road network and pedestrian connections across the site;
- Landscaping embellishments on the Ground Floor and in key areas of communal open space; and
- Provision of utilities, services and civil infrastructure, including a bioretention basin.

This Report provides a further description of the proposed development in **Section 3.0**.

1.3.3 Proposed amendments to the Western Parkland City SEPP

The concurrent rezoning seeks consent to amend the Liverpool Growth Centres Precinct Plan within Appendix 4 of the Parkland City SEPP, pursuant to Division 3.5 of the EP&A Act. The amendments to the Western Parkland City SEPP include:

- Rezoning of land to R3 Medium Density Residential and RE1 Public Recreation.
- Amendment of the maximum building height control from 12m to 55m.
- Amendment of the maximum floor space ratio (FSR) control from 0.75:1 to 3.8:1.
- Amendment to the Land Reservation Acquisition Map to permit the RE1 Public Recreation zoned land to be acquired by the relevant authority.
- Introduction of an additional local provision under Part 6 to:
 - permit up to 1,500m² of gross floor area (GFA) for commercial uses; and
 - require a minimum of 15% of residential GFA to be provided as affordable housing for a period of up to 15 years.
- Introduction of an additional permitted use under Schedule 1 to allow commercial premises and indoor recreation facilities as land uses permitted with consent on the site.

1.4 Planning Background and Context

1.4.1 Liverpool Growth Centre Precinct Plan within Appendix 4 of the Western Parkland City SEPP

The site is located within the Leppington North Precinct in accordance with the Liverpool Growth Centre Precinct Plan within Appendix 4 of the Western Parkland City SEPP which is the principle guiding Environmental Planning Instrument applicable to the site. The Western Parkland City SEPP prescribes the following key controls to the site:

- A land zoning consisting of B5 Business Development and E2 Environmental Conservation.
- A maximum building height of 12m.
- A maximum FSR of 0.75:1.

1.4.2 Leppington Town Centre Planning Proposal

Leppington Town Centre is located in Sydney's South-West Growth area and has been identified as a strategic centre in the Greater Sydney Region Plan, Western City District Plan and Council's Local Strategic Planning Statements.

Between November 2023 and February 2024, the Leppington Town Centre Planning Proposal (LTC PP identified as PP-2023-296 and PP-2023-284) was exhibited for public feedback. The LTC PP sought to facilitate a shift into a highly integrated mix-use strategic centre core that is highly connected, utilising the train station delivered in 2015.

Specifically, the LTC PP sought to deliver a total of 10,500 dwellings and 11,000 jobs by 2041, in line with achieving a vision of Leppington to be a well-designed, convenient and connected built environment. The LTC PP proposed several land use and zoning changes, alongside introducing recommended FSR controls, maximum building height controls, permitted podium parking, bonus FSR for low carbon buildings, and bonus FSR for affordable community housing.

Under the LTC PP, the site was proposed to be rezoned to the following controls:

- Zoning: Part R4 High Density Residential, part RE1 Public Infrastructure.
- Height of Building: 30m over the R4 zone.
- Floor Space Ratio: 2:1 over the R4 zone (excluding the portion of the site to accommodate future roads).

On 6 December 2024, DPHI identified Leppington Town Centre PP as a State-assessed Rezoning Proposal (**SARP**), in line with their State Significant Rezoning Policy. The proposed controls under the SARP are yet to be finalised.

The Indicative Layout Plan (**ILP**) which supports PP-2023-296 is shown below in **Figure 3**.

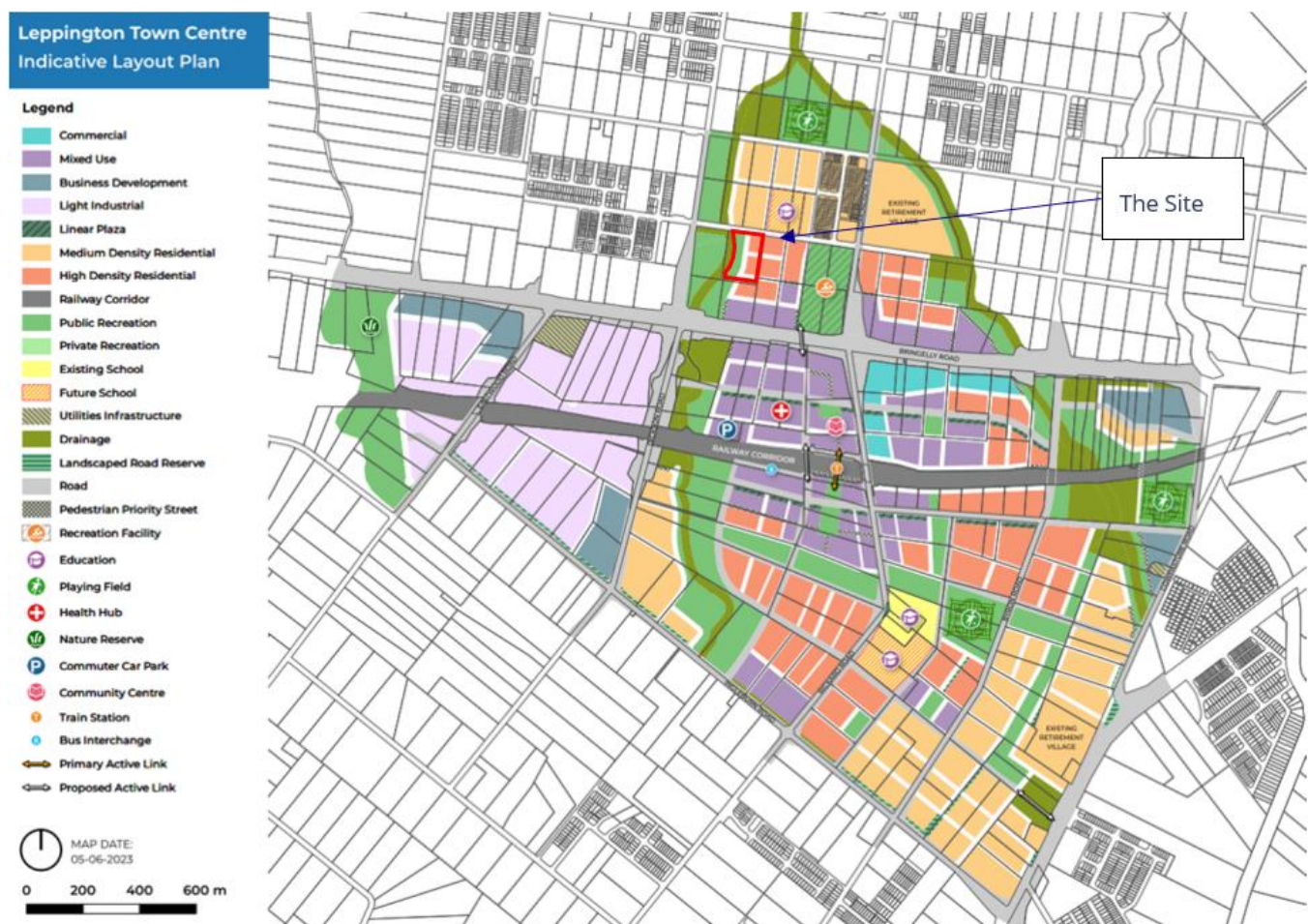


Figure 3 Indicative Layout Plan

Source: Leppington Town Centre – Planning Proposal

1.4.3 Amendment to the Draft Leppington Town Centre Indicative Layout Plan

Since public exhibition of the PP, further engagement has occurred between the Applicant and the State Rezoning Team at DPHI responsible for the Leppington Town Centre SARP process. An amended Draft ILP was provided to landowners in November 2025 for information purposes and to inform the proposed scheme, specifically with regard to the extent of proposed public open space and key roads. Key amendments impacting the site include:

- The introduction of two north to south roads which are intended for acquisition.
- The introduction of a diagonal east to west street, not for acquisition.

The proposed amendments to the draft ILP result in a poor spatial outcome for the site and the potential for future development. This SSDA seeks to rezone the site and proposes an alternative layout that is commensurate to the proposed rezoning of the site.

A comparison of the PP-2023-296 ILP (September 2023), the Amended ILP (November 2025) and the proposed layout as set out by this SSDA is provided in **Figure 4**. The Amended ILP has not been publicly exhibited and does not have any statutory significance to the site. The proposed layout as set out in this Report incorporates two east to west connections across the site, in general alignment with the PP-2023-296 ILP. The proposed layout also incorporates the provision of two north to south streets, including a street along the eastern boundary for future acquisition and a street in the middle of the site as a DCP requirement.

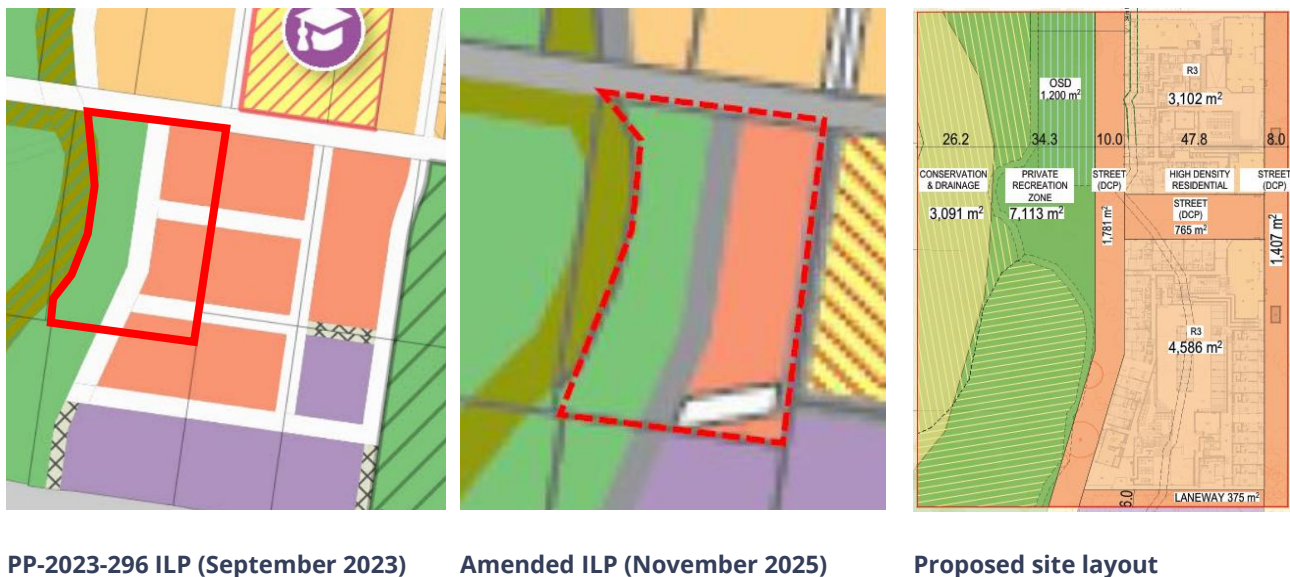


Figure 4 *Indicative Layout Plans*

Source: Department of Planning, Housing and Infrastructure and PLUS Studio

2.0 Strategic and Statutory Context

This section identifies key strategic matters relevant to the assessment of the proposal, including the site's features, context, strategic context and other development in the surrounding area. This section also provides an analysis of feasible alternatives that were considered in light of the proposal's objectives.

2.1 Site Location and Context

2.1.1 The Site

The site is located at 184-186 Fifth Avenue, Austral, within the Liverpool Local Government Area (LGA) where the traditional custodians of the land are the Dharug people. The site address and title description are outlined in **Table 2**. The site has an approximate total area of 19,129m² and is generally rectangular in shape, excluding the curved boundary line to the west. The site has a northern frontage to Fifth Avenue which is currently the main point of access to the existing development of the site.

The characteristics of the site are further described in **Section 2.2**.

Table 2 Site Description

Address	Title Description
184-186 Fifth Avenue, Austral	Lot 99 DP 1284142



NOT TO SCALE



Figure 5 Site Aerial

Source: Nearmap, edits by Colliers Urban Planning

2.1.2 Locational Context

The site is located within the Leppington Town Centre and is approximately 1.2km from Leppington Train Station, providing railway connection to major employment centres and services such as Liverpool, Parramatta and the Sydney CBD. The site is located within the South West Growth Area of Sydney, expected to undergo significant transformation and growth over the coming years. The site is also located approximately 17km from the Western Sydney International Airport and approximately 8km from the future Bradfield City Centre (equating to an approximate 10-minute driving

distance). The Bradfield City Centre is positioned to become a vibrant, 24/7 global city, driving advancements in industry and acting as a central gathering place for arts, culture, and entertainment.

Currently, large portions of Leppington are yet to be developed to their future potential. As such, the wider area is characterised by rural-style dwellings on large lots or dual occupancies. Services are generally found on major roads such as Bringelly Road which features hardware stores, service stations, food and drink premises and childcare centres. Recreational facilities such as a soccer field and playground are located on the corner of Bringelly Road and Edmondson Avenue. A context map is provided in **Figure 6** below.

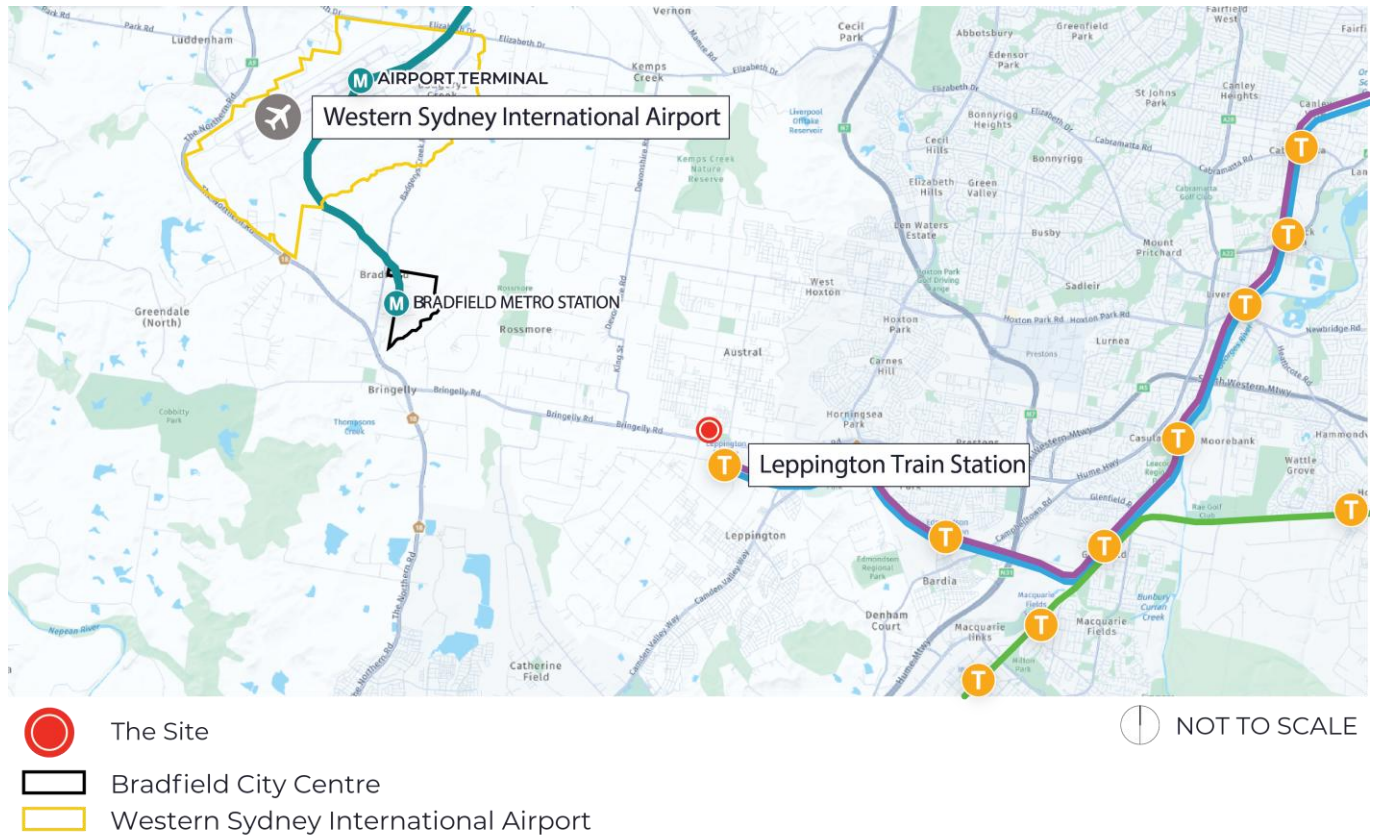


Figure 6 Context Map

Source: Nearmap / edited by Colliers Urban Planning

2.2 Site Description

2.2.1 Existing Development

Much of the site is currently vacant. The built form on site includes two small dwellings and two freestanding shed structures in the northern portion of the site. The site contains vegetated land and is generally overgrown with weeds and ground coverage. The western and southern portion of the site is heavily vegetated and includes the presence of Cumberland Shale Plains Woodland. There is a presence of exotic and planted trees within proximity to the existing dwellings. Photographs depicting the existing development is provided in **Figure 7** below.



184 Fifth Avenue, looking south.



The site, looking east down Fifth Avenue



The site, looking south-west



186 Fifth Avenue, looking south.



Existing Dwelling at 186 Fifth Avenue



Remnant Vegetation towards Western Edge of Site

Figure 7 *View of the existing development on the site*

Source: Google Maps

2.2.2 Transport and Access

Vehicles and Roads

The site is accessed from Fifth Avenue which is a two-lane road located to the immediate north of the site. Fifth Avenue is a local road owned and maintained by Council. Fifth Avenue intersects with Fourth Avenue to the west of the site, and Edmondson Avenue to the east of the site. Both Fourth Avenue and Edmondson Avenue provide connection to Bringelly Road which is a six-lane state road. Bringelly Road connects the Hume Highway to the east to the Northern Road to the west. Furthermore, south of Bringelly Road, Edmondson Avenue turns to Rickard Road, which provides connection to the broader Leppington Town Centre area, including the Leppington Train Station and the Leppington Village.

Public Transport

The site is approximately 1.1km walking distance from Leppington Train Station which services the T2 South and Inner West line and the T5 Cumberland Line. The site is also located within proximity to several bus services, including the 841 (to Leppington to Narellan), 856 (Bringelly to Liverpool), 858 (to Oran Park to Leppington) and 861 (Denham Court to Carnes Hill). The 855 and 861 bus route provides connections to Leppington Station. Due to the site's proximity to these bus services, the site is considered to be in an 'accessible location' in accordance with Schedule 10 of the *State Environmental Planning Policy (Housing) 2021 (Housing SEPP)*, as it is within 400m of a bus stop at Edmondson Avenue opposite Scalabrini Village where a bus service is provided every hour via route 855 and 861. The surrounding public transport is shown in **Figure 8** below.

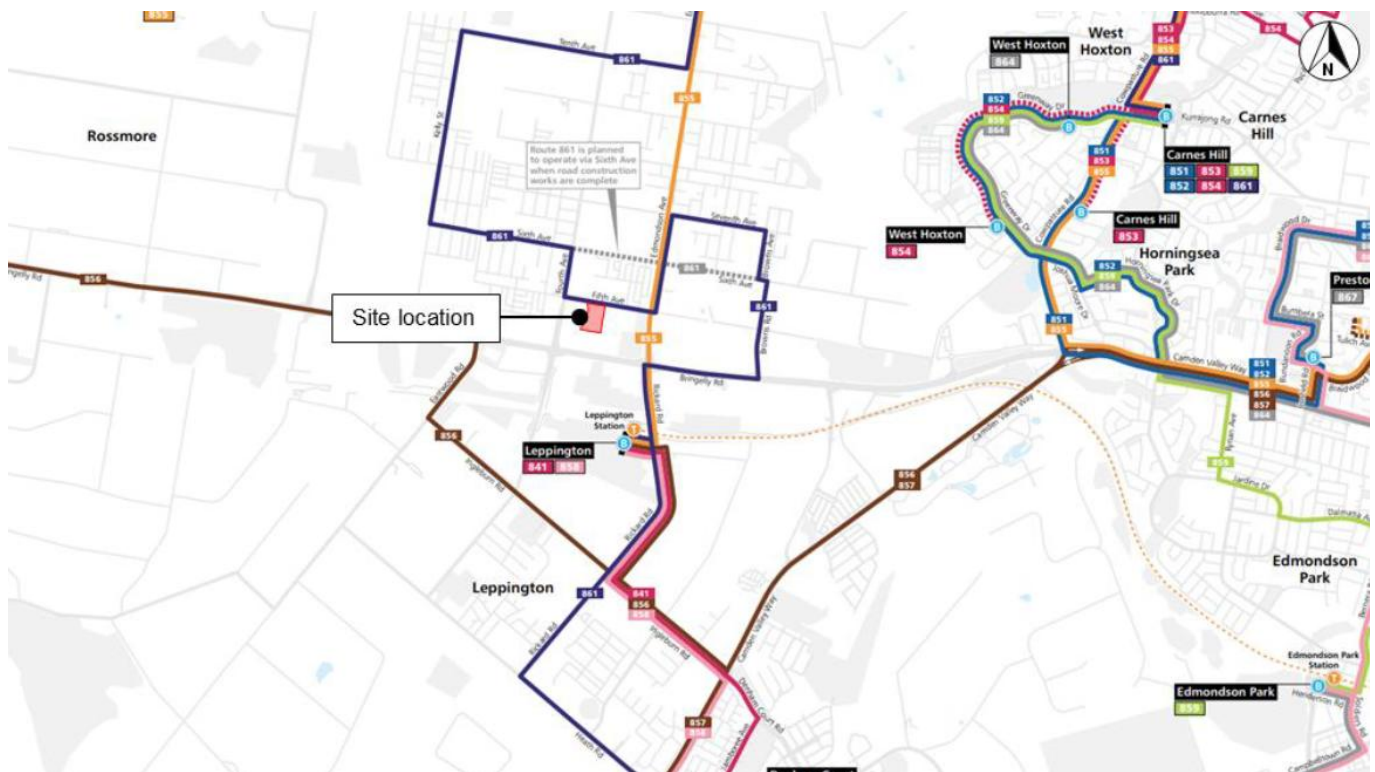


Figure 8 Surrounding Public Transport Network Map

Source: Ason Group

2.2.3 Topography

A survey of the site is provided in **Appendix I**. The site has a gently undulating / flat topography. The site slopes from the eastern side at RL 73m AHD downwards towards the north-west near Scalabrini Creek with the lowest point of the site in the north-west corner at RL 71.25m AHD.

2.2.4 Services and Utilities

An Infrastructure, Delivery, Management and Staging Plan is provided in **Appendix OO** and outlines the existing infrastructure and services available to the site. This includes:

- Existing substations located on Fifth Avenue, which currently connected to the site via existing overhead services connection.
- Existing connections to NBN and Telstra communication infrastructure.
- Existing medium pressure 210 kPa gas main running adjacent to the site along Fifth Avenue.
- There are existing 100mm and 200mm water mains running along Fifth Avenue.
- No existing connection to a suitable sewer main. There is an existing 450mm sewer main that runs along Fourth Avenue
- There is currently no stormwater infrastructure servicing the site. However, the survey shows a number of kerb inlet puts located on the opposite side of Fifth Avenue that have been installed during a recent road widening.

2.2.5 Vegetation and Biodiversity

A Biodiversity Certification Letter has been prepared by Ecological and is provided at **Appendix NN**. Vegetation survey confirmed the presence of PCT 3320 – Cumberland Shale Plains Woodland which can be associated with the following Threatened Ecological Communities:

- Shale Gravel Transition Forest in the Sydney Basin Bioregion (Endangered under the *Biodiversity Conservation Act 2016* (BC Act))
- Cumberland Plain Woodland in the Sydney Basin Bioregion (Critically Endangered under the BC Act)
- Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest (Critically Endangered under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act)).

No threatened species were identified on the site, however hollow-bearing trees were recorded but were not of suitable sizes to provided suitable habitat for SAI species. The existing development on the site also comprises sheds and structures that have potential to contain occasional roosting habitat for microbats. The existing presence of PCT 3320 on



the site is shown in **Figure 9** below.

PCT Mapping and Habitat Assessments

 Development site	▲ Hollow bearing tree
 Development footprint	Plant Community Type (ELA, 2026)
— Roads	 PCT 3320 - Cumberland Shale Plains Woodland (Moderate)
Habitat Feature	 PCT 3320 - Cumberland Shale Plains Woodland (Grassland)
◆ Debris	 Exotic / Planted
◆ Still pool	 Track
◆ Stick nest	 Cleared / Infrastructure

nearmap
Image captured 16/03/2026

Figure 9 Vegetation Mapping and Habitat Map

Source: Ecological

Biodiversity Certification

Part of the site is subject to a biodiversity certification under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006. The extent of land mapped as being subject to biodiversity certification is shown in **Figure 10**.

In accordance with Section 8.4 of the Biodiversity Conservation Act 2016:

'an assessment of the likely impact on biodiversity of development on biodiversity certified land is not required for the purposes of Part 4 of the EP&A Act 1979'.

A discussion of the development's relationship with the overlaying biodiversity certification is provided in **Section 8.7** and finds that no works are proposed on land not certified, with the exclusion of civil infrastructure upgrades on Fifth Avenue which does not involve the removal of any vegetation.

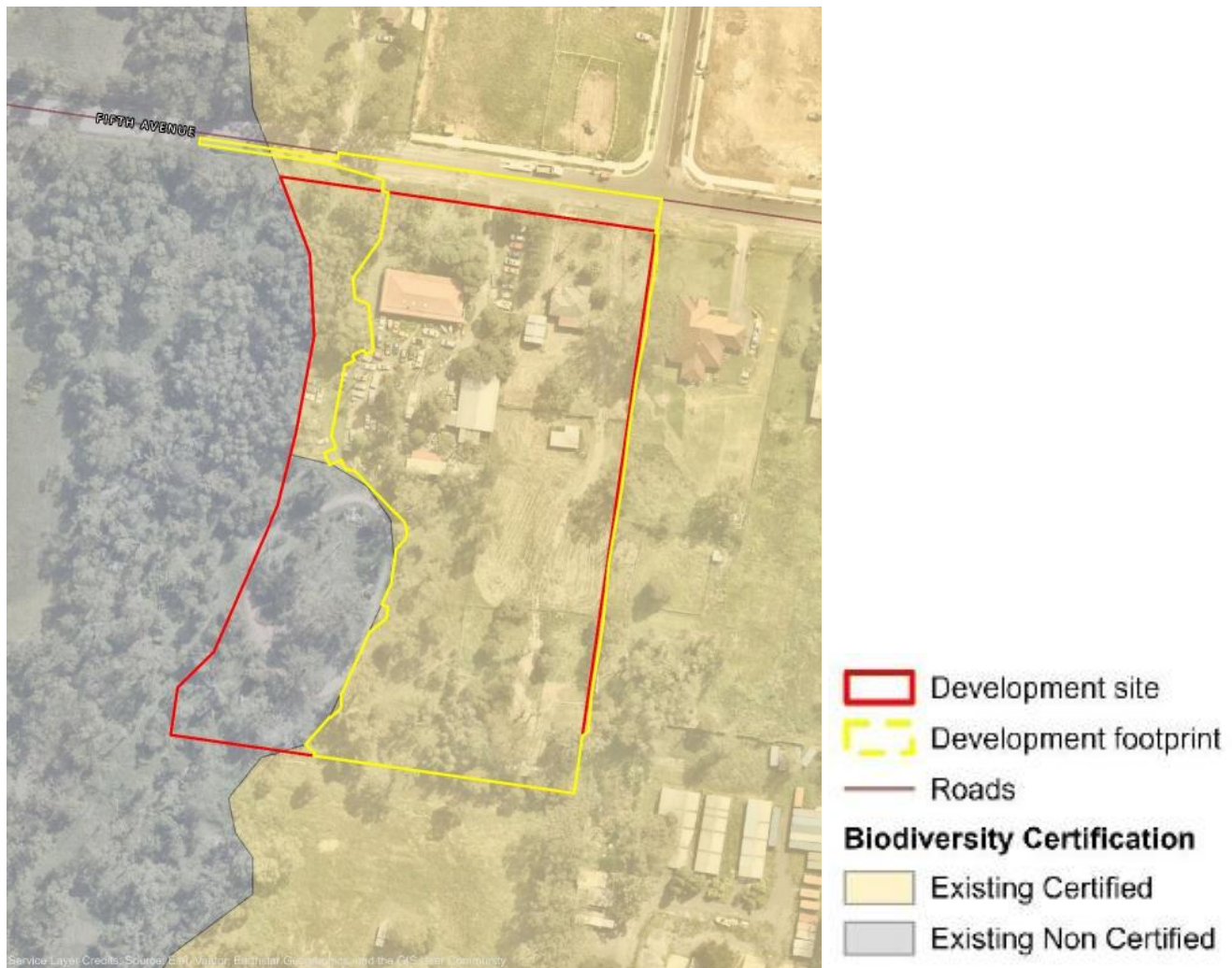


Figure 10 Biodiversity Certified Land

Source: Eco Logical

2.2.6 Flooding

A Flood Impact and Risk Assessment has been prepared by ADP and is attached at **Appendix X**. The existing flood characteristics of the site are defined by floodwaters approaching the site from the south, where flows are conveyed through the Bringelly Road creek crossing and increased flooding extent approaching Fifth Avenue. The site is impacted by the minor fringes of this flow, with maximum depths of 560mm towards the western portion of the site. The existing 1% AEP Flood Map is provided in **Figure 11** below.

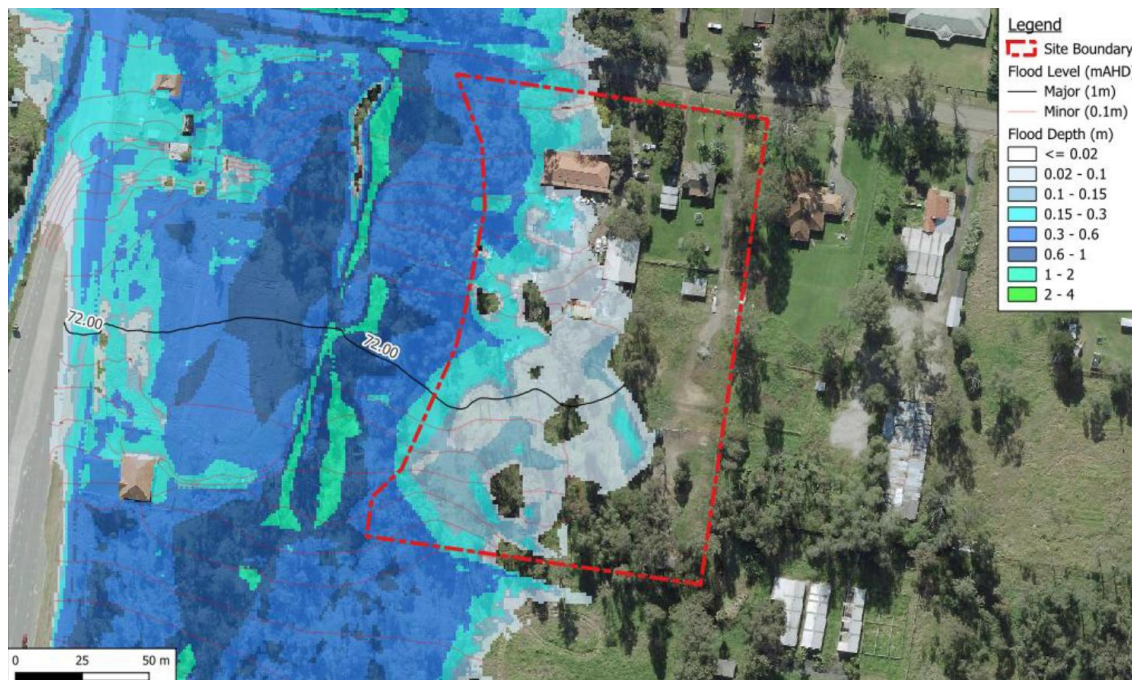


Figure 11 1% AEP Existing Flood Event

Source: ADP

2.2.7 Groundwater and Hydrology

There are no overland flow channels within the site such as rivers or streams. The site is adjacent to Scalabrini Creek which is located 40m west of the site. Scalabrini Creek joins Kemps Creek approximately 3.2km north-west of the site, and then Kemps Creek drains into South Creek and ultimately the Hawkesbury River.

Groundwater was present during water quality sampling and permeability testing. The Geotechnical Investigation in **Appendix O** confirms that groundwater levels were monitored between 2.42m to 1.06m below ground.

2.2.8 Bushfire

A Bushfire Assessment Report has been prepared by Black Ash Bushfire Consulting and is attached at **Appendix Y**. The Bushfire Assessment Report confirms that the site and the adjoining areas to the site are identified as 'bushfire prone land'. Specifically, the site is mapped as containing Vegetation Buffer with a small portion of land to the south identified as Category 2 vegetation. A small area of Category 3 vegetation is located to the west of the site.

Consideration of bushfire impacts and the development's compliance with the Rural Fire Service's Planning for Bushfire Protection 2019 is further detailed in **Section 8.12** of this Report.



Figure 12 Bushfire Prone Land Map

Source: Black Ash

2.2.9 Geotechnical Characteristics

The geotechnical characteristics of the site are described in the Geotechnical Investigation Report prepared by EI Australia and attached at **Appendix O**.

Acid Sulfate Soils are not known or expected to occur at the site. Additionally, information on regional soil-landscape conditions indicate that the site comprises South Creek unit adjacent to Scalabrini Creek in the north-western portion of the site, and Blacktown unit beneath the rest of the site. The South Creek unit is described as an alluvial soil forming on the Cumberland Plain. Soils are deep, moderately reactive, and demonstrate localised erosion and potential for surface movement. The Blacktown unit is described as a residual forming soil on broad, gently undulating rises over Wianamatta Group Shales. Soils are moderately deep, are moderately to highly reactive, have low permeability and localised salinity.

2.3 Surrounding Development

The existing development surrounding the site is described as:

- **North:** North of the site is Fifth Avenue, and a mixture of rural land and subdivided, low density residential land that is occupied by detached dwellings and townhouses. Scalabrini Creek is also located further north of the site, eventually adjoining Kemps Creek and the Kemps Creek Nature Reserve.
- **East:** East of the site are large, rural landholdings which feature detached buildings that are occupied for residential or business purposes. Scott Memorial Park is also located to the east of the site, comprising soccer fields and a netball court. Beyond Edmondson Avenue is more rural land, comprising sheds for agricultural or light manufacturing purposes.
- **South:** South of the site are other large, rural landholdings featuring single dwellings and scattered vegetation. Bringelly Road is located to the south of the site, providing connection between Liverpool and the Aerotropolis. Further south is Leppington Train Station and Leppington Shops, including a Woolworths supermarket. Educational establishments are also located further south of the site, including Leppington Anglican College and Amity College.
- **West:** West of the site is Scalabrini Creek which is a natural waterway that runs in a north-south direction. Dense vegetation adjoins the bed of Scalabrini Creek. Beyond Scalabrini Creek is Fourth Avenue, and other residential developments, mainly comprising detached dwellings and townhouses and large, rural landholdings towards Kemps Creek. Bradfield City Centre is located further west of the site, and the Western Sydney International Airport is located to the north-west of the site.

2.3.1 Future Surrounding Development

2.3.1.1 State Significant Development

Various sites within and outside the Leppington Town Centre are within the development phase and if approved, would result in the delivery of a number of new developments within the Leppington Town Centre. Other developments that have been nominated as SSD under recent Ministerial Planning Orders within the surrounding context include:

- **297 Bringelly Road, Leppington:** 1,020 apartments including an allocation of 5% affordable housing with commercial, child care and health GFA across three buildings.
- **230 Rickard Road, Leppington:** a mixed-use development, comprising approximately 800 apartments with 5% affordable housing, retail premises, office premises and a centre-based child care facility across four buildings,
- **213 Bringelly Road, Leppington:** three residential flat buildings, providing approximately 500 apartment dwellings including 5% affordable housing up to 20-storeys.
- **173-183 Rickard Road, Leppington:** a mixed-use development, comprising approximately 1,500 apartments with 17% affordable housing across eight towers, retail and commercial floor space and public open space.
- **176 Rickard Road, Leppington:** a mixed-use development, comprising approximately 1,500 apartments including 5% affordable housing, commercial and retail uses.
- **156-166 Rickard Road Leppington:** a mixed-use development comprising 1,500 apartments including 15% affordable housing, retail and commercial floor space and public open space.
- **99 Byron Road, Leppington:** a staged residential development, comprising approximately 140 dwellings with 15% affordable housing.

- **28A Ingleburn Road, Leppington:** three residential flat buildings, comprising approximately 900 apartments with 15% affordable housing.
- **79 Rickard Road, Leppington:** a seven-storey development comprising approximately 230 independent living units, shared community facilities and ground floor retail.

This development will enable and contribute to the transformation of the Leppington Town Centre into a thriving, sustainable, and well-connected urban centre that meets the diverse needs of its future residents and supports regional growth objectives.

A map illustrating the site in the context of other nominated SSD projects is provided in **Figure 13**.



Figure 13 Future surrounding development in and around the Leppington Town Centre (outlined in blue)

Source: Nearmap, edits by Colliers Urban Planning

2.3.1.2 Local Development

To the north-east of the site at 205 Fifth Avenue, the land is currently subject to subdivision works to create 15 residential lots and one residue lot, approved under DA-508/2022.

2.4 Strategic Planning Context

The proposal is consistent with the relevant Government plans, policies and guidelines applying to the site as outlined in **Table 3** below.

Table 3 Summary of Alignment with Key Strategic Plans

Strategic Plan	Strategic Context
NSW Housing Strategy: Housing 2041	The NSW Housing Strategy supports the provision of new housing stock in NSW. Within the Strategy, in-fill affordable housing is identified as a housing typology to support the diversity and affordability of the rental market. This helps to meet the four key pillars of the NSW housing system, demonstrated in Figure 14 .



Figure 14 NSW Housing Strategy Key Pillars

Source: Housing 2041, NSW Government

The proposed development works towards achieving the vision set out in the NSW Housing Strategy and achieves the following goals:

- **Increasing support of those most in need** by working towards increasing the supply of delivering affordable housing and provided 83 new affordable housing units.
- **Continued support for people in the private rental market** through delivering 445 new dwellings including 88 affordable housing units.

National Housing Accord 2022 and Housing Targets	The Accord is one component of the government’s broader housing agenda which also includes significant funding for social and affordable housing and additional support for renters and homebuyers. The Commonwealth and states and territories agreed to update this target at National Cabinet in August 2023 to 1.2 million new well-located homes over 5 years from mid-2024. NSW has committed to delivering 377,000 new homes. State and territory governments have also agreed to build on this commitment to support the delivery of an additional 10,000 affordable homes. NSW has agreed to build 3,100 affordable homes. The NSW Government has also assigned the Liverpool LGA with a housing target of 16,700 new dwellings. The proposed development contributes towards the state targets of 377,000 new well located homes and 3,100 affordable homes and local government’s target of 16,700 new dwellings through the construction of 445 new homes, 88 of which are used for affordable housing.
Draft – The Sydney Plan	On 10 December 2025, the Draft Sydney Plan prepared by the DPHI was placed on public exhibition. The Draft Sydney Plan addresses State Land Use Priorities as described in the <i>New Approach to Strategic Planning: Discussion Paper (2025)</i> through a series of planning responses. The proposed development demonstrates consistency with the following planning responses: • Response 1 Implement Sydney housing targets: North Sydney has been prescribed a housing target of 5,900 dwellings between 2024-2029. The proposed development contributes to the delivery of this target, by providing 445 dwellings. • Response 2 Increase housing diversity and choice: Housing diversity relates to dwelling mix, particularly in high-rise developments, and the Leppington area is indicated as having high growth capacity for more the delivery of more housing. • Response 3 Secure the supply of affordable housing: The proposed development increases the supply of affordable housing through allocating 15% of the GFA as affordable housing (88 dwellings).

Strategic Plan	Strategic Context
Greater Sydney Region Plan - A Metropolis of Three Cities	The Greater Sydney Region Plan – A Metropolis of Three Cities (Region Plan) prepared by the then Greater Sydney Commission (GSC) is the overarching strategic plan to manage change and growth in the Greater Sydney Region. It sets a 40-year vision where most residents live within 30-minutes of their jobs, education and health facilities, services and great places. The proposal is consistent with the Regional Plan for the following reasons: • Utilising government investment in the local area, such as the Liverpool Train Station to ensure that infrastructure use is optimised. • Contributes to the 30-minute city through collocating housing and services within proximity to transport. • Improves walkability within the area through investment and rejuvenation to the communal open space adjoining Scalabrini Creek. • Delivering greater housing supply and affordability.
Western City District Plan	The District Plan contains the planning priorities and actions for implementing the Regional Plan at a district level. The Regional Plan sets the 20-year vision for the District through 22 'Planning Priorities' that are linked to the Region Plan. The purpose of the District Plan is to support councils in planning for growth and to align the <i>Local Strategic Planning Statements</i> (LSPS) with place-based outcomes. The strategic intent of the District Plan is to provide for services, shops, cultural infrastructure, education and transport within close reach of residents. The District Plan acknowledges that Austral (part of the Leppington North area) is a designated Planned Precinct and is expected to be a prominent Town Centre in the future. To enable this, infrastructure and services need to be developed to support future development. Some of the key Priorities relevant to this project are: Planning Priority W3: Providing services and social infrastructure to meet people's change needs. Planning Priority W5: Providing housing supply, choice and affordability with access to jobs, services and public transport. Planning Priority W6: Creating and renewing great places and local centres, and respecting the District's heritage. Planning Priority W7: Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City. Planning Priority W11: Growing investment, business opportunities, and jobs in strategic centres. Planning Priority W15: Increasing urban tree canopy cover and delivering Green Grid connections.
Future Transport Strategy 2056	The Future Transport Strategy 2056 sets the 40-year vision, directions and outcomes framework for customer mobility in NSW, which will guide future transport investment over the long term. The supporting plans provide further detail on customer outcomes or place-based planning documents to guide the Strategy's implementation. The proposed development provides a range of housing and employment opportunities within close distance to public transport. The development also implements a placed-based approach by converting the area adjacent to Scalabrini Creek to a high-quality communal open space.
Liverpool Local Strategic Planning Statement 2020	'Connected Liverpool 2040' is Liverpool City Council's Local Strategic Planning Statement (LSPS), a 20-year planning vision emphasising land use, transport and sustainability objectives to demonstrate how the LGA will change to meet the community's needs over the next 20 years. The LSPS is made up of four themes, which mirror the four themes of the Sydney Region Plan and the District Plan. The Plan identifies that Austral is a future key Strategic Centre within the LGA, supporting future residential and employment growth. The development is aligned with the following key Local Priorities within the LSPS: • Planning Priority C3: Accessible and connected suburbs • Planning Priority L7: Housing choice for different needs, with density focused in the City Centre and centres well serviced by public transport • Planning Priority L9: Safe, healthy and inclusive places shaping the wellbeing of the Liverpool community • Planning Priority P11: An attractive environment for local jobs, business, tourism and investment • Planning Priority S14: Bushland and waterways are celebrated, connected, protected and enhanced • Planning Priority S15: A green, sustainable, resilient and water-sensitive city
Liverpool Local Housing Strategy 2020	The Liverpool Local Housing Strategy sets out Council's vision for housing in the Liverpool Local Government Area (LGA) over the next 10 and 20 years. The housing strategy identifies that the delivery of housing within the LGA is sufficient over the short to medium term to meet the applicable housing targets, subject to collaboration with the State Government. The South West Growth Area (SWGA), including Austral, will provide the majority of planning capacity to meet housing demand, supported by incremental growth within established urban areas. This project will contribute to the delivery of housing in a highly accessible area, consistent with the priorities and objectives of the Local Housing Strategy. The key Priorities are:

- **Priority 1:** Diverse housing to meet the needs of the community
- **Priority 2:** Focus growth in and around town and strategic centres close to transport and services
- **Priority 4:** Increase affordable housing across Liverpool
- **Priority 5:** Ensure sustainability principles and climate resilience in new development
- **Priority 6:** Support housing growth with appropriate infrastructure

2.5 Existing Statutory Planning Context

The primary environmental planning instrument relevant to this proposal is the Western Parkland City SEPP. Specifically, Appendix 4 of the Western Parkland City SEPP applying to the Liverpool Growth Centres Precinct Plan which contains the existing controls relating to the site. A brief assessment against the key provisions within the Western Parkland City SEPP is provided in **Table 4**. A more thorough assessment is provided in **Section 6.5.1** and **Appendix C**.

Additionally, other key statutory instruments include:

- State Environmental Planning Policy (Housing) 2021;
- State Environmental Planning Policy (Transport and Infrastructure) 2021;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Planning Systems) 2021; and
- State Environmental Planning Policy (Sustainable Buildings) 2022.

Table 4 Relevant Existing Controls under Appendix 4 within the Western Parkland City SEPP

Clause	Provision
Clause 1.3 Land to which Precinct Plan Applies	This Precinct Plan applies to land within the Austral Precinct, East Leppington Precinct and Leppington North Precinct as shown on the <i>Land Application Map</i> .
Clause 2.2 Zoning of land to Precinct Plan applies	• B5 Business Development • E2 Environmental Conservation

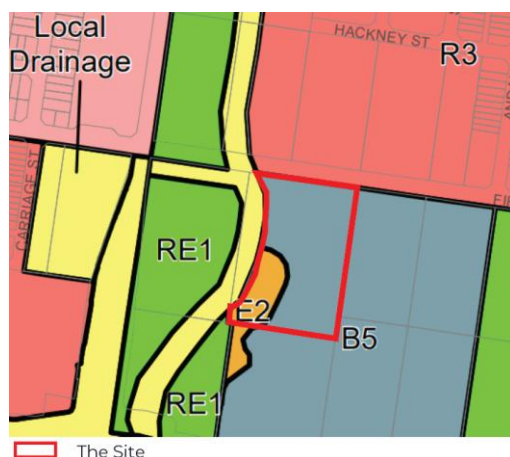


Figure 15 Existing Land Use Zoning Map

B5 Business Development

1 Objectives of zone

- To enable a mix of business and warehouse uses, and bulky goods premises that require a large floor area, in locations that are close to, and that support the viability of, centres.

2 Permitted without consent

Nil

3 Permitted with consent

Building identification signs; Bulky goods premises; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Drainage; Environmental facilities; Environmental protection works; Flood mitigation works; Food and drink premises; Hotel or motel accommodation; Landscaping material supplies; Liquid fuel depots; Office premises; Passenger transport facilities; Places of public worship; Public administration buildings; Pubs; Recreation areas; Recreation

facilities (indoor); Recreation facilities (outdoor); Registered clubs; Restaurants; Roads; Self-storage units; Service stations; Timber and building supplies; Vehicle sales or hire premises; Warehouse or distribution centres

4 Prohibited

Any development not specified in item 2 or 3

E2 Environmental Conservation

1 Objectives of zone

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

2 Permitted without consent

Nil

3 Permitted with consent

Drainage; Environmental facilities; Environmental protection works; Flood mitigation works; Information and education facilities; Kiosks; Recreation areas; Research stations; Roads; Signage; Waterbodies (artificial)

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Clause 4.3 Height of buildings

12m

Clause 4.4 Floor space ratio

0.75:1

Clause 6.2 Development controls – native vegetation retention areas

(2) This section applies to land within a native vegetation retention area as shown on the Native Vegetation Protection Map.

- 6) The consent authority must be satisfied that:
- a) that there is no reasonable alternative available to the disturbance of the native vegetation,
 - b) that as little native vegetation as possible will be disturbed,
 - c) that the disturbance of the native vegetation will not increase salinity,
 - d) that native vegetation disturbed for the purposes of construction will be reinstated where possible on completion of construction,
 - e) that the loss of remnant native vegetation caused by the disturbance will be compensated by revegetation on or near the land to avoid any net loss of remnant native vegetation,
 - f) that no more than 0.5 hectare of native vegetation will be cleared unless the clearing is essential for a previously permitted use of the land.
-

Clause 6.3 Development controls – existing native vegetation

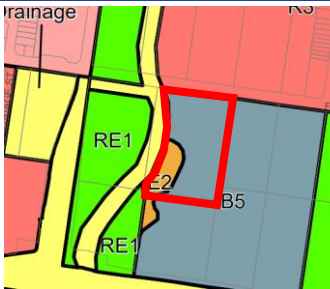
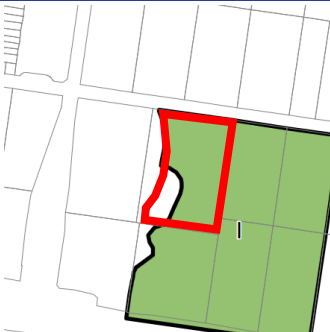
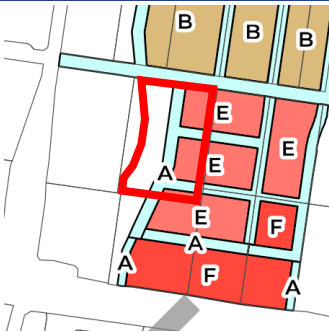
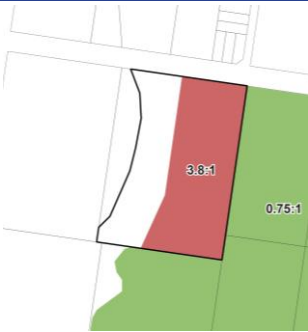
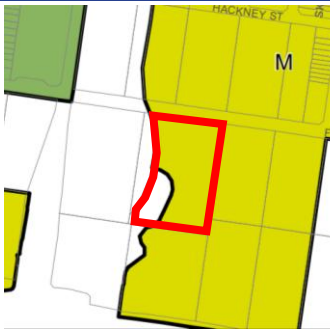
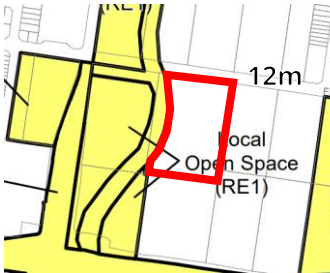
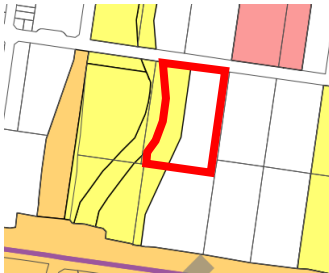
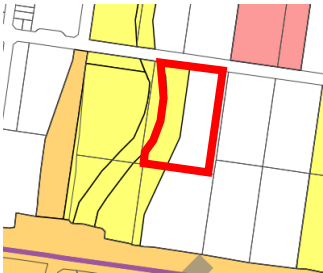
(2) This section applies to land within an existing native vegetation area as shown on the Native Vegetation Protection Map.

- 4) The consent authority must not grant development consent for development on land to which this section applies unless it is satisfied that the proposed development will not result in the clearing of any existing native vegetation
-

2.5.1 Leppington Town Centre Planning Proposal

As detailed in **Section 1.4.2**, the existing planning controls within the Western Parkland City SEPP are subject to be amended by the Leppington Town Centre Planning Proposal (PP-2023-284). The Leppington Town Centre Planning Proposal has not been formally gazetted, despite receiving gateway determination. Therefore, this proposal amends the existing controls within the Western Parkland City SEPP. Notwithstanding, consideration has been given to the controls proposed by the Leppington Town Centre Planning Proposal. A comparison of the existing controls within the Western Parkland City SEPP, Leppington Town Centre Planning Proposal (PP-2023-284) and the controls proposed by this concurrent rezoning is provided in **Table 5** below.

Table 5 *Leppington Town Centre Statutory Context*

Control	Western Parkland City SEPP	Leppington Town Centre Planning Proposal	Proposed Controls
Land Zoning	 E2 Environmental Conservation B5 Business Development	 RE1 Public Recreation R4 High Density Residential	 RE1 Public Recreation R3 Medium Density Residential
Floor Space Ratio	 I – 0.75:1	 A – 0.0:1 E – 2.0:1	 3.8:1
Height of Buildings	 12m	 30m 45m 50m	 55m
Land Reservation Acquisition	 12m Local Open Space (RE1)		
Minimum Dwelling Density	Not applicable.	40 dwellings / ha	N/A

2.6 Proposal Justification

2.6.1 Strategic and Site-Specific Considerations

A range of strategic and site-specific considerations will form the assessment of the concurrent rezoning proposal, as described at various sections throughout this report. This includes assessment against various strategic plans, policies and guidelines, the built form and density proposed for the site and its relationship to surrounding development. The assessment will also consider a range of technical assessments and justifications in support of the proposal.

In particular, the proposal will thoroughly consider the economic benefits and impacts of the proposed uplift at the site which will provide additional housing choice and affordability and employment opportunities. In addition to this the proposal will analyse the social impact and needs relating to the planning proposal at the site to ensure the proposal is able to adequately meet the needs of the growing population of the area.

2.6.2 Ministerial Planning Directions

The concurrent rezoning proposal is required to address the applicable Ministerial Directions. The following points provide a summary response indicating how the Planning Proposal will address the relevant Ministerial Directions:

- Direction 1.1 (Implementation of Regional Plans) – the proposal is consistent with the Greater Sydney Region Plan.
- Direction 1.4 (Site Specific Provisions) – the proposal will not create unnecessarily restrictive or complicated planning controls.
- Direction 3.1 (Conservation Zones) – This rezoning is consistent with the Leppington Town Centre Planning Proposal which seeks to rezone the site from C2 and B5 to RE1 and R4.
- Direction 4.1 (Flooding) – the proposal will be designed with consideration of the adjoining waterbody and does not seek to permit development within floodway areas. Further consideration of impacts to the flood prone nature of the land is provided in **Section 8.5**.
- Direction 4.4 (Remediation of Contaminated Land) – the proposal will undertake and provide the necessary investigations to demonstrate the site, if contaminated, will be made suitable through remediation works (as necessary) for its intended use.
- Direction 5.1 (Integrating Land Use and Transport) – the proposal improves access to housing and jobs by walking, cycling and transport taking into consideration the proximity of the site to existing networks. Increasing density at this location also contributes toward a reduction in car dependency as alternative transport modes are readily available, including the nearby Leppington Station.
- Direction 5.3 (Development near Regulated Airports and Defence Airfields) - Leppington Town Centre is located on the edge of the Obstacle Limit Surface (OLS) of the Western Sydney Airport. The proposed building heights are below the prescribed OLS elevation.
- Direction 6.1 (Residential Zones) – the proposal provides for a diversity of housing types and makes efficient use of existing infrastructure by increasing density at a suitable location, where it can be accommodated without any significant environmental impact.
- Direction 7.1 (Business and Industrial Zones) – the proposal may be inconsistent with this direction; the Planning Proposal and the Economic Impact Assessment will address the relevant matters.

2.7 Cumulative Impacts

In accordance with the *Cumulative Impact Assessment Guidelines for State Significant Projects* document dated October 2022 by DPHI, cumulative impacts can be caused by the compounding effects of multiple projects in an area.

The Leppington Town Centre Planning Proposal outlines Council and DPHI's vision for the Town Centre, which is largely characterised by high density mixed-use podium and tower development. The proposed development generally aligns with the Planning Proposal which considered the cumulative impacts of redeveloping the Town Centre. The assessments in **Section 8.0** demonstrate that the extent of the development above a 'compliant development' under the Leppington Town Centre Planning Proposal will not create an adverse compounding effect on the areas locality, for example, additional traffic generated on the local network and capability to be serviced by utilities and civil infrastructure.

Furthermore, the development is within proximity to a series of future development currently within various stages of the planning pipeline, including other projects were declared as SSD by the Housing Delivery Authority. The nearby relevant and potential future projects are identified and summarised in **Section 2.3.1.1** above. Should the construction of the proposed development overlap with other projects, it is not envisioned that the project will adversely impact the surrounding locality, beyond reasonable expectation of standard construction impacts. Details of construction impacts and consideration of other surrounding projects can be provided as part of a Construction Environmental Management Plan.

2.8 Project Agreements

There are no exiting project agreements applicable to the project. At this point in time, the Applicant is undergoing early discussions with Council to potentially enter into a planning agreement for:

- The dedication of land within the RE1 zone;
- The dedication of the half road along the eastern perimeter of the site; and
- Credits for the embellishment of public open space.

Alternatively, should a planning agreement not be entered into, the land will be privately owned and managed, but public accessibility will be maintained. This land would be acquired at a later date via land reservation acquisition in accordance with the proposed Land Reservation Acquisition map. To date, no formal agreement has been entered into between the Applicant and Liverpool City Council.

Notwithstanding, the above does not preclude the DPHI from granting development consent in accordance with Section 7.7(2) of the EP&A Act which states:

A consent authority cannot refuse to grant development consent on the ground that a planning agreement has not been entered into in relation to the proposed development or that the developer has not offered to enter into such an agreement.

The Applicant has commenced engagement with Council on the topic of a planning agreement (refer to evidence under separate cover) and will continue to liaison throughout the delivery of this project.

3.0 Project Description

3.1 Project Overview

This Report seeks consent for the development of two mixed-use buildings (a northern and a southern building) which consist of residential apartment dwellings, including 15% affordable housing for a period of 15 -years, ground floor commercial premises, and a gym and a centre-based child care facility. The proposal also includes 7,113m² of new public open space and public domain enhancements, including a new park, roads and through site links.

Specifically, the proposed development of the site includes:

- Enabling works, including demolition, vegetation removal, and earthworks;
- The staged construction of two mixed-use buildings, which comprise:
 - Northern building (Tower A):
 - 177 apartment units in the northern building;
 - A centre-based childcare facility located on Level 1;
 - A gym located on Level 1; and
 - Three (3) retail tenancies located on the Ground Floor;
 - Southern building (Tower B and Tower C):
 - 268 apartment units in the southern building; and
 - One (1) retail tenancy located on the Ground Floor;
- The construction of two basement structures to accommodate a total of 550 car parking spaces, including:
 - A two-level underground basement structure underneath the northern building; and
 - A one-level underground and four-level above-ground internal car park within the southern building;
- Public domain embellishments, including:
 - 7,113m² of new public open space adjacent to Scalabrini Creek; and
 - the construction of an internal road network and pedestrian connections across the site;
- Vegetation management works to the riparian corridor adjacent to Scalabrini Creek;
- Landscaping embellishments on the Ground Floor and in key areas of communal open space; and
- Provision of utilities, services and civil infrastructure, including a bioretention basin.

The proposed development is further described in the following sections of this Report in accordance with the Architectural Drawings prepared by Plus Studio (**Appendix B**) and the Landscape Drawings prepared by Land FX (**Appendix H**). Photomontages of the proposed development are provided in **Figure 16** and **Figure 17** below.



Figure 16 *The proposed development viewed from the north, looking south-west*

Source: Plus Studio



Figure 17 Photomontage of proposed development viewed from Fifth Avenue and the internal pedestrian-priority street

Source: Plus Studio

3.2 Project Details

The key project details regard the proposal are outlined in **Table 6** below.

Table 6 Key Project Details

Component	Description						
Proposed Land Use	The proposed development is mixed use, and comprises the following land uses: Northern Building - Residential flat building - Commercial premises - Centre-based child care facility - Recreation facility (indoor) Southern Building - Residential flat building - commercial premises Other works include: - Drainage - Recreation areas						
Legal Description	Lot 99 / DP1284142						
Site Area	- Total site area: 19,129m² - Developable Site Area (excluding proposed land zoned RE1): 12,016m²						
GFA	<table> <tr> <th>Land Use</th><th>Gross Floor Area</th></tr> <tr> <td>Residential (market)</td><td>36,027m²</td></tr> <tr> <td>Residential (affordable)</td><td>6,737m² (15.8% of total residential GFA)</td></tr> </table>	Land Use	Gross Floor Area	Residential (market)	36,027m ²	Residential (affordable)	6,737m ² (15.8% of total residential GFA)
Land Use	Gross Floor Area						
Residential (market)	36,027m ²						
Residential (affordable)	6,737m ² (15.8% of total residential GFA)						

Component	Description			
	Residential (total)		42,764m ²	
	Commercial premises		1,312m ²	
	Centre-based child care facility		744m ²	
	Recreation facility (indoor)		496m ²	
	Total		45,316m ²	
Dwelling mix	Dwelling Type		Number	
	1-bedroom		83 units (18.65% of all units)	
	2-bedroom		278 units (62.8% of all units)	
	3-bedroom		82 units (18.4% of all units)	
	4-bedroom		2 units (0.4% of all units)	
	Total		445 units	
FSR	3.77:1 (based on the Developable Site Area)			
Maximum Height	Northern Building			
	Tower A	15-storeys	54.25m	RL127.35
	Southern Building			
	Tower B	15-storeys	53.85m	RL126.85
	Tower C	15-storeys	53.85m	RL126.85
Car spaces	Northern Basement		249 spaces	
	Southern Basement and Podium Carpark		301 spaces	
	Total		550 spaces	
Bicycle Spaces	509 spaces			
Communal Open Space	2,873m ² (equating to 23.9% of the developable site area)			
Public Open Space	7,113m ² (equating to 37.2% of the total site area)			
Deep Soil Area	6,688.2m ² (equating to 35% of the total site area)			
Construction Hours	- Monday to Friday – 7:00am to 6:00pm - Saturdays – 8:00am to 1:00pm - Sundays and Public Holidays – No works.			
Operational Hours	Land Use		Hours of Operation	
	Commercial premises		7:00am to 10:00pm Monday to Saturday 7:00am to 8:00pm on Sunday and Public Holidays - Note: for food and beverage tenancies, operational hours will vary with potential for cafes to open from 6:00am, while restaurants may trade until 11:00pm, subject to individual approvals.	
	Centre-based child care facility		7:00am to 6:00pm Monday to Friday	
	Recreation facility (indoor)		24/7 hours.	
Construction Jobs	142 jobs			
Operational Jobs	61 jobs			

3.3 Connecting with Country Framework

Central to the design of the proposed development is a strong Connecting with Country Framework and an Aboriginal co-design process. As detailed in the Aboriginal Design Principles Report prepared by WSP (refer to **Appendix MM**), Country has been embedded into the design of the development based on the information shared by Dharug knowledge holders during a Walk on Country on 2 March 2026 and subsequent engagement to ensure meaningful engagement and acknowledgement through design.

The elements of design which have informed the Connecting with Country Framework for the proposal include:

- **Acknowledge Country:** Create a sense of arrival and building identity through Acknowledgement of Country signage and an artistic sculpture at a key entrance point, created by a local Aboriginal artist.
- **Building identity:** Embed colours, patterns and motifs in the design of building envelopes to create activation and a sense of place.
- **Gathering spaces:** Create a culturally inspired gathering area inside the building which can be used as a meeting place, orientation point or rest area. Outdoor gathering areas are designed as dwell spots that mirror cultural practices such as weaving, while capturing views of country including Sky Country.
- **Care for water:** Allocate space for water, including stormwater design and a water feature which highlights the culturally significant waterways in the region.
- **Landscape:** Ensure that landscaped areas evoke an appreciation of Country by using plants that reinforce the identity of Country and positioning rooftop areas to provide views and repose.
- **Ground plane and wayfinding:** Use art, patterns, cultural mapping signage to active the ground plane and provide useful wayfinding and navigation across the site.
- **Materiality:** Ensure that the materiality of the development represents Country and is responsibly sourced. Refer to **Section 3.6.3** for further detail on materiality and Connecting with Country.
- **Language:** Consider Dharug language from local language groups in the naming of buildings, pathways, parks, gathering areas and facilities.



Figure 18 Country Principles and Drivers

Source: WSP

From these drivers, the project has embedded Country into the development through the following:

- Adopting a **Country led pallet** translating the natural spectrum of clay, earth, and vegetation into a cohesive architectural language. Deep ochres, terracottas, and light & dark browns anchor the lower levels, reflecting the richness of the ground plane, while lighter mineral tones and muted metallic finishes emerge above, evoking clay as it is transformed through exposure to heat, light, and time. Materials selections consider sustainable lifestyles.
- **Articulation and design** through the building's elements - solid masonry at the base gives way to lighter screening, battening, and layered façade systems that filter light and soften the building's presence. Curved forms and softened edges reference the malleability of earth, while shadow lines and material junctions add depth and rhythm.
- **Architecture expresses as transition** from horizontal, grounded strata to vertical, articulated elements, mirroring both geological layering and the act of moulding and firing.
- **Connecting public spaces** to the creek and enhancing public trail connection to the wider community. Respect native vegetation protection around the creek.
- **Give back** by planting species from the Cumberland Plain Woodland Ecology.
- Share **Dharug language** in plaques and in the naming of open space.

3.4 Site Preparation Works

3.4.1 Demolition

Site preparation works are proposed to facilitate the proposed built form, basement structure and road/pedestrian network. A demolition plan is provided in the Architectural Plans and is shown in **Figure 19** below.

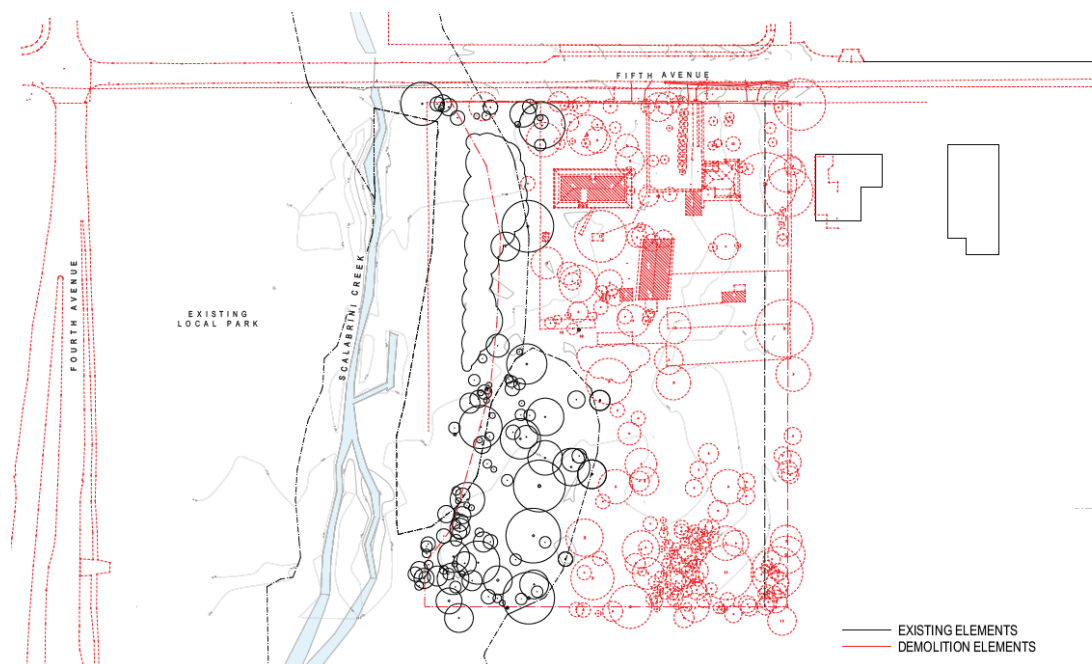


Figure 19 Demolition Plan

Source: Plus Studio

3.4.2 Tree Removal and Retention

The proposed development necessitates the removal of 232 trees. The remaining 120 trees will be protected in accordance with the recommendations of the Arboricultural Impact Assessment. All trees subject to removal is located on land certified under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006. A tree removal plan is provided in **Figure 20** below.

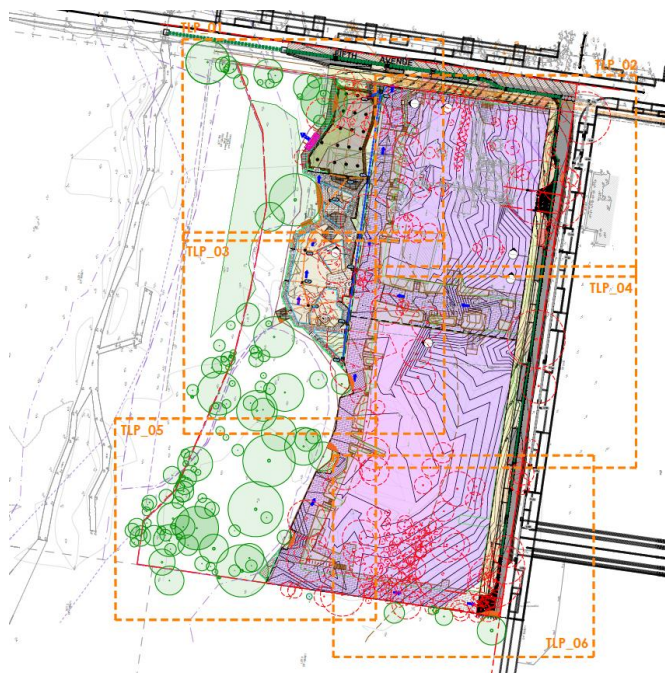


Figure 20 Tree Removal Plan

Source: CPS

3.4.3 Earthworks

The proposed development requires mass excavation to support the construction of the two basement structures. The northern building features two levels of basement to a depth of RL66.1 (approx. 7m below existing ground) and the southern building features one level of basement to a depth of RL69.1 (approx. 4m below existing ground). Minor cut and fill may be required below this depth for additional trenching and lift pits. Minor cut and fill are also proposed within the western public open space to accommodate site levelling. Overall, the general earthworks involve an approximate cut volume of 45,870m³ and an approximate fill volume of 144m³, resulting in an outcome of 43,726m³ of export. A Bulk Earthwork Plan is provided within the Civil & Integrated Water Management Report (**Appendix N**) and in **Figure 21**.

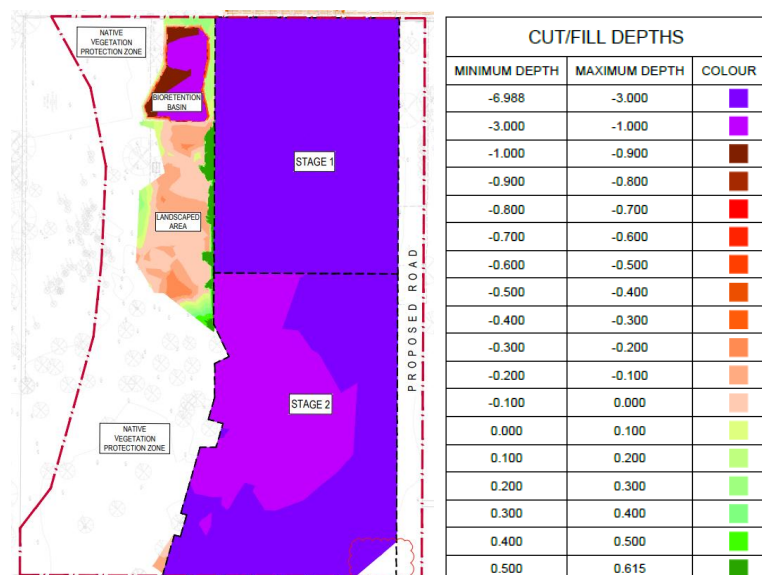


Figure 21 Bulk Earthworks Plan

Source: ADP

3.5 Uses and Activities

The proposed development comprises a mixture of uses across the two buildings. The active uses, such as commercial premises, are focused on the ground floor and are orientated towards key pedestrian areas and interfaces with neighbouring land uses, footpaths and meeting areas. Other non-residential land uses are located above the Ground Floor within the northern buildings. This includes a commercial gym and a 120-place childcare centre.

A breakdown of the land uses by level for each building is provided in **Table 7** below.

Table 7 Uses by level and building

Level	Northern Building	Southern Building
Basement 02	Basement carpark	N/A
Basement 01	Basement carpark	Basement carpark
Ground floor	- Commercial premises - Apartment dwellings - Waste rooms and loading area	- Commercial premises - Apartment dwellings - Podium carpark - Waste rooms and loading area
Level 1	- Recreation facility (indoor) - Centre-based childcare facility - Apartment dwellings	- Apartment dwellings - Podium carpark
Level 2	- Apartment dwellings - Communal open space	- Apartment dwellings - Podium carpark

Level	Northern Building	Southern Building
Level 3	Apartment dwellings	- Apartment dwellings - Podium carpark
Level 4	Apartment dwellings	- Apartment dwellings - Communal open space
Level 5	Apartment dwellings	Apartment dwellings
Level 6	- Apartment dwellings - Communal open space	Apartment dwellings
Level 7-11	Apartment dwellings	Apartment dwellings
Level 12	- Apartment dwellings - Communal open space	- Apartment dwellings - Communal open space
Level 13-14	Apartment dwellings	Apartment dwellings
Roof	Services and solar panels	Services and solar panels

3.6 Layout and Built Form

The layout of the site is informed by ecological factors, including the native vegetation protection area and the site's interface with Scalabrini Creek, in addition to the future road network and anticipated land uses of neighbouring sites. The built form of the proposed development comprises two mixed-use buildings: a northern building and a southern building. The built form of both buildings is defined by podium and tower components, both featuring a comprehensive stepping strategy, where building heights, bulk and massing vary across the site to create permeability and opportunities for residential amenity and rooftop communal open space. The appearance of the built form is characterised by curved edges along both the horizontal and vertical elements of the buildings, including tall arches and spandrels facing the eastern boundary.

The northern building comprises Tower A, and the southern building comprises Tower B and Tower C with a shared podium. A 16m east-to-west street is located in between the northern and southern tower, creating building separation and a public plaza for thoroughfare. A more detailed description of the layout and built form of each building is provided in the following sections. An overview of the proposed built form and layout is shown in **Figure 22**.



Figure 22 Proposed Built Form Overview

Source: Plus Studio

3.6.1 Northern Building

The northern building comprises two levels of basement parking, reaching a depth of 7m and providing car parking for residential, retail, childcare and gym uses. The first two storeys of the northern building are arranged around two separate cores. The southern core will be used for residential uses only. The northern core features two lifts used by residents and a third (separate) lift used to access the gym and childcare facility on Level 1.

At ground level, the northern building is generally built to the existing and proposed street boundaries on its north, west and eastern frontages, with the exception of a pedestrian pathway along its southern edge. Level 1 and Level 2 are built to the northern site boundary where commercial premises have a primary frontage to Fifth Avenue. Along the western and southern frontages. The ground floor is characterised by apartment units with balconies that connect directly to footpaths and the broader pedestrian network. These apartments are generally two- or three-bedroom units and provide convenient access to the public domain for larger, family-oriented households.

From Level 3, the building is setback 4m from the northern boundary and partially further setback from the eastern boundary, providing solar access to part of the outdoor area for the childcare and the gym located on Level 2. On Level 4, the built form begins to vary across all frontages, with recessed elements particularly in the north-western corner. Additionally, on Level 4, the built form is further setback from the western and southern boundaries, and the eastern façade becomes a consistent street wall setback 12m from the site boundary. An area of communal open space is provided within the northern portion of Level 6, and as a result, Levels 7 to 11 are further setback from the northern boundary, concentrating built form within the southern, western and south-eastern portions of the building envelope, creating an L-shaped configuration. On Level 12, communal open space is provided in the south-eastern corner of the building. Consequently, Level 13 and Level 14 adopts a more rectangular massing form, concentrated along the western boundary of the northern building site.

The Northern building, as viewed by its eastern elevation is shown in **Figure 23**.



Figure 23 *Eastern Features of Northern Building*

Source: Plus Studio

3.6.2 Southern Building

The southern building comprises one basement level reaching a depth of 4m, providing car parking for residential uses. A further four levels of sleeved car parking are located internally above-ground within the podium structure. Footpaths are provided around the perimeter of the building, enabling pedestrian access to communal space located in the south-western corner, the ground-level residential apartments which have frontages to all four boundaries, and the retail tenancy located in the northeastern corner. The building envelope alignment is consistent from Ground Level to Level 3 creating a four-storey podium structure with a consistent street wall along all four boundaries.

On Level 4, an area of communal open space is provided diagonally across the entire middle of the floorplate to establish the separation of Tower B (central tower) and Tower C (southern tower). The built form from Level 5 to Level 11 resembles two towers, where no built form is provided over the Level 4 communal open space. On Level 12, an additional area of communal open space is provided for both Tower B and Tower C, further reducing the overall bulk of the tower

structures. Above this level, the built form adopts generally rectangular shaped tower forms, located primarily along the western portion of the site for Tower B and the southern portion of the site for Tower C.



Figure 24 Eastern Features of Southern Building

Source: Plus Studio

3.6.3 Setbacks

The proposal adopts for the following ground level setbacks:

- North: 1.8m to the northern site boundary
- East: 8m to the eastern site boundary and 3m to the future local road
- South: 7.8m to the southern site boundary and 0m to the future laneway
- West: 45m to the western site boundary and 2.8m to the pedestrian priority street.

From Level 5 upward as both buildings transition from podium to tower, the built form is further setback to create a differentiation between podium and tower. Specifically, the built form between Level 5 and Level 12 is encased in an envelope that is setback 4m in all directions. Excerpts of the Level 1, Level 5 and Level 13 floor plates are provided in **Figure 25** below.

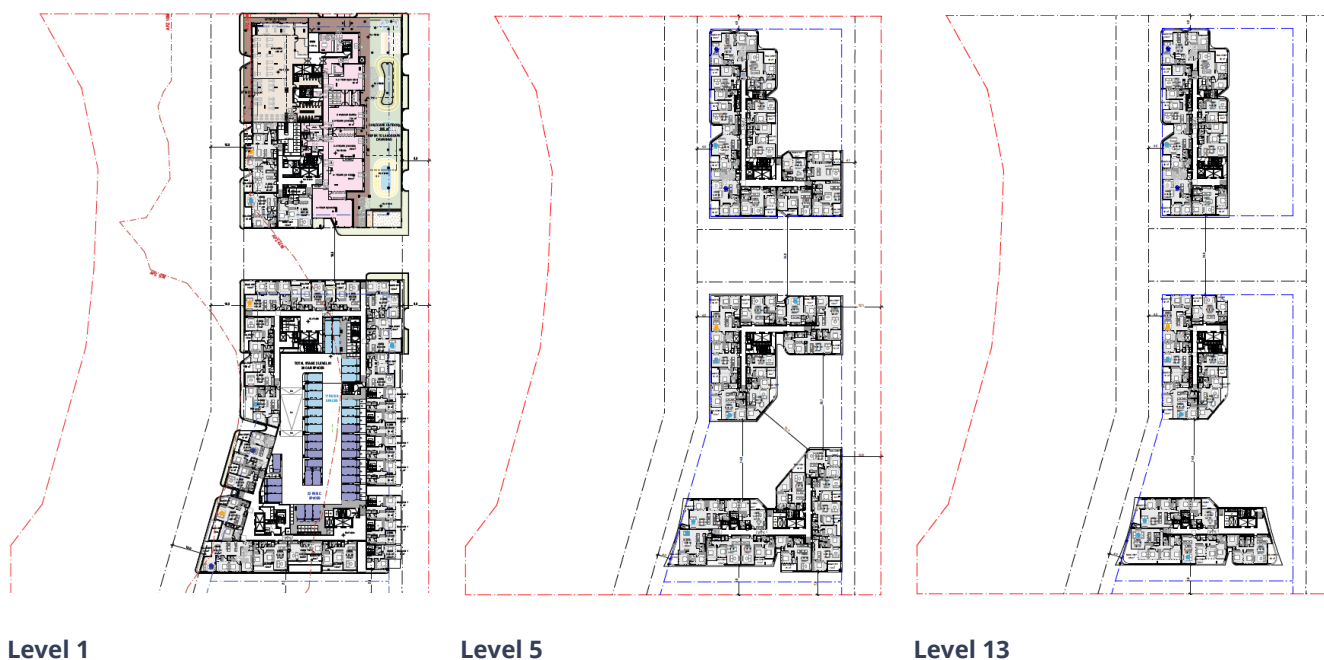


Figure 25 Level 1, Level 5 and Level 13 Floors

Source: Plus Studio

3.7 Façade and Materiality

The materiality and façade design of the proposed development is heavily influenced and informed by the Connecting with Country framework in terms of colour, design and texture, as detailed in the Architectural Design Report (refer to **Appendix G**). The role and use of clay is a central motif to the architectural language of the development. The material palette of the buildings is characterised by deep ochres, terracotta, and light and dark browns close to the ground plane, where lighter mineral tones, solid masonry and muted metallic finishes are used in the tower components, representing the transformation of clay when exposed to heat, light and time. An excerpt of the material palette is shown in below **Figure 26**. Details of the design principles which informed the material palette is provided in the Architectural Design Report (**Appendix G**).

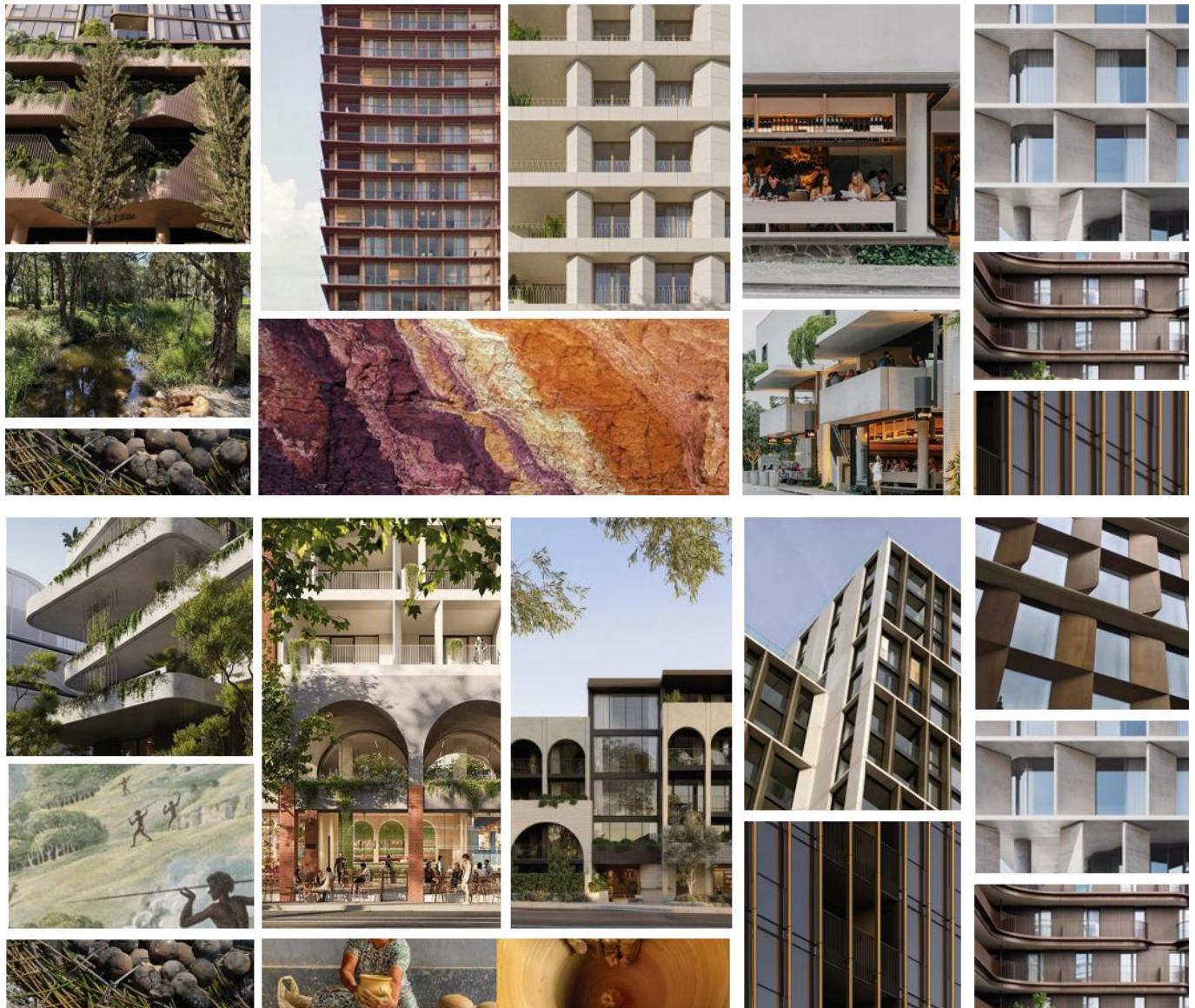


Figure 26 *Materiality Inspiration*

Source: Plus Studio

3.8 Landscaping and Public Domain

The proposed landscape works for the proposal comprise:

- Rooftop and podium planting, including areas of communal open space, perimeter planting and the landscape embellishment of the outdoor childcare area; and
- Public domain planting, within the streetscape, the bioretention basin and public open space.

Tree planting is proposed across the site with native and endemic species, achieving a canopy coverage of 5,516m², equating to 28.8% of the total site area. An excerpt of the Landscape Masterplan and is provided in **Figure 27** and the Canopy Coverage Plan is in **Figure 28** below. A Planting Schedule is provided in the Landscape Design Report prepared by Land FX and attached at **Appendix H**.



Figure 27 Landscape Masterplan

Source: Land FX

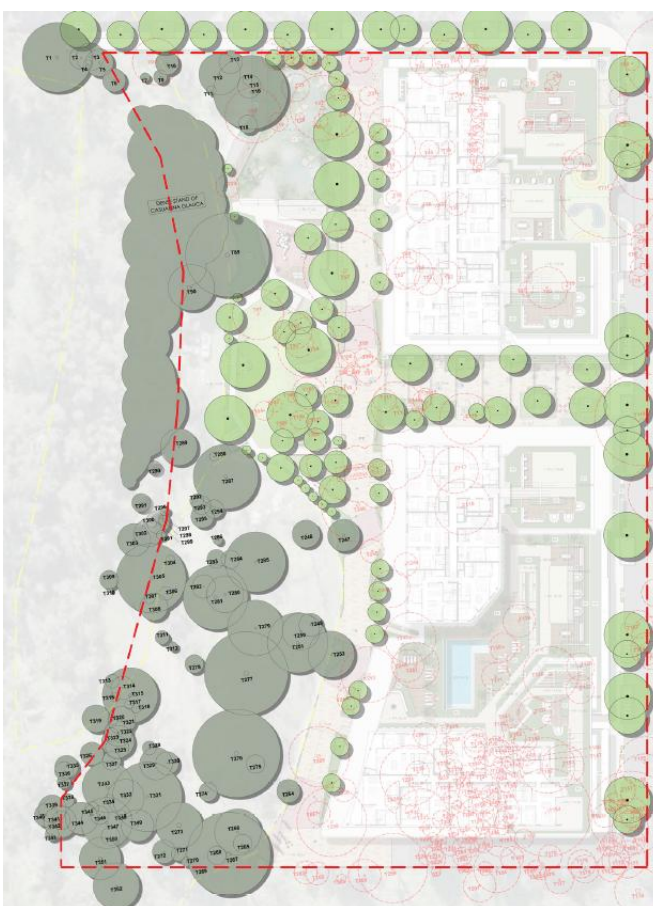


Figure 28 Canopy Coverage Plan

Source: Land FX

3.8.1 Rooftop Planting

The proposed landscape embellishment of rooftop areas comprises:

- Buffer planting along the perimeter of both the northern and southern buildings on Level 1 and Level 2;
- Landscaping works within the outdoor area of the centre-based childcare centre on Level 1 of the northern building, including decking, a sandpit, timber bridges, soft fall / synthetic turf, a cubby house and nature play elements;
- Embellishment of the communal open space on Level 2 of the northern building, including a synthetic open lawn, an alfresco area with barbeque and seating amenities, and planting;
- Embellishment of the communal open space on Level 4 of the northern building, including a synthetic open lawn, sheltered seating areas, and furniture fixtures;
- Embellishment of the communal open space on Level 4 of the southern building, including a synthetic open lawn, an alfresco area with barbeque and seating amenities, an outdoor pool with lounge chairs and decking and planting;
- Embellishment of the communal open space on Level 12 of the northern building, including a synthetic open lawn, furniture fixtures, decking and planting; and

- Embellishment of the communal open space on Level 12 of the southern building, including a synthetic open lawn, shade structures, furniture fixtures, including seating areas with a fire pit and planting.

3.8.2 Public Domain Planting

The proposed landscape embellishment of the Ground Floor public domain comprises:

- Buffer planting along the boundaries of the built form, including areas where residential balconies intersect with the pedestrian priority streets and frontages to the retail tenancies;
- The installation of water sensitive urban design measures, including mini water jets located along the 16m east to west pedestrian street, towards the central multi-purpose stage area;
- An area of public open space located south of the bioretention basin, between the native vegetation area and the north to south pedestrian priority street. The public open space is proposed to be embellished with an open lawn, shade structures, a barbeque area, a playground and a yarnning circle;
- The provision of footpaths, including the pavement of the 16m wide pedestrian only and 10m wide pedestrian priority street, a boardwalk around the western perimeter of the bioretention basin and a loop path around the open lawn; and
- Planting to support the bioretention basin located in the north-western portion of the site and terraced step access for integrated play.

3.9 Parking, Access and Movement

3.9.1 Road Network

The proposed development involves the following components of the road network:

- Construction of half (8m width) of the future 16m-wide local road located along the eastern perimeter of the site, with the remaining half to be complete by the adjoining landowner School Infrastructure NSW (expected to occur ahead of construction of the development);
- Parking bays along Fifth Avenue and the construction of the intersection between the eastern local road and Fifth Avenue;
- A 10.0m wide north to south pedestrian priority street (vehicular access limited to emergency and maintenance vehicles) located to the west of the built form and between the future public open space;
- A 16.0m wide east to west pedestrian street located in between the northern and southern building, where vehicular access is limited to emergency and maintenance vehicles; and
- A 7.5m wide east-west laneway located to the south of the southern building, providing access for pedestrians and vehicles to loading areas and the carpark for the southern building.

Cross sections of the proposed roads are provided in the Civil Engineering Plans prepared by ADP and attached at **Appendix N**.

3.9.2 Pedestrian Access

A network of internal paving and footpaths are proposed within and around the site to allow pedestrian access. Specifically, footpaths are located around the building envelopes to provide access to lobby areas, ground floor residential balconies, commercial premises and the pedestrianised streets. The 16.0m wide east to west pedestrian street is located in between the northern and southern building will provide pedestrian access between the public open space on the site and the future school site to the east. Additionally, the 10.0m wide north to south street is intended to be a pedestrian-priority street while still enabling access to emergency vehicles if needed.

3.9.3 Vehicle Access

Vehicular access to the northern underground basement and ground floor waste collection areas is provided from the future north to south local road, located along the eastern perimeter of the site. Similarly, vehicular access to the southern basement, ground floor waste collection areas and podium carpark is provided from the laneway to the south of the building which connects to the same future north to south local road. No vehicular access is provided directly from Fifth Avenue.

3.9.4 Car Parking

A total of 550 car parking spaces is proposed across the two basement structures and the southern podium carpark. A breakdown of the car parking by use is provided in **Table 8** below.

Table 8 Car Parking by Land Use in Buildings

Land Use	Northern Building	Southern Building	Total
Retail	15	0	15
Childcare	18	0	18
Gym	5	0	5
Residential	211	301	512
Total	249	301	550

3.9.5 Bicycle Parking

The proposed development provides a total of 445 bicycle parking spaces for residential use, located within storage cages in parking areas. An additional 64 bicycle parking spaces are provided across the public domain for the other uses.

3.10 Civil and Stormwater Infrastructure

The stormwater management strategy for the proposed development is outlined in the Civil and Integrated Water Management Report, prepared by ADP and provided at **Appendix N**. The stormwater management of the site is proposed as a network of in-ground pit and pipes within the landscaping area outside of the building footprint. Part of these works occur within the Native Vegetation Protection area, which is permitted in this area as a form of essential infrastructure. A small portion of the building at the south-west corner will require a pump-out system for flood mitigation purposes. Overland flow will be directed towards the 10.0m street which will direct runoff towards Fifth Avenue.

The proposed in-ground network will discharge to a flow diversion chamber located at the north-western corner of the development, that will then discharge towards the Bioretention Basin. In the interim scenario, the bioretention basin will direct stormwater towards Scalabrini Creek through a proposed stormwater pipe along Fifth Avenue. As Leppington and Austral develops over time, Council will construct their regional stormwater infrastructure. Upon the construction of Basin 13, the Bioretention Basin will be decommissioned, and stormwater will flow into Council's systems via Fifth Avenue. This arrangement is in accordance with consultation with Council (refer to consultation under separate cover).

3.10.1 Bioretention Basin and Water Treatment

A 60,000L rainwater tank and a 585m² bioretention basin are proposed. The rainwater tank is suspended underground and overflows from the rainwater tank will discharge into the in-ground drainage system within the landscaped area, then to the bioretention basin. Water stored in the rainwater tank will be used for irrigation.

The bioretention basin is proposed in the north-western portion of the site, adjacent to Fifth Avenue. The bioretention basin is an interim measure which allows for water infiltration into the existing ground, as the underground drainage network will require to be reconfigured in the future to connect to Council's network along Fifth Avenue. The proposed diversion chamber will temporarily direct runoff to the bioretention basin and Scalabrini Creek. Once the Fifth Avenue drainage system becomes operational, the bioretention basin will be decommissioned.

3.11 Sustainability

The proposed sustainability measures to be implemented in the design and operation of the proposal is described in the Ecologically Sustainable Development Report prepared by Aspire and attached at **Appendix S**. The key sustainability measures are as follows:

- Installation of a 110kW solar PV system;
- Investing in efficient water systems to reduce potable water use and associated costs;

- Incorporating energy-efficient design features that lower long-term carbon emissions and operational cost;
- Waste segregation for general waste, recycling and food and organic waste in accordance with the Operational Waste Management Plan (provided at **Appendix V**);
- The procurement of sustainable materials during the detailed design stage;
- The provision of a central water tank to service landscape irrigation;
- The provision of end-of-trip facilities to promote sustainable modes of transport, such as cycling; and
- The design and implementation of a stormwater management strategy to slow and filter stormwater runoff as outlined in **Section 3.10** above.

3.12 Staging and Delivery

The staging and delivery of the proposed development is described in the Construction, Operation and Staging Plan prepared by Creative Vision and attached at **Appendix KK**. The development is proposed to be delivered in two stages, as shown in the Staging Plan in **Figure 29** below.

Stage 1 comprises the construction of the northern building and portions of the public domain, including the construction of the bioretention basin, the construction of the 16m through site link, half the eastern road (other half to be developed by School Infrastructure ahead of the development of this site) and upgrades to Fifth Avenue. Stage 2 comprises the construction of the southern building and public domain works, including the public open space, the 7.5m wide laneway in the south of the site and the remaining portion of the eastern road.

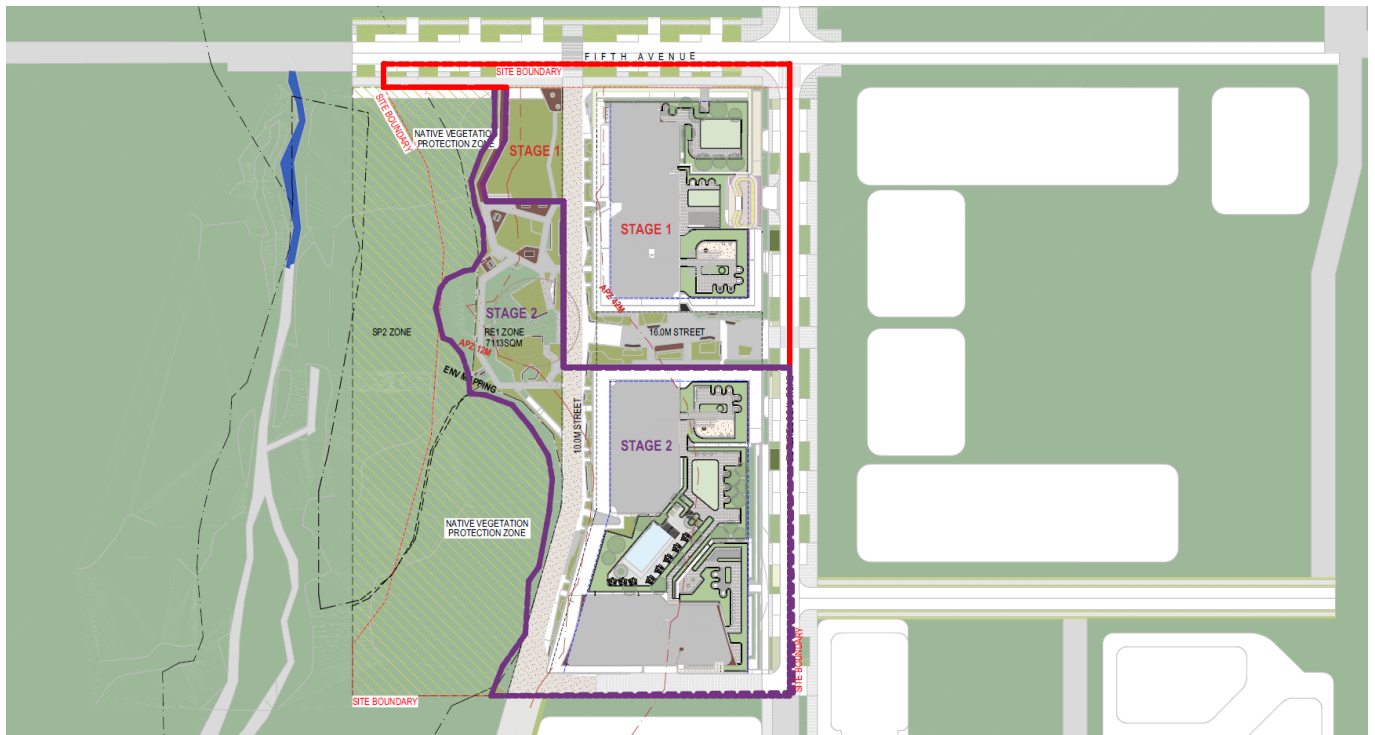


Figure 29 Staging Plan

Source: Plus Studio

Details of timing and duration of the construction of Stage 1 and 2 is shown in **Table 9** below.

Table 9 Construction Timing and Duration Details

	Indicative Construction Start Date	Indicative Construction Completion Date	Duration
Stage 1	February 2028	October 2029	20 Months
Stage 2	April 2029	December 2029	20 Months

Source: Creative Vision

3.13 Site Servicing and Utilities

The proposed infrastructure and utility services are described in the Infrastructure Delivery and Management Plan, prepared by Neuron and attached at **Appendix OO**. The proposed works are described as follows:

- A 1,500 kVA kiosk substation for each the northern building and the southern building to satisfy the estimated load of 1,446 amps for the northern building and 2,036 amps for the southern building.
- Connection to the medium pressure gas main on Fifth Avenue via the future road to the east of the site.
- Connection to the 200mm water main located within Fifth Avenue.
- Construction of a sewer main extension along Fifth Avenue to connect to Fourth Avenue.
- Fibre connection to NBN and Telstra Infrastructure.

3.14 Contributions

Due to the location and type of development, the proposal is subject to the following contributions:

- Liverpool City Council Section 7.11 – Austral and Leppington North Contributions Plan 2021; and
- NSW Government Housing and Productivity Contribution.

4.0 Proposed Rezoning Amendments

4.1 Objectives and intended outcomes

4.1.1 Objective

The objective of the concurrent rezoning is to facilitate the proposed development of the site in accordance with SSD-82160220 and the *State Significant Declaration Order (No.1) 2025* which declared the proposal as SSD through the HDA pathway.

The concurrent rezoning aims to give effect to the objectives of the proposal, as outlined in **Section 1.3.1**. The rezoning involves the following amendments to Appendix 4 of the Western Parkland City SEPP:

- Rezoning of land to R3 Medium Density Residential and RE1 Public Recreation.
- Amendment of the maximum building height control from 12m to:
 - 55m on land proposed to be zoned R3 Medium Density Residential
 - No height limit on land proposed to be zoned RE1 Public Recreation.
- Amendment of the maximum FSR control from 0.75:1 to 3.8:1.
 - 4.5:1 on land proposed to be zoned R3 Medium Density Residential
 - No FSR limit on land proposed to be zoned RE1 Public Recreation.
- Amendment to the Land Reservation Acquisition Map to permit the RE1 Public Recreation zoned land to be acquired by the relevant authority.
- Introduction of an additional local provision under Part 6 to:
 - permit up to 1,500m² of GFA for commercial uses; and
 - require a minimum of 15% of residential GFA to be provided as affordable housing for a period of up to 15 years.
- Introduction of an additional permitted use under Schedule 1 to allow commercial premises and recreation facility (indoor) as land uses permitted with consent on the site.

Based on historic rezonings with other development declared SSD by a Ministerial Direction, it is understood that the zoning, height and FSR of particular land will be amended through a new self-repealing SEPP. It is requested that the proposed insertion of the Additional Local Provision and Additional Permitted Use are inserted into Appendix 4 of the Western Parkland City SEPP in perpetuity.

This ensures that the permissibility of the commercial premises and recreation facility (indoor) is not revoked and these tenancies do not have to rely on existing use rights. Reliance on existing use rights limits the extent of development available to these tenancies and prevents any new works, such as fitouts in the event the tenant changes, from progressing under a Complying Development Certification and would result in bogging down Council in unnecessary paperwork and delaying development that would otherwise be determined on an average of 20 days. This matter will be subject to further discussion with DPHI.

4.1.2 Intended outcomes

The intended outcomes of the proposed amendments to Western Parkland City SEPP are as follows:

- Deliver a suitable quantum of affordable and market dwellings (445 new dwellings, including 88 affordable dwellings), which will increase housing supply and diversity in a highly accessible and well-serviced location in line with the National Housing Accord and the objectives of the HDA.
- Provide a high-quality mixed-use development that comprises retail uses on the Ground Floor which will enable an activated and vibrant ground plane, with residential development above to connect people with amenities, promoting convenient living that services the needs of future residents.
- Achieve a built form that respects local context and future land use planning amenity through prioritising appropriate setbacks, adequate space for future roads, achieving solar access, and a high sustainability performance.

- Incorporate a diverse mix of apartments with excellent amenity, leveraging the site's strategic location, transport access and proximity to future services and jobs, including within the Leppington Town Centre, the Aerotropolis and Bradfield City Centre.
- Provide areas of public open space that will provide opportunities for passive and active recreation and gathering.
- To facilitate a development at a scale commensurate with the future surrounding character of the Leppington Town Centre.
- Demonstrate excellent architectural design that marks the site as a key gateway entrance into the Leppington Town Centre through emphasising verticality, articulation, built form stepping and façade modulation of the building that been informed alongside Connecting with Country principles.
- Protect key areas of vegetation, waterways and riparian areas through a Country led approach to landscaping and vegetation management, ensuring that important native vegetation is retained and that the development of the site does not adversely affect such vegetation.
- Prioritise permeability and access to and throughout the site by allocating space for the development of roads, shared spaces and through site links which connect the site to the broader Leppington North Precinct.

4.2 Explanation of Amendments to the Western Parkland City SEPP

4.2.1 Land use zoning

The proposed amendments to the land use zoning of the site involves introducing part R3 Medium Density Residential and part RE1 Public Recreation zoning.

4.2.1.1 R3 Medium Density Residential

The portion of the site proposed to be rezoned to R3 Medium Density Residential is currently zoned as B5 Business Development which does not permit residential development. The objective of the B5 zone relates to enabling a mix of business and warehouse uses, which does not align with the potential of the site to provide a high standard of residential amenity for people, particularly in consideration of the site's relationship to the Leppington Train Station and future land uses surrounding the site, including the school site, future aquatic centre and areas of open space in line with the Leppington Town Centre Planning Proposal.

The proposed R3 zoning is commensurate with the vision of the site and the Leppington North Precinct pursuant to the Leppington Town Centre Planning Proposal (PP-2023-284), which proposes to rezone the site as R4 High Density Residential. While that proposal seeks to apply an R4 zone, it is currently not a prescribed land zone within Appendix 4 of the Western Parkland City SEPP and is proposed to be introduced through that process. In this context, the R3 zone represents the most appropriate residential zone, permitting residential flat buildings and aligning with the intended built form and density outcomes.

The objectives of the R3 zone emphasise providing for the needs of the community through accommodating land uses that respond to the day-to-day needs of residents in a medium density environment. An activated ground plane and the provision of commercial premises, a childcare and a gym (although a prohibited land uses, proposed to be an additional permitted use as detailed in **Section 4.2.6** below) contributes to the amenity- and convenience-based approach that characterises the objectives of the R3 zone. The proposed non-residential uses (retail, childcare and gym) also respond to the emerging context such as the neighbouring school development and seeks to collocated social infrastructure and cohesive land uses.

4.2.1.2 RE1 Public Recreation Zone

The western portion of the site proposed to be RE1 Public Recreation is 7,113m² (equating to 37% of the total site area) and involves land which is currently zoned as both B5 Business Development and E2 Environmental Conservation. It also involves land which is identified as an existing native vegetation and native vegetation protection areas pursuant to Clause 6.3 within Appendix 4 of the Western Parkland City SEPP. The land proposed to be zoned RE1 will maintain existing native vegetation and native vegetation protection areas on the site and deliver new public open space to support the amenity of the site and broader precinct, and an area dedicated for a bioretention basin.

The RE1 zone is considered the most appropriate land use zone for this portion of the site, as the proposed landscape embellishment works in this area (including drainage works in association with the bioretention basin) are permitted with

consent and the objectives of the RE1 zone more consistently align with the objectives of the development. Specifically, the objectives of the RE1 zone do not solely relate to management and conservation but instead advocate for the protection of the natural environment, with the balanced delivery of accessible open space to accommodate recreational activities.

For clarity, this concurrent rezoning does not seek to amend the mapped existing native vegetation and native vegetation protection areas under Clause 6.3 of Appendix 4 of the Western Parkland City SEPP.

In addition, the northern portion of the land proposed to be zoned RE1 is currently zoned B5 Business Development, which is not consistent with the intended environmental and open space outcomes. The Leppington Town Centre Planning Proposal also proposes to remove the B5 zone and rezone this land to RE1. Rezoning this portion of the site to RE1 is therefore consistent with the intention of the Leppington Town Centre Planning Proposal will accommodate the proposed retention basin and areas designated as public open space.

4.2.2 Height of buildings

The proposed rezoning seeks to amend the maximum height of buildings applicable to the proposed R3 portion of the site from 12m to 55m. No maximum building height is proposed for land zoned RE1 Public Recreation.

The proposed 55m height limit better aligns with the anticipated density and built form outcomes for the site and is broadly consistent with the maximum building heights proposed under the Leppington Town Centre Planning Proposal, which identifies a 50m height control for land immediately to the south and south-east of the site, increasing to up to 65m in areas closer to Leppington Train Station.

The proposed height of 55m supports this strategic approach by reinforcing a transition in building heights, with taller forms located closer to the station and a gradual reduction in height with increasing distance. It will also facilitate the delivery of additional residential dwellings in proximity to public transport, open space and local amenities, including the adjoining RE1-zoned land.

This pattern is also reflected, albeit to a lesser degree, in the existing Western Parkland City SEPP. Accordingly, the proposal enables increased height and density on land in close proximity to the station in a manner consistent with the broader planning framework.

4.2.3 Floor Space Ratio

The proposed rezoning amends the maximum FSR applicable to the proposed R3 portion of the site from 0.75:1 to 3.8:1.

The developable site area equates to 12,016m², representing the portion of the site proposed to be rezoned to R3. This approach is consistent with Appendix 4, Section 4.5 of the Western Parkland City SEPP, which excludes land where development is not permissible from the calculation of site area (i.e. land proposed to be zoned RE1).

The Western Parkland City SEPP does not apply an FSR control to much of the Leppington Town Centre. However, the Leppington Town Centre Planning Proposal introduces FSR controls, including a maximum FSR of 2.0:1 for the developable eastern portion of the site, aligned with its proposed height and density framework.

Notwithstanding this, a higher FSR of 3.8:1 is considered appropriate in this instance, having regard to the site's proximity to Leppington Train Station, its capacity to accommodate a landmark built form, and its potential to deliver increased housing supply, including affordable housing, in proximity to amenity and public open space and adjoining social infrastructure. An assessment against the built forms massing as an outcome of floor space distribution is considered in **Section 8.1.3**.

Consistent with the Leppington Town Station's broader strategic framework, higher FSRs are generally concentrated closer to the station, transitioning to lower densities with increasing distance. However, given the site-specific constraints, including existing vegetation protection areas and Scalabrini Creek, the application of FSR to the developable site area provides a more accurate reflection of achievable density, noting that the mapped FSR does not apply uniformly across the entire site.

It is noted that the equivalent gross FSR of the proposed development across the entire site is 2.36:1, which demonstrates that the proposal is broadly consistent with the Leppington Town Centre Planning Proposal in terms of overall density outcomes.

4.2.4 Land Reservation Acquisition

It is proposed that the RE1 portion of the land is subject to a reservation under the Land Reservation Acquisition Map, as per Section 5.1 of the Western Parkland City SEPP. This enables the relevant acquisition authority (Council in this instance) to acquire the land reserved for this public purpose as per the Land Acquisition (Just Terms Compensation) Act 1991. The wording of Section 5.1 of the Western Parkland City SEPP is not required to be amended to facilitate this proposal.

4.2.5 Part 6 Additional local provision

The concurrent planning proposal involves the introduction of an additional local provision under Part 6 within Appendix 4 of the Western Parkland City SEPP. The objectives of this provision include:

- To identify the site on the *Western Parkland City SEPP – South West Growth Centre Key Sites Map* (KYS_007) as a key site, which aligns with the proposed insertion of an additional local provision clause and additional permitted use clause.
- A new Additional Local Provision to give effect to the following:
 - To support the delivery of at least 15% of residential GFA to be allocated as affordable housing for a period of 15-years and to be managed by a registered community housing provider in accordance with the declaration of the development of the site as SSD pursuant to *State Significant Declaration Order (No.1) 2025*.
 - To control and manage the size of commercial premises land uses and recreation facilities (indoor) land use by inserting a maximum GFA control.

The insertion of a Part 6 Additional local provision will involve updating the *State Environmental Planning Policy (Precincts—Western Parkland City) 2021 South West Growth Centre Key Sites Map*.

The proposed drafting of the provision is as follows:

6.9 Development of land at 184-186 Fifth Avenue, Austral

- 1) *This clause applies to land identified as 'Area B' on the Key Sites Map.*
- 2) *The development of this site must:*
 - a) *Allocate at least 15% of residential gross floor area as affordable housing to be managed by a registered community housing provider for a period of at least 15 years.*
 - b) *Not exceed more than 1,000m² of gross floor area used for the purposes of commercial premises located on the ground floor.*
 - c) *Not exceed more than 550m² of gross floor area used for the purpose of recreation facilities (indoor).*

4.2.6 Schedule 1 Additional Permitted Use

The concurrent planning proposal involves the introduction of an additional permitted use under Schedule 1 within Appendix 4 of the Western Parkland City SEPP. The objective of this provision is to allow development for the purpose of a commercial premises and recreation facilities (indoor) to be permitted with consent on the site, notwithstanding these land uses being prohibited with development under the current Land Use Table for the R3 zone.

The proposed provision is to read as follows:

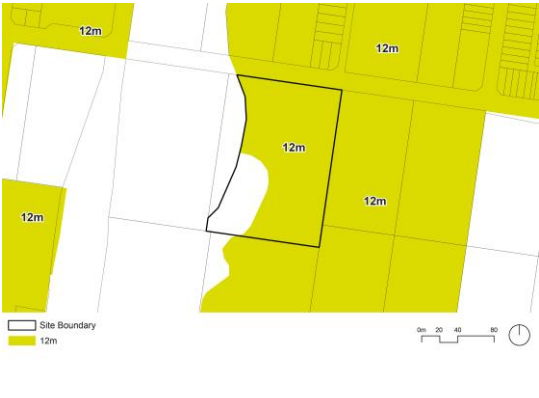
1 Use of particular land at 184-186 Fifth Avenue, Austral

- 1) *This This clause applies to land identified as 'Area B' on the Key Sites Map.*
- 2) *Development for the following purposes is permitted with development consent:*
 - a) *Commercial premises*
 - b) *Recreation facilities (indoor)*

4.3 Maps

A comparison of the existing and the proposed maps based on the proposed amendments to Appendix 4 of the Western Parkland City SEPP provided in **Table 10** below.

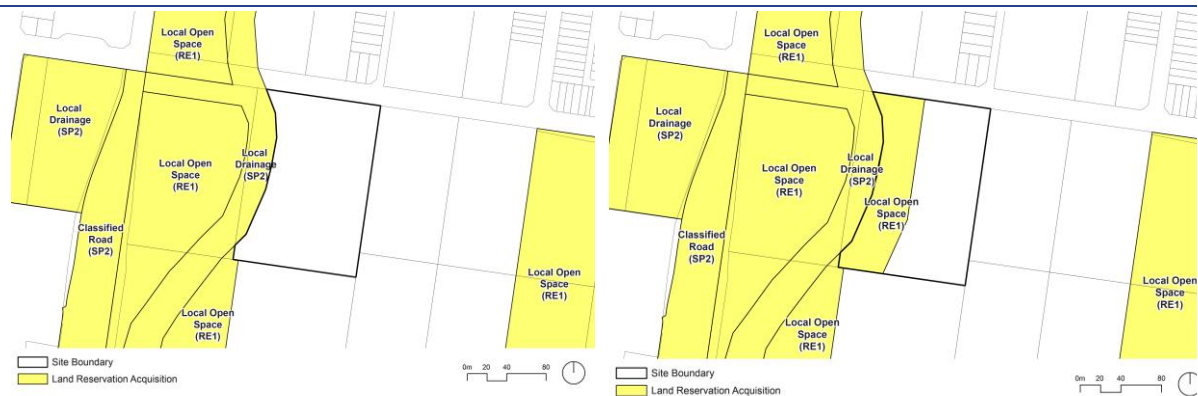
Table 10 Existing vs Proposed Western Parkland City SEPP Maps

Map	Existing	Proposed
Land Use Zoning LZN_007		
Floor Space Ratio FSR_007		
Height of Buildings HOB_007		

**Key Sites
Map
KYS_007**



**Land
Reservation
Acquisition
LRA_007**



5.0 Justification of Strategic and Site-specific Merit

5.1 Strategic merit

5.1.1 Section A – need for the Planning Proposal

Q1. Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report?

The proposed amendments are a direct response to the designation of the site as SSD under the HDA, specifically pursuant to State Significant Declaration Order (No 1) 2025 (Order) issued on 18 February 2025. It directly responds to the objectives of the HDA and National Housing Accord to build new well-located homes to alleviate the housing crisis.

The planning proposal is required to facilitate the height, floor space and land uses proposed within the Architectural Drawings (**Appendix B**) which are not achievable under Appendix 4 of the Western Parkland City SEPP or the future controls within the Leppington Town Centre Planning Proposal.

The proposed amendments also give effect to the endorsed Liverpool Local Strategic Planning Statement (LSPS). The Liverpool LSPS, endorsed by the Planning Secretary in accordance with Section 3.9 of the EP&A Act, identifies Austral as a future key Strategic Centre within the LGA, supporting future residential and employment growth. It highlights the need to:

- Provide Accessible and connected suburbs;
- Deliver high-quality, plentiful and accessible community facilities, open space and infrastructure aligned with growth;
- Increase housing choice for different needs, with density focused in the City Centre and centres well serviced by public transport Support employment growth in local centres through uplift in commercial and retail floorspace;
- Develop safe, healthy and inclusive places shaping the wellbeing of the Liverpool community;
- Support an attractive environment for local jobs, business, tourism and investment;
- Ensure that bushland and waterways are celebrated, connected, protected and enhanced; and
- Offer a green, sustainable, resilient and water-sensitive city.

Q2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The proposed amendments represent the best means of achieving the intended outcomes for the site and broader Leppington Town Centre Precinct. These amendments have been prepared in response to key criteria prescribed under the HDA process, including the delivery of a greater quantum of housing in highly accessible locations

In preparing this application, three options were considered to facilitate the intended outcomes. These are listed and discussed below:

Option 1: Do Nothing

This alternative leaves the site as it currently exists, where the buildings are under-utilised and do not contribute to the strategic and statutory vision of the area and will continue to detract from the public domain. Additionally, an absence of development on the site will reduce the likelihood of development in the surrounding area, working against the strategic objectives of the locality thereby undermining the potential delivery of housing.

Option 2: Redevelop the site under the existing planning controls

The existing controls of the site in accordance with the Western Parkland City SEPP include E2 Environmental Conservation and B5 Business Development zoning, which would limit the permissible land uses on the site to exclude residential development. The objective of the B5 zone relates to the provision of business and warehouse uses, which does align with the strategic vision for the site. To exclude residential development from the site would result in a missed

opportunity to provide housing in a high-amenity location, especially given the national, State and local strategic importance of delivering more housing. Additionally, the existing FSR control of 0.75:1 and maximum building height control of 12m significantly limits the potential for density to be achieved, given the site's proximity to transport and road infrastructure and natural amenity from Scalabrini Creek and surrounding open space.

Option 3: Submit a Planning Proposal to demonstrate the site's capability for additional uplift value.

The proposed development represents the most suitable and appropriate pathway to achieve the strategic objectives and statutory controls for the site in a timely manner. The proposal will facilitate the intent and objectives of the Leppington Town Centre Planning Proposal and help catalyse development within a future high-density area. Specifically, the proposed controls facilitate the proposed development as set out in **Section 3.0**. The scale of the proposal will not have any adverse environmental impacts and is commensurate with the future character and envisioned land uses surrounding the site. The proposed development will integrate a mix of land uses and therefore appropriately responds to the demand for housing, while strengthening the role of Leppington as a future strategic centre. Accordingly, the proposal represents the most suitable pathway for the development of the site.

5.1.2 Section B – relationship to the strategic planning framework

Q3. Will the Planning Proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

Greater Sydney Region Plan – A Metropolis of Three Cities

The Greater Sydney Region Plan (GSRP) is the overarching strategy for growing and shaping the Greater Sydney Area. It sets a 40-year vision (to 2056) and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters. The plan was adopted in March 2018 and seeks to reposition Sydney as a metropolis of three cities – the western parkland city, central river city, and the eastern harbour city. The Plan provides 10 high level policy directions supported by 40 objectives that inform the District Plans, Local Plans and Planning Proposals which follow in the planning hierarchy.

The proposal is consistent with the following directions under the Plan, which govern growth and development in Sydney (refer to **Table 11**).

Table 11 Consistency with GSRP directions

Direction	Consistency of the proposal with the Direction
A city supported by infrastructure	The proposal will facilitate the delivery of high capacity residential and mixed-use development that will utilise the heavy rail infrastructure recently completed at Leppington Train Station. It will enable Leppington Town Centre to catch up to the rail infrastructure investment made in 2015, optimising the proximity to the station and providing community servicing uses for existing and future residents.
A collaborative city	The proponent has consulted with Liverpool City Council, state agencies, and the community at various stages. The project aligns with collaborative planning objectives by integrating with the broader strategic vision for the Leppington Town Centre Precinct. It also demonstrates coordination with the Housing Delivery Authority and Department of Planning, Housing and Infrastructure.
A city for the people	The future built form will deliver local population serving retail to meet the everyday needs of the community. The proposed development will contribute to the neighbourhood centre, providing commercial employee generating land uses and a centre-based childcare. The proposal will include an internal road network featuring pedestrian pathways in alignment with the Leppington Town Centre Planning Proposal, supporting people to walk through improved pedestrian connections and improving walkability to Leppington Train Station.
Housing the city	The site is ideally located to accommodate approximately 445 new dwellings within an area identified for urban renewal and uplift, therefore increasing supply within a short walk to the Leppington Train Station. The proposed non-residential land uses will activate the streets and public domain to create a successful Leppington Town Centre. The proposal will increase housing diversity by facilitating the future provision of apartments in a range of sizes and typologies.

A city of great places	The proposal will create a high-quality streetscape with activated ground floor retail uses and a centre-based childcare facility within walking distance of the Leppington Train Station. The proposal includes provision of public open space that will contribute to the overall open space network in the LGA. The updated internal street network will provide additional pedestrian connectivity throughout the Town Centre.
A well-connected city	The proposal will facilitate better integration of land use with existing transport infrastructure and will help achieve the 30-minute city vision. The proposed development is well-integrated with the Leppington current movement network. A close-knit, fine grain offering of retail and commercial tenants will enhance the local economy, supporting community and business engagement at a smaller scale. The mixed-use development will deliver jobs, housing, goods, and services to significantly bolster amenity, access, and convenience in a 30-minute radius. The site is located a short walk from the Leppington Train Station, and will provide housing diversity and choice in key proximity to a heavy rail transport link.
Jobs and skills for the city	The proposal will include non-residential land uses including a gym (indoor recreational facility), commercial premises and childcare centre which generate direct and indirect jobs and skill training opportunities.
A city in its landscape	The proposal introduces significant open space and new landscaped areas. Materials and forms are inspired by local topography and character, enhancing the connection to place. Sustainable urban water and greening outcomes are also embedded in the design.
An efficient city	The proposal makes efficient use of the site's proximity to transport and services, therefore supporting sustainability and infrastructure efficiency. The built form has been designed to optimise environmental performance through passive design and energy saving technologies. Mixed uses ensure the site contributes to daily activity and service efficiency.
A resilient city	ESD measures including on-site renewable energy, water-sensitive urban design and resilient building materials support climate adaptability. The project responds to urban heat island mitigation and integrates green infrastructure. The inclusion of retail uses also enhance services to the local area.

Western District Plan

The Western District Plan underpins the Greater Sydney Region Plan and sets the 20-year vision for the District through 'Planning Priorities' that are linked to the Region Plan. The Plan sets the 20-year vision for the District through 22 'Planning Priorities' that are linked to the Region Plan. The purpose of the District Plan is to support councils in planning for growth and to align the *Local Strategic Planning Statements* (LSPS) with place-based outcomes. The strategic intent of the District Plan is to provide for services, shops, cultural infrastructure, education and transport within close reach of residents. The District Plan acknowledges that the area is growing and changing and that infrastructure and services need to adapt to meet people's changing needs.

The key Planning Priorities under the Western City District Plan include the following as identified in **Table 12**:

Table 12 Consistency with Western District Plan directions

Direction	Consistency of the proposal with the Direction
A city supported by infrastructure	
W1. Planning for a city supported by infrastructure	- The future development will deliver much needed housing diversity and choice in close proximity to the Leppington Train Station, alongside delivering retail uses to serve the local population and meet the everyday needs of the community. - The proposed development will form a part of the Leppington Town Centre that will accommodate the needs of the local area, including opportunities for fine grain retail and commercial uses. The proposal includes the provision of a centre based childcare facility to support the existing and future residents.

A city for people

W3: Providing services and social infrastructure to meet people's changing needs

- The proposed development will include centre-based childcare to service the needs of the existing and future residents of the Leppington Town Centre Precinct. The proposal contributes to ongoing investment in civic amenities through the delivery of a new public open space.

W4: Fostering healthy, creative, culturally rich, and socially connected communities

- The proposal will be constructed in conjunction with new pedestrian priority streets and dedicated public domain alongside activated retail frontages, designed to encourage social cohesion and a sense of community, establishing a key hub for the area.
- Additionally, the site is well-connected to Leppington's existing transport network, which will be further enhanced by the introduction of pedestrian links and improved permeability. The development will also address the needs of the growing population by increasing the supply of affordable housing, activated ground floor retail and a childcare centre to service the social needs of the community.
- The proposal will allow for a generous and well-integrated public domain including public open space and activated retail frontages which will support social gatherings and foster strong social connections through creating a key community hub.
- The proposed public access to Scalabrini Creek improves public access, amenity and pedestrian activity within the town centre.

Housing the city

W5: Providing housing supply, choice, and affordability with access to jobs, services, and public transport

- The proposed development will deliver affordable housing within close proximity to Leppington Train Station, within the Leppington Town Centre. Redevelopment of the site to increase affordable housing options presents the opportunity to improve housing diversity through various apartment sizes. The proposed development will enable the delivery of much needed housing that will assist in alleviating the pressure on the NSW housing crisis.
- The proposed development will additionally include ground floor retail uses, recreational facilities (indoor) and centre-based childcare, serving the local community and generating additional local jobs

A city of great places

W6: Creating and renewing great places and local centres, and respecting the District's heritage

- The proposal will facilitate social cohesion and the celebration of community through renewing of the Leppington Town Centre, providing a rejuvenated and revitalised centre with housing, retail uses and childcare. The proposal will include an active ground plane with the opportunity to support and enhance the local economy, responding to the emerging community's social and commercial needs. The proposal will include the establishment of an internal access network featuring roads and pedestrian paths to promote a socially cohesive, well connected and walkable local centre.

A well-connected city

W7: Establishing the land and transport structure to deliver a liveable, productive and sustainable Western Parkland City

- The future development will deliver much needed higher density living with adjoining population serving uses near the Leppington Train Station.
- The proposal provides a generous and cohesive public domain with public open space and activated retail frontages that encourage social gatherings and help establish a strong community hub.
- Public access to Scalabrini Creek is proposed, improving amenity and encouraging greater pedestrian movement within the town centre

Jobs and skills for the city

W11: Growing investment, business opportunities and jobs in strategic centres

- Leppington is identified as a designated Planning Precinct and is expected to become a prominent town centre in the future. The proposal represents the predicted significant investment in the region.
- The development features opportunities for job generation within the childcare, recreational facility (indoor) and retail land uses.

A city in its landscape

W15: Increasing urban tree canopy cover and delivering Green Grid connections

- This priority focuses on enhancing green infrastructure, such as parks and street trees, to improve urban amenity and environmental outcomes. The development include the landscape embellishment and public domain enhancements equivalent to 7,113m², which will be made publicly accessible.
- The proposal will allow for a generous and well-integrated public domain including public open space and activated retail frontages which will support social gatherings and foster strong social connections through creating a key community hub.
- The proposed improvements to Scalabrini Creek will deliver enhanced public access and amenity, supporting increased pedestrian movement and activity within the town centre

An efficient city

W19: Reducing carbon emissions and managing energy, water and waste efficiency

- The development will also support transport demand initiatives by improving walkability opportunities in proximity to the Leppington Train Station to achieve the NSW Government's goal of net zero emissions by 2050. The proposal is supported by an ESD report (**Appendix S**) that indicates the sustainability initiatives. These initiatives are outlined in **Section 3.11**.

Q4. Is the Planning Proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

The Draft Sydney Plan 2025

The Draft Sydney Plan 2025 (Draft Sydney Plan) seeks to drive the sustainable development of the greater Sydney region which addresses growing population density with adequate infrastructure. This is driven by a series of 12 priorities which seek to deliver upon Sydney's projected population growth by prioritizing productivity, resilience, housing diversity and urban greening. The relevant Planning Priorities under the Draft Sydney Plan include the following as identified in **Table 13**.

Table 13 *Development's consistent with Relevant Planning Priorities in the Draft Sydney Plan*

Priority	Consistency of the proposal with the Priority
Implement Sydney housing targets	• The proposal will enable the delivery of 445 units, inclusive of 88 affordable housing units that will contribute to achieving the Sydney Housing target of 16,700 for Liverpool LGA.
Increase housing diversity and choice	• The proposal will increase housing diversity by facilitating the provision of apartments in a range of sizes and typologies in the Sydney region.
Grow well-located jobs	• The proposal accords with the objective to grow well-located jobs by facilitating employment opportunities within an established town centre that is already well served by existing transport infrastructure, namely Leppington train station.
Grow and connect public open space	• The proposal will include the delivery of open space and in doing so, contribute to the overall open space network in the Sydney region.
Protect and enhance the natural environment	• The proposal will deliver density in conjunction with the existing natural environment, by siting the built form in areas to minimise tree removal where possible and focusing new development in areas where development is already present. Furthermore, the proposed public open space will enhance the natural environment through high-quality landscaping and environmental improvements, while contributing to biodiversity, amenity, and overall character of the Leppington precinct.

Liverpool Local Strategic Planning Statement – Connected Liverpool 2040

The Liverpool Local Strategic Planning Statement (LSPS) contains planning priorities and actions of which this Planning Proposal aligns with. The LSPS, which represents Council's 20-year vision and strategy for the LGA's future direction, and contains directions about infrastructure, liveability, productivity and sustainability. The LSPS draws from the Greater Sydney Commission's Greater Sydney Regional Plan and Western City District Plan and implements the planning priorities identified from these larger strategic documents at a local level. The key planning priorities are identified in **Table 14**.

Table 14 *Consistency with Liverpool Local Strategic Planning Statement*

Priority	Consistency of the proposal with the Priority
Connectivity	
1: Active and public transport reflecting Liverpool's strategic significance	The proposed development includes the delivery of an internal road network, pedestrian priority roads, through site links and laneways to encourage active transport, and is located within walking distance from Leppington Train Station, and is serviced by nearby local bus services.
3: Accessible and connected suburbs	The design of the internal network layout and proximity to the Leppington Train Station will enable safe, healthy and connected pedestrianised neighbourhood. The density proposed will promote connectivity at an optimally located site within the emerging Leppington Town Centre.
Liveability	
6: High-quality, plentiful and accessible community facilities, open space and infrastructure aligned with growth	The provision of publicly accessible open space within the site supports community health, wellbeing and social interaction, while ensuring development intensity is balanced by meaningful public domain outcomes. This approach reinforces local liveability and integrates essential social infrastructure within Lepping Town Centre.
7: Housing choice for different needs, with density focused in the City Centre and centres well serviced by public transport	The proposed development represents an opportunity to deliver housing choice to the Leppington area which is currently defined entirely by detached housing typologies and townhouses. The proposed development will provide housing that will respond to the changing housing needs of the community, and will include a diverse mix of market and affordable housing units. The development will focus density at the emerging Leppington Town Centre, centralised around the Leppington Train Station and serviced by local buses providing connectivity to the greater Camden and Liverpool area.
9: Safe, healthy and inclusive places shaping the wellbeing of the Liverpool community	The proposed public open space will support the needs of the local community. The proposed internal pedestrian network will provide for active transport connections throughout the site, to Scalabrini Creek and out to adjoining developments. The residential and non-residential offering in the development will positively shape the Liverpool community.
Productivity	
11: An attractive environment for local jobs, businesses, tourism and investment	The development will include ground floor retail that will generate jobs and provide retail amenity for residents of the proposed development and of the emerging Leppington Town Centre. This development will help catalyse further investment in into the Leppington area, supporting the diversification of local employment opportunities.
Sustainability	
15: A green, sustainable, resilient and water-sensitive city	The proposal has considered impacts on sustainability by creating a walkable and active precinct that is energy efficient and low in embodied carbon energy. The proposal is designed to accommodate a variety of sustainability features and deliver beyond its required targets for sustainability, energy efficiency and water and waste management. Sustainability initiatives are further outlined in Section 3.11 . The detailed sustainability initiatives presented in the ESD report will aim at achieving sustainability outcomes to reduce emissions, manage waste and increase energy efficiency

Liverpool Local Housing Strategy 2020

The Liverpool Local Housing Strategy (LHS) creates a framework that will deliver housing to meet the existing and future needs of the Liverpool community. It sets out the strategic direction for housing in the Liverpool LGA over the 20 years. The LHS is based on evidence from the *Liverpool Housing Study 2019* and is consistent with Council's LSPS. The Liverpool Housing Study has identified a shortfall in appropriate housing options that the proposal directly responds to and addresses. Specifically, the strategy has envisioned a mix of high-quality housing types to be provided, with densities to be concentrated at the central locations, which the proposal directly responds to and addresses through the location of housing at Leppington Town Centre.

The Housing Strategy has a preliminary housing target of between 8,500 and 12,000 dwellings to be delivered between 2021-2026 and between 20,250 and 27,250 dwellings to be delivered over the next 10-20 years. This proposal will provide a total of 445 dwelling, inclusive of 88 dwellings dedicated for affordable housing for a period of 15 years.

Liverpool Economic Development Strategy 2022-2032

The Liverpool Economic Development Strategy explores Liverpool as a place and provide objectives for how Council can guide the growth of Liverpool's economy and create opportunities for the community. The strategy includes five key pillars that operate as a roadmap for the next decade, to drive inclusive growth and maximise economic benefits. Of the five pillars, the proposal aligns with the following:

- **1. Attract and support business:** The proposal is inclusive of commercial, childcare and recreational facility (indoor) uses that will generate jobs and provide economic amenity and convenience for the local area. Once fully occupied and operational, the development will support 61 FTE jobs. The development will also support 141 FTE construction jobs.
- **2. Local jobs for local people:** The proposals includes a mixture of uses will generate employment opportunities, local jobs and service local patrons, creating an attractive retail environment that supports the emerging Leppington Town Centre, and the residents of the proposed development. The development will offer 61 FTE operational jobs and 141 FTE construction jobs..

Draft Community Strategic Plan 2025-2035

The Liverpool Community Strategic Plan (CSP) 2025–2035 is the highest-level strategic document guiding the long-term development of the Liverpool LGA. Prepared in accordance with the NSW Integrated Planning and Reporting framework, the plan articulates the community's shared vision, priorities and strategic directions to inform Council decision-making, investment and service delivery over a ten-year horizon.

The CSP establishes a vision to transform Liverpool into a vibrant global city of lifestyle and opportunity, recognising its growing role as a major metropolitan centre in Western Sydney and its proximity to region-shaping infrastructure, including the Western Sydney International Airport and Aerotropolis. The plan is structured around four strategic objectives: Healthy, Inclusive and Fair; Liveable, Sustainable and Resilient; Evolving, Prosperous and Innovative; and Visionary, Leading and Responsible. Together, these objectives address social wellbeing, environmental sustainability, economic growth, infrastructure delivery and effective governance.

The proposal aligns with the CSP, which sets a long-term vision to transform Liverpool into a vibrant global city of lifestyle and opportunity. The CSP encourages well-located, higher-density development to accommodate population and employment growth while improving access to housing, services and jobs. By delivering new residential dwellings integrated with commercial floorspace, the proposal supports an urban environment that improves housing diversity and enables residents to live closer to employment and daily needs, consistent with the CSP objectives for a Healthy, Inclusive and Fair city.

The proposal also advances the CSP objectives of creating a Liveable, Sustainable and Resilient city and an Evolving, Prosperous and Innovative economy. The mixed-use use promotes efficient land use within the existing urban area, supports walkability, reduces travel demand and reinforces town centre vitality. The inclusion of commercial uses contributes to local employment opportunities and economic activity, supporting Liverpool's role as a major metropolitan and economic centre in Western Sydney.

Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

NSW Housing Strategy: Housing 2041 (2023)

The NSW Housing Strategy supports the provision of new housing stock in NSW. Within the Strategy, in-fill housing is identified as a housing typology to support the diversity and affordability of the rental market. This proposal will create 445 dwellings inclusive of 88 affordable dwellings that helps to meet the four NSW housing system pillars of supply, diversity, affordability and resilience.

NSW Housing Targets (2024)

The NSW Government has recently released 5-year housing completion targets for 43 councils across Greater Sydney, Illawarra-Shoalhaven, Central Coast, Lower Hunter and Greater Newcastle and 1 target for regional NSW.

These targets replace outdated targets reflect NSW's commitment to deliver 377,000 new homes across the state by 2029 under the National Housing Accord. A 5-year target of **16,700** new dwellings has been identified for Liverpool LGA, the achievement of which will be assisted by the proposed development.

Future Transport Strategy 2056 (2022)

The Future Transport Strategy 2056 sets the vision and direction for NSW transport investment by providing a comprehensive plan that emphasises the creation of connected 30-minute cities and convenient 15-minute neighbourhoods. It includes a movement and place framework to ensure that transport supports the increased accessibility and reduced travel time for residents whilst enhancing the character of the places and communities. The key guiding principles for future transport that are relevant to the site, include:

- **Successful places:** The liveability, amenity and economic success of communities and places should be enhanced by transport.
- **Accessible services:** Transport should enable everyone to get the most out of life, wherever they live and whatever their age, ability or personal circumstances.

The proposal will create a high-density mixed-use environment with high amenity and access to services, reinforcing the creation of the 30-minute city and 15-minute neighbourhood as described within the Future Transport Strategy.

Active Transport Strategy 2056 (2022)

The Active Transport Strategy supports the NSW Government's Future Transport Strategy 2056 by providing a framework that supports additional walking, bike riding and personal mobility. The Active Transport Strategy's vision aims to double the number of walking and bike riding trips in NSW in 20 years, from 1.5 Billion to 3 Billion. The Strategy aims to support population growth, improve equity of access, and help stabilise traffic in Greater Sydney. The key focus areas that are applicable to the site include:

- **Enable 15-minute neighbourhoods:** Create walkable and connected 15-minute neighbourhoods across all six cities and in regional centres across NSW to increase the percentage of short trips made on foot.
- **Deliver connected and continuous cycling networks:** Deliver more than 1,000 kilometres of new cycleways and supporting infrastructure for continuous and connected cycling networks across key cities in NSW to increase the number of trips made by bike.
- **Provide safer and better precincts and main streets:** Help halve fatalities and reduce serious injuries by 30 per cent for pedestrians and bike riders through safer speeds and networks while increasing people walking and riding.

The proposal will provide for increased pedestrian and active transport connectivity by providing internal pedestrian pathways and a new road. Additionally, the development provides additional services close to existing and emerging dwellings which encourage walkability and other sustainable active modes of travel.

State Infrastructure Strategy 2022-2042 (2022)

The State Infrastructure Strategy 2022-2042 sets the vision of Infrastructure NSW in delivering infrastructure throughout the State over the next 20 years, focussing on aligning investment with sustainable growth. The strategy sets out 9 long-term objectives underpinning the Strategy, including the following that are relevant to the site:

- **Service growing communities:** Fund and deliver enabling infrastructure to support approved or pending housing supply and a prioritised active transport infrastructure program to support liveability and 15-minute neighbourhoods including a connected metropolitan cycling network for Greater Sydney and major regional centres
- **Integrate infrastructure, land use and service planning:** Coordinate infrastructure, land use and service planning to meet future housing, employment, industry and community needs.

The site will utilise existing transport infrastructure, specifically the Leppington Train Station to integrate a high-density land use with existing transport connectivity. This will enable future planning for Greater Sydney to meet the community needs of an emerging local population in the Leppington Town Centre.

Better Placed (2017)

The Government of NSW has established seven distinct objectives have to define the key design considerations. Achievement of these objectives from this early stage of the project, through to the detailed design and construction stage will ensure the development will be healthy, responsive, integrated, equitable, and resilient.

Table 15 demonstrates how the proposal is consistent with the objectives of the policy.

Table 15 Consistency with the Objectives of GANSW's Better Placed

Objective	Response
Objective 1: Better fit	Of its Place: The commitment to design excellence has devised the optimal urban design arrangement which relates to its surrounds. The proposed massing has limited its impacts to surrounding buildings in terms of privacy and amenity considerations. Local / Contextual: The proposed internal site pedestrian paths have been designed for local use and will strengthen the site as an anchor for the wider precinct.
Objective 2: Better performance	Sustainable: The proposal's holistic sustainability strategy addresses proposed targets for the commercial building (5 Green Star) and residential (BASIX 5 points above standard). Durable and adaptable: The technical investigations to form a flooding strategy have been designed to appropriately respond to major rainfall events.
Objective 3: Better for community	Safe: Pedestrians, cyclists and vehicle entries have all been accommodated within the public realm with safety and amenity in mind.
Objective 4: Better for people	Comfortable: The public open space will encourage people to stay and enjoy each other's company which is provided with northern sunlight. Liveable: The urban design principles for the site place enhanced public spaces and social connectivity of residents, workers and visitors – with a strong focus on active and public transport
Objective 5: Better working	Functional: Access points are well defined and convenient. Efficient / Functional: The development is efficient in its arrangement and seeks a high energy efficient and environmental performance.
Objective 6: Better value	Creating Value: The provision of a new retail and commercial uses is located in a growing urban renewal area to serve the needs of local residents. Adding Value: Ensures well-located in-fill development providing access to jobs, infrastructure and transport.
Objective 7: Better look and feel	Engaging and Inviting: The internal pedestrian paths provide a local walkable environment.

Greener Places (2020)

Greener Places is a Green Infrastructure policy released by the Government Architect NSW in October 2020. It aims to create a healthier, more liveable and sustainable urban environment by improving community access to recreation and exercise, supporting walking and cycling connections, and improving the resilience of urban areas. Greener Places is structured around four key principles of Green Infrastructure. **Table 16** demonstrates how the proposal is consistent with the objectives of the policy.

Table 16 Consistency with the Objectives of GANSW's Greener Places

Objective	
Principle 1: Integration	The proposal has integrated the facilitation of the park and tree and vegetation planting with the built form development. In this way, there is the opportunity to facilitate the integration of built form, water supply and pedestrian access.
Principle 2: Connectivity	The proposal facilitates connections throughout the precinct and provides pedestrian access to Scalabrini Creek that are supported by vegetation and trees, that will encourage walking and cycling and highlight landscape.
Principle 3: Multifunctionality	The proposed open space within the development could be used for connectivity between spaces, public seating and flooding and stormwater mitigation measures.
Principle 4: Participation	The development will facilitate the accessible spaces for all members of the community.

Connecting with Country (2023)

The Connecting to Country Framework acts as a guide for developing connections with Country to inform the planning, design, and delivery of built environment projects in NSW. Connection to Country will be incorporated throughout the lifecycle of the proposal and has formed part of the design development process. Architect to provide connecting with country framework as per SEARs requirement.

Q6. Is the Planning Proposal consistent with applicable State Environment Planning Policies?

The State Environmental Planning Policies directly applicable to the Planning Proposal are identified in **Table 17**

Table 17 Consistency with State Environmental Planning Policies

SEPP	Consistent		N/A	Comment
	Yes	No		
State Environmental Planning Policy (Biodiversity and Conservation) 2021			✓	Not relevant to the proposed rezoning. The proposed development is located on certified land. Refer to the Biodiversity Consistency Letter in Appendix NN .
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008			✓	Not relevant to proposed SEPP amendment.
State Environmental Planning Policy (Housing) 2021	✓			The development is subject to Chapter 2 and Chapter 4 of the SEPP applying to In-fill affordable housing and the design quality of residential flat buildings. The requirements of Chapter 2 and Chapter 4 have been addressed throughout this report and supporting documentation.
State Environmental Planning Policy (Industry and Employment) 2021			✓	Not relevant to proposed SEPP amendment.
State Environmental Planning Policy (Planning Systems) 2021			✓	Not relevant to the proposed SEPP amendments. The proposal has been declared SSD under a Ministerial Order.
State Environmental Planning Policy (Precincts—Central River City) 2021			✓	Not relevant to the proposed SEPP amendments.
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021			✓	Not relevant to the proposed SEPP amendments.
State Environmental Planning Policy (Precincts—Regional) 2021			✓	Not relevant to the proposed SEPP amendments.
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	✓			Proposed amendments are sought to the State Environmental Planning Policy (Precincts—Western Parkland City) 2021 to facilitate the proposed development. Details of proposed amendments are described in Section 4.2 .
State Environmental Planning Policy (Primary Production) 2021			✓	Not relevant to proposed SEPP amendments.
State Environmental Planning Policy (Resilience and Hazards) 2021			✓	Not relevant to proposed SEPP amendments.

State Environmental Planning Policy (Resources and Energy) 2021	✓	Not relevant to proposed SEPP amendments.
State Environmental Planning Policy (Sustainable Buildings) 2022	✓	Chapter 2 and 3 relating to residential and non-residential development respectively remain to apply to the development.
State Environmental Planning Policy (Transport and Infrastructure) 2021	✓	The development will remain to be assessed against the relevant controls of the State Environmental Planning Policy (Transport and Infrastructure) 2021.

Q7. Is the Planning Proposal consistent with the applicable Ministerial Directions (Section 9.1 Directions) or key government priority?

The proposal's consistency with applicable Section 9.1 Directions is assessed in **Table 18**.

Table 18 *Assessment of Section 9.1 Directions*

Ministerial Direction	Consistent			Comment
	Yes	No	N/A	
Focus area 1: Planning Systems				
1.1 Implementation of Regional Plans	✓			The concurrent rezoning is consistent with the Western District Plan as discussed in Table 12 .
1.2 Development of Aboriginal Land Council land			-	Not applicable.
1.3 Approval and Referral Requirements	✓			This direction aims to ensure that SEPP provisions encourage the efficient and appropriate assessment of development. The relevant requirements of this direction have been considered in the preparation of this concurrent rezoning.
1.4 Site Specific Provisions	✓			A particular development scenario is envisaged for the site. The proposed controls (building height and FSR) will allow for the envisaged development to be carried out on the site and are not considered to be unnecessarily restrictive.
1.4A Exclusion of Development Standards from Variation	✓			The proposed SEPP amendment does not propose to exclude any development standards from variation.
Focus area 1: Planning Systems – Place-based				
1.5 Parramatta Road Corridor Urban Transformation Strategy			-	Not applicable.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan			-	Not applicable.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan			-	Not applicable.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan			-	Not applicable.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor			-	Not applicable.

1.10 Implementation of Western Sydney Aerotropolis Plan	-	Not applicable.
1.11 Implementation of Bayside West Precincts 2036 Plan	-	Not applicable.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	-	Not applicable.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	-	Not applicable.
1.14 Implementation of Greater Macarthur 2040	-	Not applicable.
1.15 Implementation of the Pyrmont Peninsula Place Strategy	-	Not applicable.
1.16 North West Rail Link Corridor Strategy	-	Not applicable.
1.17 Implementation of the Bays West Place Strategy	-	Not applicable.
1.18 Implementation of the Macquarie Park Innovation Precinct	-	Not applicable.
1.19 Implementation of the Westmead Place Strategy	-	Not applicable.
1.20 Implementation of the Camellia-Rosehill Place Strategy	-	Not applicable.
1.21 Implementation of South West Growth Area Structure Plan ✓		The South West Growth Area Structure Plan provides high level guidance and direction for the future land use of the area. It is intended to inform how land can be used, while offering flexibility for urban design and development choices. The South West Growth Area Structure Plan identifies Leppington as a Strategic Centre and is intended to accommodate 17,500 new dwellings under the Structure Plan, supported by the opening of the train station in 2015. The development is consistent with the Structure Plan and seeks to deliver a development consistent with the 'Strategic Centre' status of Leppington.
1.22 Implementation of the Cherrybrook Station Place Strategy	-	Not applicable.
Focus area 2: Design and Place		
Focus area 3: Biodiversity and Conservation		
3.1 Conservation Zones ✓		The proposed development includes provisions to protect and conserve environmentally sensitive areas. The development will only occur on biodiversity certified land, with the exception to a portion of work occurring on Fifth Avenue as outlined in the Biodiversity Certification Letter (Appendix NN).
3.2 Heritage Conservation	-	The development includes the provision to facilitate the conservation of Aboriginal objects and places. Refer to further discussion in Appendix Z and Section 8.13.
3.3 Sydney Drinking Water Catchments	-	Not applicable.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	-	Not applicable.

3.5 Recreation Vehicle Areas	-	Not applicable.
3.6 Strategic Conservation Planning	✓	The proposed development is consistent with Direction 3.6 in that it does not seek approval for works in avoided land and only applies to certified land.
3.7 Public Bushland	-	Not applicable.
3.8 Willandra Lakes Region	-	Not applicable.
3.9 Sydney Harbour Foreshores and Waterways Area	-	Not applicable.
3.10 Water Catchment Protection	-	Not applicable.
Focus area 4: Resilience and Hazards		
4.1 Flooding	✓	The proposed development has been assessed and supported by the Flood Impact and Risk Assessment (Refer to further discussion in Appendix X and Section 8.5).
4.2 Coastal Management	-	Not applicable.
4.3 Planning for Bushfire Protection	✓	In accordance with Direction 4.3, the planning authority must consult with the Commissioner of the NSW Rural Fire Services following receipt of a gateway determination. Whilst the project won't be subject to a gateway determination, the SSD will publicly exhibited and Rural Fire Service will be invited to comment on the application. The Planning Proposal has regard to the Planning for Bushfire Protection 2019 in Appendix Y and Section 8.12 .
4.4 Remediation of Contaminated Land	✓	The Planning Proposal does seek to permit additional land uses within the site which requires the planning authority to consider if the land is suitable. The Preliminary Site Investigation in Appendix Q confirms that the site can be made suitable. Refer to further discussion in Section 8.9 .
4.5 Acid Sulfate Soils	-	Not applicable. The site is not mapped as having acid sulfate soils.
4.6 Mine Subsidence and Unstable Land	-	Not applicable.
Focus area 5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	✓	The proposed development is consistent with the guidelines identified within this Direction in that it will • Provide housing proximate to high capacity transport links. • Deliver additional employment opportunities within close walking distance of dwellings in a highly serviced area. • Deliver improved pedestrian amenity by enabling new through site links, supporting opportunities for walking, cycling and public transport.
5.2 Reserving Land for Public Purposes	-	Not applicable.
5.3 Development Near Regulated Airports and Defence Airfields	-	Not applicable.
5.4 Shooting Ranges	-	Not applicable.
5.5 High pressure dangerous goods pipelines	-	Not applicable.

Focus area 6: Housing		
6.1 Residential Zones	✓	The proposal is consistent as it broadens housing choice through a mix of apartment types, makes efficient use of existing infrastructure in an established centre, and concentrates growth within the existing urban footprint. It also provides diverse housing tenure through the delivery of 88 affordable housing dwellings. It also promotes good design and does not reduce residential density, with development contingent on adequate servicing arrangements.
6.2 Caravan Parks and Manufactured Home Estates	-	Not applicable.
Focus area 7: Industry and Employment		
7.1 Business and Industrial Zones	-	Direction 7.1 seeks to ensure that land within business and industrial zones is protected for employment-generating uses and that such land is not undermined by the ad hoc introduction of residential development. While the proposal involves rezoning a portion of the site from B5 Business Development to R3 Medium Density Residential, it does not result in the wholesale loss of employment land. The rezoning of the land is also consistent with the vision of the site under the Leppington Town Centre Planning Proposal (PP-2023-296)
7.2 Reduction in non-hosted short-term rental accommodation period	-	Not applicable.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	-	Not applicable.
Focus area 8: Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	-	Not applicable.
Focus area 9: Primary Production		
9.1 Rural Zones	-	Not applicable.
9.2 Rural Lands	-	Not applicable.
9.3 Oyster Aquaculture	-	Not applicable.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	-	Not applicable.

5.2 Site-specific merit

5.2.1 Section C – environmental, social and economic impact

Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The proposed rezoning seeks to amend the land use of certified land to facilitate housing development. The rezoning of land not certified to RE1 will ensure the continued protection and preservation of threatened species and habitats. The physical development does not seek any works on non-certified land.

Q9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

A detailed assessment of the environmental effects as a result of this proposal is identified in **Section 8.0**.

- A comprehensive suite of technical assessments has been undertaken to assess traffic, noise, contamination, waste, wind, overshadowing, stormwater, and other key impacts;
- All impacts are manageable and can be addressed through design responses and identified mitigation strategies;
- The proposed built form is appropriately scaled and sited, consistent with strategic planning intent; and
- Supporting studies confirm that amenity, traffic, acoustic, and servicing impacts will remain within acceptable thresholds.

Relevant management measures are identified where appropriate and, on this basis, no unacceptable impacts are likely to result from this rezoning request or future development on the site.

Q10. Has the planning proposal adequately addressed any social and economic effects?

Yes, the concurrent state-led rezoning will contribute to a number of positive social and economic effects, including:

- The proposal facilitates a high-quality, mixed-use development that supports housing diversity, employment, and public benefit;
- Up to 445 new apartments will be delivered, including 88 affordable housing units for a period of 15-years, contributing to social inclusion and housing accessibility; Approximately 2,260m² of non-residential GFA will support commercial and community services, including a child care centre and a gym;
- The project is estimated to generate over 142 construction jobs and 61 operational jobs, supporting local economic growth;
- Provision of public open space that will improve public amenity and social cohesion;
- The delivery of internal pedestrian will improve public access, amenity, and pedestrian connectivity within Leppington Town Centre; and
- The proposal contributes positively to the identity and function of Leppington Town Centre.

The economic and social impacts arising from rezoning request have been fully identified and addressed by specialised reports which are assessed at **Section 9.0**

5.2.2 Section D – Infrastructure (Local, State and Commonwealth)

Q11. Is there adequate public infrastructure for the planning proposal?

- The site is located in a fully serviced urban environment with established infrastructure for water, sewer, stormwater, power, and telecommunications;
- The site benefits from excellent access to public transport, with Leppington Train Station located within 850m;
- Servicing and infrastructure reports confirm that existing utilities can accommodate the proposed development;
- Traffic and access studies support the proposed parking, loading and circulation arrangements as consistent with local road capacity and design standards; and
- The proposal optimises the use of existing infrastructure and does not generate any need for new public works or upgrades.

5.2.3 Section E – State and Commonwealth Interests

Q12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

The redevelopment of the site has been the subject of significant consultation to date, including with state government agencies. As part of this application, an Engagement Outcomes Report has been prepared at **Appendix F** which provides further detail on engagement with community and public authorities. Specifically the concurrent state-led rezoning and detailed development has been the subject of extensive agency consultation as part of both the State led Planning Proposal and State Significant Development (SSD) pathways;

Where necessary, further consultation with relevant authorities will be undertaken as required in during exhibition and response to submissions phase. State and Commonwealth authorities will have the opportunity to provide comment on this application throughout its formal exhibition process

5.2.4 Conclusion

The proposed mixed-use development, comprising commercial premises, indoor recreational facilities and centre-based childcare, 357 market and 88 affordable housing dwellings, and public open space will significantly enhance the Leppington Town Centre Precinct. The proposed amendments to Chapter 4 of the Western Parkland City SEPP, relating to building height, floor space ratio, land use zoning, additional permitted use and additional local provision will advance the strategic vision set forth by Liverpool City Council and NSW State Government policies.

By directly addressing key planning priorities and objectives, the proposed amendments to the Western Parkland City SEPP will strengthen commercial amenity and support the long-term economic viability of Liverpool's local centres. On balance, the proposed amendments to the Western Parkland City SEPP will deliver meaningful contributions to housing supply and affordability, while enhancing the commercial amenity and economic viability of Leppington Town Centre.

6.0 Statutory Context

Development approval is sought for the project under the State Significant Development provision of Part 4 of the EP&A Act. The sections below outline the project's key statutory requirements. It has been set out in accordance with the DPHI's *State significant development guidelines – preparing an environmental impact statement* (March 2026), which identifies the categories to be used to identify the statutory requirements of a project, being that of the following:

- Power to grant approval (**Section 6.1**);
- Permissibility (**Section 6.2**);
- Other approvals (**Section 6.3**);
- Pre-conditions to exercising the power to grant approval (**Section 6.4**); and
- Mandatory matters for consideration (**Section 6.5**).

This section is further complemented by a Statutory Compliance Table included at **Appendix C** that identifies all statutory requirements and where those requirements have been addressed in the EIS.

6.1 Power to Grant Approval

Division 4.7 of the EP&A Act establishes a specific system to consider projects classed as State Significant Development (SSD). SSD is development deemed to be of State significance that are being completed on sites regarded as important to the NSW Government.

Section 4.36(3) of the EP&A Act states that:

The Minister may, by a Ministerial planning order, declare specified development on specified land to be State significant development.

The proposal was declared SSDA in *State Significant Declaration Order (No.1) 2025* dated 18 February 2025, which specified that the development detailed in EOI.230106, including development for the purpose of a residential flat building with provision for affordable housing at the site be declared as SSD. Therefore, the proposed development is SSD by virtue of Ministerial Order.

6.2 Permissibility

The permissibility of the proposed development considering the proposed land use and land zoning in accordance with the Western Parkland City SEPP is outlined in **Table 19** below.

Table 19 *Permissibility*

Matter	Consideration
Land Use	The proposed development constitutes as a mixed use development, featuring the following land uses: Northern Building • Residential flat building • commercial premises • Recreation facility (indoor) • Centre-based childcare facility Southern Building • Residential flat building • Retail premises Additionally, other works across the site comprise land uses defined as: • Drainage (in relation to the proposed bioretention basin) • Recreation areas • Roads

Matter	Consideration
Land Zoning	The site is currently zoned part B5 Business Development and part E2 Environmental Conservation as per the Western Parkland City SEPP. However, the proposal involves a concurrent rezoning which will amend the Western Parkland City SEPP, specifically including an amendment to rezone the site as part R3 Medium Density Residential and part RE1 Public Recreation. A comparison of the existing and proposed land use zoning is provided in Section 4.3.
Permissibility	The proposed concurrent rezoning seeks to apply the R3 Medium Density Residential zone over the developable area. Residential flat buildings and Centre-based childcare facility are permissible with development consent in the R3 zone. The proposed concurrent rezoning also seeks to apply an Additional Permitted Use for the commercial premises, Recreation facility (indoor) land use. These land uses will be permitted with development consent subject to the Additional Permitted Use. The developable area also features roads which are a permitted with development consent in the R3 zone. The non-developable area is intended to be rezoned to RE1 Public Recreation. Works occurring in this area include a Recreational area and Drainage which are permissible with consent in the RE1 zone.

6.3 Other Approvals

The other legislative approvals required for the Proposal in addition to a development consent under Division 4.7 of the EP&A Act are outlined in **Table 20** below.

Table 20 Other Approvals

Matter	Consideration																		
Approvals not required for SSD	Section 4.41 of the EP&A Act stipulates that certain authorisations are not required for State significant development. The following legislative approvals would otherwise be required if the Project was not State significant. <table> <tr> <th>Legislation</th><th>Approval Otherwise Required</th></tr> <tr> <td colspan="2">Legislation that does not apply to State Significant Development</td></tr> <tr> <td>Fisheries Management Act 1994</td><td>No</td></tr> <tr> <td>Heritage Act 1977</td><td>No</td></tr> <tr> <td>National Parks and Wildlife Act 1974</td><td>Yes</td></tr> <tr> <td>Rural Fires Act 1997</td><td>Yes</td></tr> <tr> <td>Water Management Act 2000</td><td>Yes</td></tr> </table>	Legislation	Approval Otherwise Required	Legislation that does not apply to State Significant Development		Fisheries Management Act 1994	No	Heritage Act 1977	No	National Parks and Wildlife Act 1974	Yes	Rural Fires Act 1997	Yes	Water Management Act 2000	Yes				
Legislation	Approval Otherwise Required																		
Legislation that does not apply to State Significant Development																			
Fisheries Management Act 1994	No																		
Heritage Act 1977	No																		
National Parks and Wildlife Act 1974	Yes																		
Rural Fires Act 1997	Yes																		
Water Management Act 2000	Yes																		
Consistent Approvals	Section 4.42 of the EP&A Act stipulates that certain authorisations cannot be refused if they are necessary for carrying out State significant development. The following table lists legislative approvals that are required for the Project and cannot be refused if the Project is approved. <table> <tr> <th>Act</th><th>Approval Required</th></tr> <tr> <td colspan="2">Legislation that must be applied consistently</td></tr> <tr> <td>Fisheries Management Act 1994</td><td>No</td></tr> <tr> <td>Mine Subsidence Compensation Act 1961</td><td>No</td></tr> <tr> <td>Mining Act 1992</td><td>No</td></tr> <tr> <td>Petroleum (Onshore) Act 1991</td><td>No</td></tr> <tr> <td>Protection of the Environment Operations Act 1997</td><td>No</td></tr> <tr> <td>Roads Act 1993</td><td>Yes</td></tr> <tr> <td>Pipelines Act 1967</td><td>No</td></tr> </table>	Act	Approval Required	Legislation that must be applied consistently		Fisheries Management Act 1994	No	Mine Subsidence Compensation Act 1961	No	Mining Act 1992	No	Petroleum (Onshore) Act 1991	No	Protection of the Environment Operations Act 1997	No	Roads Act 1993	Yes	Pipelines Act 1967	No
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Roads Act 1993	Yes																		
Pipelines Act 1967	No																		

Matter	Consideration
EPBC Approval	The <i>Environmental Protection and Biodiversity Act 1999 Act</i> (EPBC Act) provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities, and heritage places. These are known as matters of National Environmental Significance. If the proposed development will, or is likely, to impact a Matter of National Environmental Significance (MNES), then it is required to be referred to the Federal Department of the Environment for assessment to determine if it constitutes a 'controlled action' requiring EPBC approval. Presently, a bilateral agreement allows the Commonwealth Minister for the Environment to rely on the NSW environmental assessment process when assessing a controlled action under the EPBC Act. On 28 February 2012, the Commonwealth Minister for the Environment approved the Strategic Assessment process for the Growth Centres. This decision has been conserved through the Western Sydney Growth Centre Program which satisfies the requirements of the EPBC Act. There is no further requirement to assess the impact of development on MNES for land certified under the Strategic Assessment process. All works are proposed on land certified under the Strategic Assessment process and accordingly, an assessment of MNES is not required. A small portion of works will occur on non-certified land for stormwater upgrades to Fifth Avenue and does not involve the removal of any vegetation..

6.4 Pre-Conditions to Exercising the Power to Grant Consent

The pre-conditions to be fulfilled by the consent authority before exercising their power to grant development consent are identified and considered in **Table 21** below.

Table 21 *Pre-Conditions to Exercising the Power to Grant Consent*

Matter	Consideration
Biodiversity Conservation Act 2016	In accordance with this Act, an assessment of any State Significant proposal's biodiversity impacts must be undertaken as part of the provision of any SSDA, including the provision of a Biodiversity Development Assessment Report (BDAR) in instances where it is required. Section 7.14 requires the consent authority to take into consideration the likely impact of the proposed development on biodiversity values as assessed in the BDAR. The site is partially located on certified land under the 2007 Biodiversity Certification Order for <i>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</i>. Pursuant to Section 8.4 of the BC Act, for development on land that is subject to biodiversity certification, the consent authority is not required to take into consideration the likely impact of development on biodiversity in its assessment of the SSDA Application or to require the provision of a BDAR. Notably, there are no proposed works located on the land that is not biodiversity certified with the exception of a minor component of stormwater infrastructure located within the road reserve of Fifth Avenue, which involves no vegetation removal and therefore no further assessment is required under the BC Act. Under Section 7.9(2), A BDAR is require for works on non-certifier land unless the Planning Agency Head and the Environment Agency Head determines that the proposed works on non-certified land is not likely to have any significant impact on biodiversity values. This application will be referred to the Planning Agency Head and the Environment Agency Head for their determination. Refer to further discussion in Appendix UU.
State Environmental Planning Policy (Transport and Infrastructure) 2021	The <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> (Transport and Infrastructure SEPP) aims to facilitate the effective delivery of infrastructure of the State. The relevant chapters applying to the site is Chapter 2 for Infrastructure and Chapter 3 for Educational Establishments and Child Care Facilities. Pre-conditions within these two chapters are addressed below. Chapter 2 – Infrastructure Section 2.122 – Traffic-generating development Section 2.122 requires the consent authority to provide TfNSW with written notice of the development application for developments considered a 'traffic generating activity'. The proposed development contains more than 300 dwellings and is therefore a traffic generating development in accordance with Schedule 3 of the Transport and Infrastructure SEPP. Specifically, Section 2.122 states: (3) A public authority, or a person acting on behalf of a public authority, must not carry out development to which this section applies that this Chapter provides may be carried out without consent unless the authority or person has— (a) given written notice of the intention to carry out the development to TfNSW in relation to the development, and (b) taken into consideration any response to the notice that is received from TfNSW within 21 days after the notice is given.

Matter	Consideration
	Therefore, the consent authority will be required to give written notice of this proposal to Transport for NSW.
	Chapter 3 – Educational Establishments and Child Care Facilities Section 3.22 requires the consent authority to request concurrent from the Regulatory Authority in the event the centre-based child care facility does not comply with regulation 107 and 108 of the Education and Care Services National Regulations relating to indoor and outdoor unencumbered space requirements. The proposed development is consistent with the requirements for indoor and outdoor unencumbered space. Refer to a detailed assessment of the Education and Care Services National Regulations in Appendix C. Section 3.23 requires the consent authority to take into consideration the applicable provisions of the Child Care Planning Guidelines. These matters are addressed in Appendix C.
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	The State Environmental Planning Policy (Resilience and Hazards) 2021 (R&H SEPP) aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. Section 4.6 stipulates that a consent authority must not consent to the carrying out of development unless: • It has considered whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out. • If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is suitable that the land will be remediated before the land is used for that purpose. The Preliminary Site Investigation prepared by EI Australia and attached at Appendix Q confirms that the site can be made suitable for the purpose of the proposed development, and no further contamination assessment is required.
<i>State Environmental Planning Policy (Housing) 2021</i>	The proposed development is subject to Chapter 2 relating to in-fill affordable housing and Chapter 4 relating to residential flat buildings. Chapter 2 - In- fill affordable housing Section 21 stipulates that development consent must not be granted unless the consent authority is satisfied that the development will provide in-fill affordable housing for a period of 15 years and the affordable housing component will be managed by a registered community housing provider. The proposed development will provide affordable housing for a period of 15 years, which will be managed by Echo Realty, a registered community housing provider. Section 22A requires the consent authority to not grant consent under this division unless it has considered the provision of parking spaces for affordable housing and market housing. Consistency with these minimum rates are provided in the Transport Impact Assessment in Appendix L. Chapter 4 – Design of residential apartment development Section 147 requires the consent authority to consider the quality of the design of the development as set out in Schedule 9 and the Apartment Design Guide (ADG). These matters are addressed in the Architectural Design Report (Appendix G) and Section 8.2.

6.5 Mandatory Matters for Consideration

The matters that the consent authority is required to consider in deciding whether to grant consent to any development application are identified and considered in **Table 22** below.

Table 22 *Mandatory Matter for Consideration*

Legislation	Matter for Consideration
<i>Environmental Planning and Assessment Act 1979</i>	The proposed development is consistent with the objects of the EP&A Act for the following reasons: • It will promote social and economic welfare for a broad demographic of people through the provision of 88 affordable dwellings, contributing to the supply, delivery and maintenance of affordable housing stock which is to be managed by a registered community housing provider. • It will promote the orderly and economic use of the land through providing employment opportunities arising from the retail premises, the gym and the child-care centre,

Legislation	Matter for Consideration
	strengthening the economic productivity of the Leppington Town Centre while achieving an appropriate balance of commercial and residential floor space. • It will promote the sustainable management of cultural heritage, as it incorporates meaningful elements of Connecting with Country through design. • It will promote resilience to climate change and facilitates ecologically sustainable development through incorporating a variety of design and operation measures to reduce emissions, energy consumption and protect the environment into the future. • It will promote good design and amenity for future residents of the development as well as neighbouring residents and other land uses through achieving compliance with the ADG and demonstrating a high standard of architectural and urban design.
Environmental Planning & Assessment Regulations 2021	Part 8, Divisions 2 and 5 of the EP&A Regulation sets out the procedures which relate to the preparation and submission of an Environmental Impact Statement (EIS). This Report has been prepared in accordance with Sections 190 and 192 of Division 5, which relate to the form and content of the EIS. In addition, this proposal demonstrates compliance with Section 26 of the EP&A Regulation, which requires that development comprising affordable housing must specify the name of the registered community housing provider who will manage the affordable housing component of the development. Accordingly, refer to the Community Housing Provider Letter of Support, prepared by Echo Reality and attached at Appendix RR.
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Chapter 6 of the <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> (Biodiversity and Conservation SEPP) is applicable to the site as the site is located within the Hawkesbury Nepean Catchment, which is defined as a regulated catchment. The following Sections of Chapter 6 are further considered in the Statutory Compliance Table provided at Appendix C: • Section 6.6 Water quality and quantity; • Section 6.7 Aquatic ecology; • Section 6.8 Flooding; • Section 6.9 Recreation and public access; and In summary, the proposed development will not have an adverse impact on the hydrology of the site and the surrounding water network, particularly in consideration of the site's proximity to Scalabrini Creek. The proposed interim bioretention basin will enable interim stormwater management to ensure that water quality and quantity targets are achieved until Council and state agencies develop their precinct wide stormwater assets.
State Environmental Planning Policy (Housing) 2021	The proposed development is subject to the provisions of <i>State Environmental Planning Policy (Housing) 2021</i> (Housing SEPP), including: • Chapter 2 Affordable housing, Part 2 Development for affordable housing; • Chapter 4 Design of residential apartment development; and • Schedule 9 Design principles for residential apartment development. Chapter 2 of the Housing SEPP is applicable as the site is located within an 'accessible area'. An assessment against the relevant provisions of the Housing SEPP is provided in Table 24 below.
State Environmental Planning Policy (Precincts – Western Parkland City) 2021	The site is located within the South West Growth Centre, where <i>Chapter 3 Sydney region growth centres</i> applies to the site. This Chapter aims to coordinate the release of land for urban development alongside comprehensive planning controls. <i>Appendix 4 Liverpool Growth Centres Precinct Plan</i> is the primary EPI applicable to the site. It contains the land use zoning, principal development standards and other local provisions applicable to the site, and is the subject of the proposed rezoning. A summary of the relevant existing controls applicable to the site is further explored in Section 6.5.1. A summary of the assessment against the controls with Appendix 4 of the Western Parkland City SEPP is provided in Table 23 below.
State Environmental Planning Policy (Sustainable Buildings) 2022	The <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i> (Sustainable Buildings SEPP) encourages the design and delivery of more sustainable buildings across NSW. It sets sustainability standards for residential and non-residential development and starts the process of measuring and reporting on the embodied emissions of construction materials. Chapter 2, Standards for residential development – BASIX applies to this development.

Legislation	Matter for Consideration
	The relevant standards for BASIX buildings relate to energy and water use and thermal performance. An assessment of the proposed development's consistency with the relevant provisions and controls of the Sustainable Buildings SEPP is provided in Appendix S and Appendix C. Further discussion on the implications of the sustainability of the proposal is discussed in Section 8.9.
State Environmental Planning Policy (Transport and Infrastructure) 2021	Section 2.48 requires the consent authority to give written notice to the electricity supply authority for development placing power lines underground. The proposed development seeks to place the powerhead lines fronting Fifth Avenue underground and accordingly notice must be provided to the electricity supply authority.

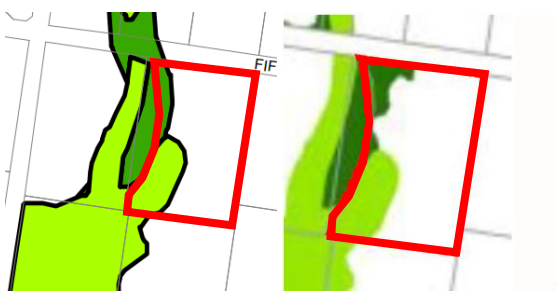
6.5.1 State Environmental Planning Policy (Western Parkland City) 2021

An assessment of the proposed development against Appendix 4 of the Western Parkland City SEPP is provided in **Table 23** below. Notably, this considers controls proposed by the concurrent rezoning outlined in **Section 4.1** of this Report.

A more detailed assessment against the provisions within Chapter 3 and Appendix 4 of the Western Parkland City SEPP is provided in **Appendix C**.

Table 23 Assessment against the Western Parkland City SEPP

Reference	Clause	Assessment
Appendix 4 – Liverpool Growth Centres Precinct Plan		
Part 2 Permitted or prohibited development		
Clause 2.3 Zone objectives and Land Use Table	- B5 Business Development - E2 Environmental Conservation	The proposed development is not a form of permissible development in accordance with the land use table. However, as discussed above, the development is subject to a concurrent rezoning and is permissible with development consent (refer to Section 4.0).
Clause 2.7 Demolition	The demolition of a building or work may be carried out only with development consent.	Development consent is sought for the demolition of existing structures on the site.
Part 4 Principal development standards		
Clause 4.3 Height of Buildings	2) The height of a building on any land is not to exceed the maximum height shown for the land on the <i>Height of Buildings Map</i>	The current Height of Building Map applicable to the site (HOB_007) is 12m and is proposed to be amended through the concurrent rezoning to 55m. As the maximum building height of the proposed development is 54.5m, the proposal is compliant.
Clause 4.4 Floor space ratio	2) The floor space ratio for a building on any land is not to exceed the maximum floor space ratio shown for the land on the <i>Floor Space Ratio Map</i> .	The current Floor Space Ratio Map applicable to the site (FSR_007) is 0.75:1 and is proposed to be amended through the concurrent rezoning to 3.8:1. The proposed development has an FSR of 3.77:1 and is permissible with the proposed control. Notably, the FSR for the proposal has been calculated in accordance with Clause 4.5(4), which notes that land on which the proposed development is prohibited is excluded from site area.
Part 5 Miscellaneous provisions		
Clause 5.1 Relevant acquisition authority	1) The objective of this section is to identify, for the purposes of section 3.15 of the Act, the authority of the State that will be the relevant authority to acquire land reserved for certain public purposes if the land is required to be acquired under Division 3	The proposal involves the eventual dedication of the RE1 land to Council. Ongoing discussions are occurring between the Applicant and Council. This aligns with the Leppington Town Centre Planning Proposal which

Reference	Clause	Assessment
	of Part 2 of the <i>Land Acquisition (Just Terms Compensation) Act 1991 (the owner-initiated acquisition provisions)</i> .	identifies this portion of the site as being acquired by Council through the Land Reservation Acquisition pathway.
Clause 5.10 Heritage conservation	5) Heritage assessment The consent authority may, before granting consent to any development— a) on land on which a heritage item is located, or b) on land that is within a heritage conservation area, or c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned. 8) Aboriginal places of heritage significance The consent authority must, before granting consent under this section to the carrying out of development in an Aboriginal place of heritage significance— a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.	The site and immediately neighbouring sites are not identified as containing any listed local or State heritage items. The closest heritage items to the site are Item 6 (280m) and Item 17 (100m), which are WV Scott War Memorial and Park and Bringelly Road – cultural landscape, respectively. Consideration of the impacts of the proposal on the heritage value and quality of the surrounding heritage items is provided in Section 8.14 and Appendix AA. Additionally, an Aboriginal Cultural Heritage Report has been prepared and is provided at Appendix Z. An assessment of the impact of the proposed development on the Aboriginal sites within the study area is provided in Section 8.13. Ultimately, the ACHAR concludes that due to the extensive changes to the land which have severely impacted the significance of the broader site area, the site has low potential to retain archaeological objects.
Part 6 Additional local provisions		
Clause 6.1 Public utility infrastructure	1) The consent authority must not grant development consent to development on land to which this Precinct Plan applies 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.	An Infrastructure Delivery, Management and Staging Plan has been prepared by Neuron and is provided at Appendix OO . There is capacity for infrastructure to be upgraded where connection to the existing infrastructure is not available. Accordingly, infrastructure can be provided at a suitable time to accommodate the development.
Clause 6.2 Development controls – native vegetation retention areas	6) Development consent under this section is not to be granted unless the consent authority is satisfied of the following in relation to the disturbance of native vegetation— a) that there is no reasonable alternative available to the disturbance of the native vegetation, b) that as little native vegetation as possible will be disturbed, c) that the disturbance of the native vegetation will not increase salinity, d) that native vegetation disturbed for the purposes of construction will be reinstated where possible on completion of construction, e) that the loss of remnant native vegetation caused by the disturbance will be compensated by revegetation on or near the land to avoid any net loss of remnant native vegetation,	The site is impacted by both existing (light green) and native (dark green) vegetation as shown in Figure 30 below, and therefore both Clause 6.2 and Clause 6.3 apply. Notably, the Native Vegetation Protection Map is proposed to be updated as indicated by the DPHI through the SARP rezoning. 

Reference	Clause	Assessment
	f) that no more than 0.5 hectare of native vegetation will be cleared unless the clearing is essential for a previously permitted use of the land.	Figure 30 Existing vs Proposed (under DPHI SARP rezoning) Native Vegetation Protection Map Source: Western Parkland City SEPP
Clause 6.3 Development controls – existing native vegetation	4) The consent authority must not grant development consent for development on land to which this section applies unless it is satisfied that the proposed development will not result in the clearing of any existing native vegetation (within the meaning of the relevant biodiversity measures under Part 7 of Schedule 7 to the <i>Threatened Species Conservation Act 1995</i>).	A Biodiversity Certification Letter prepared by Ecological is provided at Appendix NN. The development is consistent with the requirements of Section 6.2(6) as no works are proposed within the existing vegetation zone. The only works proposed within the SARP native vegetation zone includes the bioretention basin Notwithstanding that this does not have statutory weight given the draft status of the rezoning, this area is the most appropriate for the location of the bioretention basin as it will need to be reconfigured in the future to connect to Council's stormwater system along Fifth Avenue. Where the bioretention basin is proposed to be located, existing vegetation comprises a 0.08ha of <i>Eucalyptus tereticornis</i> (Forest Red Gum) which is well below the 0.5ha threshold in Section 6.2(6)(f). Despite this, the native vegetation removed will be replanted through landscaping measures, which involves the planting of species that are consistent with PCT 3320 Cumberland Shale Plains Woodland. The portion of existing native vegetation (shown in light green) is directly adjacent to the development footprint. No direct impacts to the existing native vegetation area are anticipated, however tree protection initiatives will be implemented as mitigation measures.

6.5.2 State Environmental Planning Policy (Housing) 2021

An assessment against the key provisions in the Housing SEPP that apply to the proposed development is provided in **Table 24** below,

Table 24 Assessment against the Housing SEPP

Reference	Clause	Assessment
Chapter 2 Affordable Housing		
Section 15C Development to which division applies	(1) This division applies to development that includes residential development if— (a) the development is permitted with consent under Chapter 3, Part 4, Chapter 5, Chapter 6 or another environmental planning instrument, and (b) the affordable housing component is at least 10%, and (c) all or part of the development is carried out— (i) for development on land in the Six Cities Region, other than in the City of Shoalhaven or Port Stephens local government area—in an accessible area, or (ii) for development on other land—within 800m walking distance of land in a relevant zone or an equivalent land use zone.	The development involves the construction of residential development that will be permissible with consent through the concurrent rezoning and offers 15% of the residential floor space as affordable housing. The site is located within the Six Cities Region and is located within an accessible area. Accordingly, the in-fill affordable housing controls apply.
Section 19 Non-discretionary development	(2) The following are non-discretionary development standards in relation to the residential development to which this division applies— (a) a minimum site area of 450m²,	The proposal complies with the following non-discretionary standards which prevents the consent authority from requiring more onerous standards:

Reference	Clause	Assessment
standards – the Act, s4.15	... (g) the minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development	- Minimum site area is greater than 450m² - The internal areas of apartment dwellings is consistent with the ADG.
Section 22A Requirement to provide car parking	Development consent must not be granted to development under this division unless— (a) the consent authority is satisfied the development will result in— (i) the following number of parking spaces for dwellings used for affordable housing— (A) for each dwelling containing 1 bedroom—at least 0.4 parking spaces, (B) for each dwelling containing 2 bedrooms—at least 0.5 parking spaces, (C) for each dwelling containing at least 3 bedrooms— at least 1 parking space, and (ii) the following number of parking spaces for dwellings not used for affordable housing— (A) for each dwelling containing 1 bedroom—at least 0.5 parking spaces, (B) for each dwelling containing 2 bedrooms—at least 1 parking space, (C) for each dwelling containing at least 3 bedrooms—at least 1.5 parking spaces, or (b) the consent authority has considered the Guide to Transport Impact Assessment published by Transport for NSW on 4 November 2024.	The proposed development is consistent with the minimum requirements set out in (a) as confirmed in the Transport Impact Assessment (Appendix L). The Transport Impact Assessment calculates that based on the minimum rates within the Housing SEPP, 419 carparking spaces are required. The proposal provides 423 residential carparking spaces and therefore satisfies this standard.
Chapter 4 Design of residential apartment development		
Section 147 Determination of development applications for residential apartment development	1) Development consent must not be granted to residential apartment development, and a development consent for residential apartment development must not be modified, unless the consent authority has considered the following— a) the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9, b) the Apartment Design Guide, c) any advice received from a design review panel within 14 days after the consent authority referred the development application or modification application to the panel.	The proposal is consistent with the design principles for residential development set out in Schedule 9, as established below. Additionally, the development is consistent with the provisions of the ADG. Refer to the Architectural Design Report at Appendix G and Section 8.2.
Section 148 Non-discretionary development standards for residential apartment development – the Act, s4.15	1) The object of this section is to identify development standards for particular matters relating to residential apartment development that, if complied with, prevent the consent authority from requiring more onerous standards for the matters. 2) The following are non-discretionary development standards— a) the car parking for the building must be equal to, or greater than, the recommended minimum amount of car parking specified in Part 3J of the Apartment Design Guide, b) the internal area for each apartment must be equal to, or greater than, the recommended minimum internal	Car parking has been provided in accordance with the minimum rates established in Section 22A. The internal area and the ceiling heights of the apartments are consistent with the ADG. Refer to Section 8.2.

Reference	Clause	Assessment
	area for the apartment type specified in Part 4D of the Apartment Design Guide, c) the ceiling heights for the building must be equal to, or greater than, the recommended minimum ceiling heights specified in Part 4C of the Apartment Design Guide.	
Schedule 9 Design principles for residential apartment development		
1 Context and neighbourhood		
- The site and surrounding area have been earmarked for future uplift and urban transformation, notwithstanding the existing rural nature of the area. - The proposal addresses the open space landscape character of the Scalabrini Creek corridor. - The proposed uses are commensurate with the future desired character of the area, which is described as a mixed-use landscape forward centre.		
2 Built form and scale		
- The bulk and scale of the proposal aligns with the desired future character and planned uplift of the Leppington Town Centre. - The built form has been designed to sensitively respond to the environmental characteristics of the surrounding area, including Scalabrini Creek and areas of open space. - The height, form and façade treatment responds to the urban and landscape conditions of the site.		
3 Density		
- The density of the development is considered appropriate due to the site's proximity to the Leppington Train Station, major road infrastructure and future employment-generating precincts such as the Bradfield City Centre. - The proposed density is supported by the provision of ground floor retail premises, and amenity in relation to Scalabrini Creek and the broader open space network.		
4 Sustainability		
- Building orientation, apartment planning and communal open space have been positioned to improve solar access, natural ventilation and connection to open space. - The design incorporates an integrated approach to ecology, stormwater, flooding and bushfire to ensure it is environmentally sensitive and sustainable into the future.		
5 Landscape		
- The proposal enhances the relationship between the site and Scalabrini Creek through retaining key environmental areas and embellishing areas of open space with native planting. - The landscape embellishments of communal open space reinforce the green character of the development. - Substantial deep soil and elements of water sensitive urban design have been incorporated into the proposal.		
6 Amenity		
- Apartments are positioned to obtain views towards Scalabrini Creek to the west, or communal areas to the east. - The development achieves compliant building separation, cross ventilation and solar access in accordance with the ADG. - The proposal provides an appropriate amount of communal open space and direct connection to public open space.		
7 Safety		
- Areas of public, communal and private domains are clearly defined and opportunities for passive surveillance are optimised through the activation of the ground floor and the orientation of buildings. - The design and arrangement of servicing, parking and vehicular arrangements will minimise conflict with pedestrian movement. - CPTED has been considered in the design and future operation of the proposal, as detailed in Section 8.11.		
8 Housing diversity and social interaction		
- The apartments vary in size, mix and layout to provide diversity and choice. - Both market and affordable housing has been incorporated into the dwelling mix. - The proposal achieves the requirements for liveable housing at a silver, gold and platinum standard.		
9 Aesthetics		

Reference	Clause	Assessment
		• The towers adopt a vertical and refined architectural expression which are complimented by the grounded nature of the podium structures. • Façade articulation, materiality, and tonal expression have been informed by the site's landscape and a Connecting with Country framework to enhance the identity of the place.

7.0 Stakeholder Engagement

This section describes consultation undertaken and feedback received prior to the lodgement of this proposal and engagement to be carried out following lodgement. It is supported by an Engagement Outcome Report that has been prepared by Patch Planning and is included at **Appendix F**.

7.1 Engagement Carried Out

7.1.1 Identified Stakeholders

A comprehensive list of community members and stakeholders to consult throughout during the preparation of the EIS process was developed through:

- The identification of neighbours who would be impacted by the proposal unless mitigation measures were implemented,
- The identification of stakeholders who would have a particular interest in the proposal.
- The identification of stakeholders who would have information of value to the proposal, for example, Aboriginal groups with cultural knowledge relating to the site.
- Consultation with the DPHI. This included the community members and stakeholders listed in the proposals SEARs that the applicant was required to consult with.

As a result of the above process, a number of stakeholders were identified for consultation, including:

- DPHI, including HDA and State Rezoning teams;
- Department of Climate Change, Energy, the Environment and Water;
- Schools Infrastructure NSW;
- Transport for NSW;
- Endeavour Energy;
- Sydney Water;
- Liverpool City Council;
- Local Members and Councillors, including:
 - Anne Stanley MP;
 - Mike Freeland MP;
 - Councillor Matthew Harte
 - Councillor Mira Ibrahim
 - Councillor Richard Ammoun
 - Councillor Sam Karnib
 - Deputy Mayor: Councillor Peter Harle
 - Mayor: Councillor Ned Mannoun;
- Aboriginal stakeholders, including:
 - Aunty Thelmerie Rudd
 - Uncle Paul Webb
 - Aunty Joyce Donovan
- Immediate neighbours; and
- The broader community.

7.1.2 Consultation Methods

As detailed in the Engagement Outcome Report (**Appendix F**), a range of consultation methods were used to engage stakeholders. The consultation methods are detailed in **Table 25** below.

Table 25 Consultation Methods

Activity	Targeted Stakeholder	Description
Community factsheet	• Immediate neighbours • Broader local community	A community factsheet was distributed on 16 March 2025 by letterbox drop to approximately 1,637 households and businesses within a defined catchment area.
Agency letters	• Local members and Councillors	A letter was prepared containing a brief description of the proposal and providing a means of contacting the project team with any potential concerns.
Stakeholder meetings	• Liverpool City Council • Camden Council • Schools Infrastructure NSW • Transport for NSW • DPHI (HDA team) • DPHI (State Rezoning team)	Meeting with key stakeholders to discuss the proposal and welcome feedback.
Online webinar	• Immediate neighbours • Broader local community	An online webinar was hosted on 31 March 2026 between 6:00pm to 7:00pm to provide an overview of the proposal and invite the community to provide feedback. Three (3) attendees joined the session.
Online survey	• Immediate neighbours • Broader local community	An online survey was open from 16 March 2026 to 4 April 2026. Four participants completed the survey.
Engagement email	• All stakeholders	An email was provided to stakeholders to contact with any comments or queries about the proposal.

This approach follows the *Undertaking Engagement Guidelines for State Significant Projects* (2022) by:

- Engaging with relevant NSW Government agencies, service providers, Council, close neighbours and targeted members of the community who are most likely impacted or interested in the proposal;
- Informing the surrounding community to the site about the proposal and providing opportunities to engage directly with the project team;
- Explaining how community feedback will be considered and documented;
- Providing relevant information in plain English so that potential impacts and implications can be readily understood; and
- Providing channels of communication to gather feedback.

7.1.3 Aboriginal Community Consultation

As documented in the Aboriginal Design Principles Report prepared by WSP and attached at **Appendix MM**, a Walk on Country was undertaken with the project team and Uncle Paul Webb, Aunty Thelmerie Rudd and Aunty Joyce Donovan. Following this, an online session was held to discuss the design team's response to the Walk on Country and provided elders with an opportunity to provide feedback on the direction of the design.

Additionally, prior to the investigation conducted for the Aboriginal Cultural Heritage Assessment Report by Austral Archaeology (refer to **Appendix Z**) notified 22 stakeholders including Aboriginal heritage consultants, cultural groups, Local Aboriginal Land Councils and individuals with a connection to the locality. An advert was also placed in the Western Weekender on 27 November 2025, requesting that individuals or organisations who hold cultural knowledge of the area register for the project. Austral Archaeology provided each Aboriginal stakeholder with a copy of the project methodology, and various comments were received generally agreeing with the proposed methodology and requesting that participation. A draft and final version of the ACHAR will be provided to all registered Aboriginal stakeholders.

7.2 Stakeholder Views

The key issues and matters raised by the community and stakeholders during the preparation of the Scoping Report, SEARs and EIS are outlined in **Table 26** below.

Table 26 Stakeholder Views

Key Issues	Project Response
Survey Feedback	
The local community raised the following concerns: - Ensuring the provision of public open space was adequate to service the needs of the community. - Upgrades to existing road infrastructure and the provision of new road infrastructure to accommodate additional people. - Ensuring the provision of parking is adequate to service the retail components of the development.	- Public open space has been provided to the west of the buildings, adjacent to Scalabrini Creek to provide opportunities for passive and active recreation. - Road infrastructure has been incorporated into the design of the proposal, including pedestrianised internal streets and provision for a new road to be located to the east of the site. - Retail parking is proposed in the northern basement.
Meeting with Liverpool City Council	
An additional meeting would be required to discuss land dedication, public benefits and contributions.	Noted. The Applicant is having ongoing discussions with Council to discuss land dedication and public benefits, particularly with respect to the public open space.
- Discharge into the creek is a suitable interim option until Fifth Avenue trunk drainage is constructed. - The site has a medium flood risk. - The creek line and riparian corridor must remain intact. - Native species are required for landscaping.	- A bioretention basin is proposed on the site. The bioretention basin is an interim measure which allows for water infiltration into the existing ground, as the underground drainage network will require to be reconfigured in the future to connect to Council's network along Fifth Avenue. - Landscaping measures have also been proposed to support the stormwater strategy.
Meeting with DPHI teams	
General comment on requiring a Biodiversity Consistency Report and the status of the State led rezoning for the Leppington Town Centre.	A Biodiversity Certification Report has been prepared and is provided at Appendix NN.
Meeting with School Infrastructure NSW	
General discussion on delivery programs for the proposed development and the potential school site, and other issues such as road infrastructure, biodiversity, heritage and servicing requirements.	The Applicant will continue ongoing consultation with School Infrastructure NSW.

7.3 Engagement to be Carried Out

The project team are committed to ongoing community consultation following the submission of the EIS. This includes during the exhibition and assessment of the project and following a determination.

Following its submission, the DPHI will exhibit the EIS on the Major Projects NSW Website and invite submissions from government agencies and the public. Once the exhibition period is complete, the DPHI may require the applicant to prepare a Submissions Report in response to issues raised. The project team will continue to liaise with the DPHI and stakeholders during the proposal's assessment to address queries that may arise.

8.0 Assessment of Impacts

This section of the report assesses and responds to the environmental impacts of the proposed SSD. It addresses the matters for consideration set out in the SEARs (see **Appendix A**). The Mitigation Measures proposed to mitigate any environmental impacts are provided at **Appendix D** and complement the findings of this section.

8.1 Built Form and Urban Design

The built form of the proposed development is described in **Section 3.6** of this Report, and is illustrated in the Architectural Design Report prepared by Plus Studio (attached at **Appendix G**). It comprises two mixed-use buildings: the northern building which includes Tower A and the southern building which includes Tower B and Tower C. Both buildings are characterised by a four-storey podium and 11 storey tower components, featuring varied setbacks, the distribution of massing, and focal corner elements. These design features aim to enhance architectural articulation, support residential amenity, and reduce visual impact.

The built form strategy has been designed to achieve the Built Form Planning Principles within the *Draft Leppington Town Centre Development Control Plan 2023* as detailed in the DCP Compliance Table (attached at **Appendix E**) and summarised below:

- The distribution of built form and mass has been designed in accordance with the protecting the amenity and solar access of future land uses, including the school site to the east and the future park to the west in proximity to Scalabrini Creek.
- The proposed height of the buildings aligns with the general height strategy of the Leppington Town Centre Planning Proposal, with taller buildings located towards the station and Bringelly Road, and transitioning to lower scale forms toward the edges for the town centre.
- The retail uses on the site have a 0m setback to the northern site boundary and are otherwise orientated towards the public plaza on the site, therefore promoting the active use of the Ground Plane and enabling pedestrian access.
- As the height of the tower increases, the floorplates respectively decrease, reducing bulk and perceived building mass to avoid horizontal bulk and ensure that there are no adverse visual impacts of the development.
- The spatial provision of carparking is limited to basement carparking and podium carparking, where the podium carparking is concealed by apartment dwellings.
- The design of the internal access network, including the pedestrianised roads, ensures that adequate building separation is maintained, and visual privacy is protected for future residents.

Further assessment of the built form is provided in the sections below.

8.1.1 Building Sitting and Uses

Both the northern building and the southern building have four-storey podiums, notwithstanding the northern building's two-storey street wall along Fifth Avenue. The proposed podium heights creates a human-scale approach to development that responds with the existing and future built form character of its surrounds, including the two-storey dwellings to the north of the site, and the anticipated building height of a potential educational facility to the east of the site.

The proposed two-storey street wall height to Fifth Avenue is commensurate with the land uses concentrated within this portion of the site, including retail uses on the Ground Floor and the gym and child care uses on Level 1. The lower street wall invites pedestrians into the site from Fifth Avenue as the catalyst road for future development along the street, which is further enabled by the pedestrian infrastructure around the perimeter of the building. The scale of the building and the street wall also acts as a signal to invite pedestrians into the site using the internal north to south pedestrianised street, providing access to the public park. Similarly, the four-storey street wall along the southern and western façade of the development aligns with the anticipated built form to the south, and appropriately addresses the proposed publicly accessible park adjacent to Scalabrini creek.

A diagram depicting the podium strategy of the proposal is provided in **Figure 31** below.

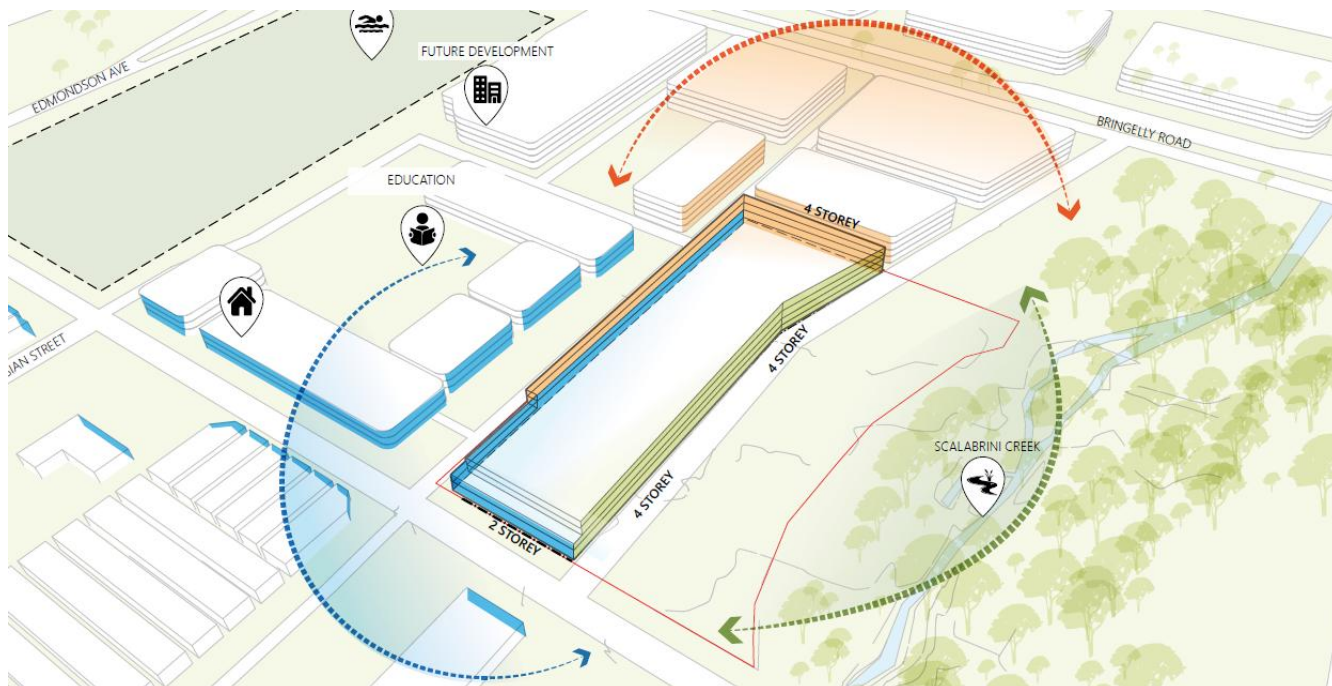


Figure 31 Podium Diagram

Source: Plus Studio

The built form of the towers is characterised by varied setbacks and articulated building mass with the main objective of protecting outdoor areas of communal open space throughout the buildings, ensuring that the level of building separation provides a good standard of visual privacy while protecting the amenity of future land uses surrounding the site, including the school and the proposed publicly accessible open space associated with Scalabrini Creek. A key urban design feature of the tower structures includes prominent corners located above the most activated points on the site, directing views towards Scalabrini Creek and proposed publicly accessible open space, where the densest elements of built form are concentrated towards areas of open space, aligning with the amenity-focused approach to density in the Western Parkland City.

Additionally, the layout of the Ground Plane directs pedestrians and visitors towards the area of publicly accessible open space and Scalabrini Creek by proposing pedestrianised through-site links across the site, including the north to south street and the east to west street. This enhances permeability and access, enabling pedestrians to access Ground Floor apartment units, retail premises and the public park, while creating a clear distinction between the northern and southern tower. The design of the towers and ground plane is shown in **Figure 32** below.

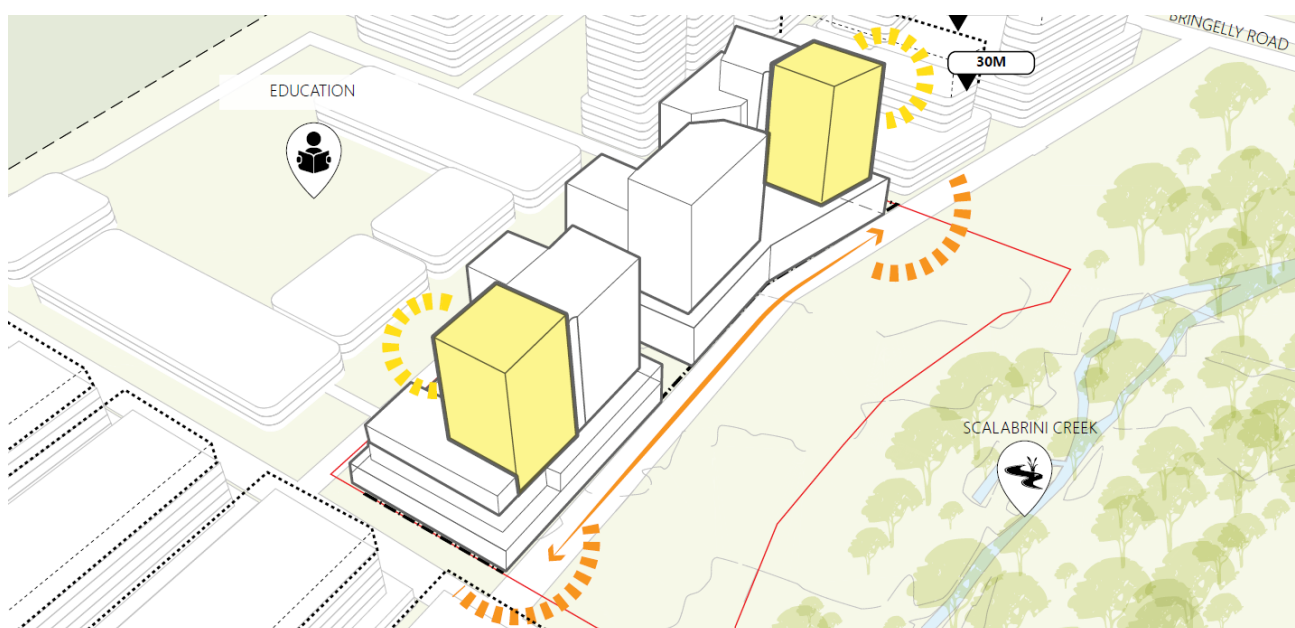


Figure 32 Tower Diagram

Source: Plus Studio

8.1.1.1 Setbacks

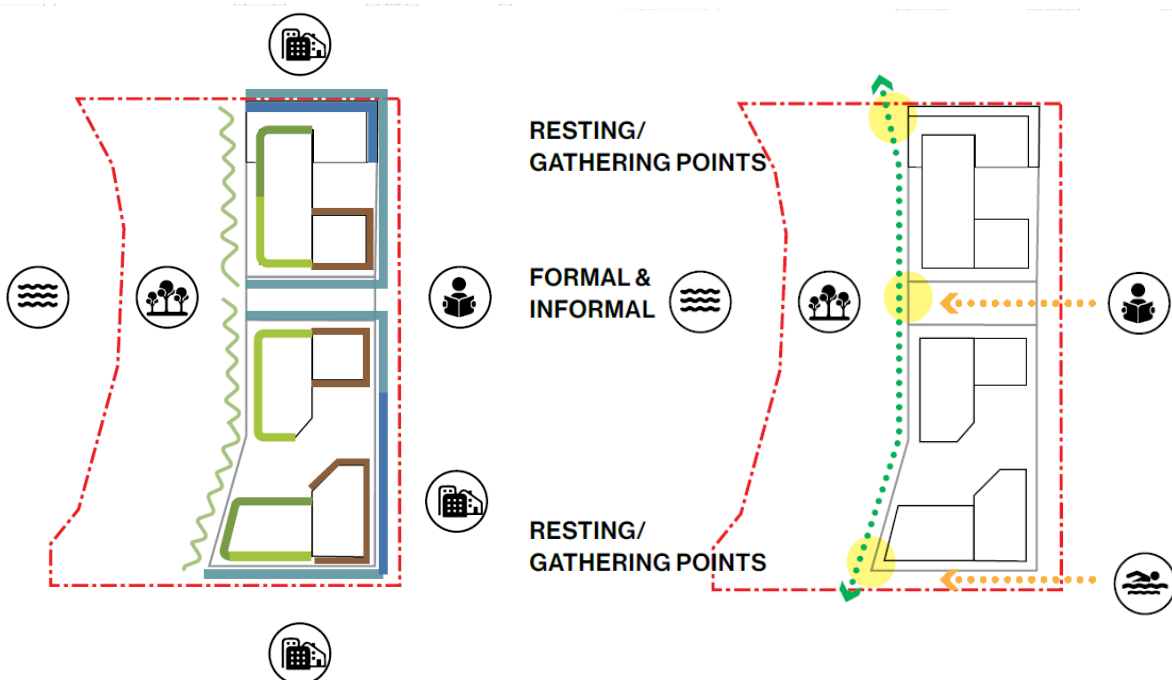
The proposed built form is encased by proposed roads to the east, west and south of the development. The Leppington Town Centre DCP states that setbacks must be proposed in accordance with the Building Setback Map, which prescribes a 0m street setback, four-storey street wall and 4m upper setback along all frontages, except for the northern boundary where a 0m setback, 2-storey street wall and 4m upper setback is required. The proposal has been designed to comply with this requirement in terms of the street wall, as visualised in **Figure 31** above. The setbacks to the street are varied across the site due to the introduction of a new internal street network, and the proposed residential use on the ground floor where footpaths and landscaping have been provided between the street and the building. From Level 4 upwards as the built form transitions from podium to tower, the tower portions are setback 4m from the podium floorplate which is consistent with the DCP.

8.1.2 Nature vs Urban

In response to the site's proximity to Scalabrini Creek and the existing rural character of the locality, the theme of nature is embedded into the design of the proposal as the urban design, materiality and façade articulation of the development resembles a balance between natural and urban elements, as shown in **Figure 33** below. This also echoes sentiments of Connecting with Country and the demonstration of Aboriginal design principles outlined in **Section 3.3**.

The urban elements of the façade are influenced by the prominence of arches and spandrels in the podium and a grided structure in the tower. This provides both horizontal and vertical elements of architectural articulation and diversity in the built form, therefore avoiding a homogenous and blank street wall particularly along the northern and eastern facades. The incorporation of urban themes along the northern and eastern façade of the development responds to the future neighbouring land uses, including other residential development to the north and a future school site to the east. The light colours of the vertical elements of the towers represent the idea of reaching towards Sky Country, while the earthier tones of the tower represent a continued connection between built form and the land, even as the tower reaches towards the sky.

The nature inspired elements of the façade are most prominent where the built form interfaces with Scalabrini Creek and the public open space. The western setback of the tower from the podium and the design of horizontal elements within both tower and podium (including balcony areas) mirror the natural stratum of native trees and canopy heights within the Scalabrini Creek riparian corridor. The western façade of the development features earthier tones, particularly in Tower A and Tower C on the corner of the site, relating to geological tones of soil.



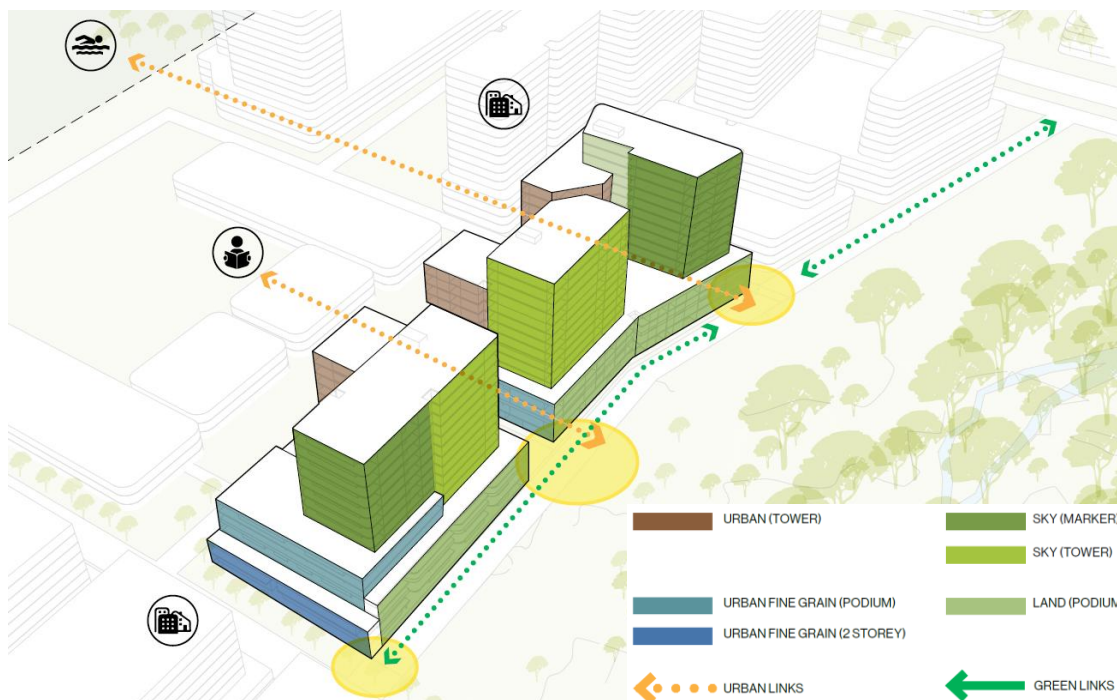


Figure 33 Nature vs Urban Character Response

Source: Plus Studio

8.1.3 Floor Space Ratio

The concurrent rezoning proposes a new floor space ratio control of 3.8:1 to the site. As the total GFA across the site is 45,316m², the proposed FSR of the development is 3.77:1. Notably, the FSR has been calculated using the developable site area of 12,016m² in accordance with Section 4.5 of Appendix 4 within the Western Parkland City SEPP, which states that land where the proposed development is prohibited is excluded from the calculation of site area. As the proposed development is only permissible on the R3 Medium Density Residential portion of the site, only this land has been used for the purpose of calculating the FSR.

The 3.8:1 FSR control is considered a suitable control for the site for the following reasons:

- The site occupies a prominent location within the Leppington Town Centre and has the potential to deliver a high-quality built form outcome at a gateway interface;
- The site benefits from proximity to Scalabrini Creek and the proposed open space network, as well as future surrounding uses including a potential educational facility and aquatic centre to the east;
- The site is within walking distance to Leppington Train Station, and therefore the level of density that is proposed for the site aligns with the principles of Transport Oriented Development within the strategic planning framework;
- The site is well connected to Bringelly Road, as an established road providing connection to other key areas within Western Sydney, such as Liverpool City Centre, the future Bradfield City Centre and Western Sydney Aerotropolis;
- The proposed FSR aligns with the intended strategy for density within the Leppington Town Centre Planning Proposal, which concentrates higher densities near the station and transitions to lower densities further away;
- The proposed density of the site does not result in any adverse environmental impacts, in both the current and future context, including overshadowing, privacy, wind and solar access;
- A number of redevelopment proposals within the broader Leppington Town Centre (as shown in **Figure 13**), will contribute to a future urban character of increased density and built form intensity. The proposed density is commensurate with the future character of the Leppington Town Centre.

8.1.4 Building Height

The concurrent rezoning proposes a maximum building height of 55m, and the proposed development has a maximum building height of 54.5m. The buildings comprise four-storey podiums and 11-storey towers, resulting in a total of 15-storeys. The tallest elements are located more towards the western portion of the developable site area where the

buildings interface with the area of public open space and Scalabrini Creek, aligning with the strategic positioning of locating density in proximity to amenity within the Western Parkland City.

The proposed building height will not result in any adverse environmental impacts, such as overshadowing or limiting solar access to surrounding land, especially the future school to the east of the site and the publicly accessible open space to the west. Aligned with the Leppington Town Centre Planning Proposal, the proposed development maintains a transition in height within the town centre, with taller building heights focused toward Leppington Train Station and Bringelly Road. The land to the east of the site is subject to a building height of 30m and 45m, and the land to the south is subject to 30m and 50m. Additionally, there is potential for these building heights to be further increased subject to the inclusion of affordable housing and the bonus provisions pursuant to Chapter 2 of the Housing SEPP which allows a maximum 30% increase. Therefore, the proposed maximum building height is commensurate with the anticipated surrounding building heights of the local context, particularly in consideration of the broader locality where various other SSDs are underway to secure an uplift in planning controls as shown in **Figure 13**.

8.1.5 Overshadowing

The proposed built form does not generate significant adverse overshadowing impacts to the surrounding area. Notably, the area of public open space to the west of the development is only impacted by overshadowing between 9am to 11am and the future school site to the east of the development is only impacted by overshadowing from 2pm to 3pm. Overshadowing diagrams are provided in **Figure 34** below and provided in **Appendix B**.

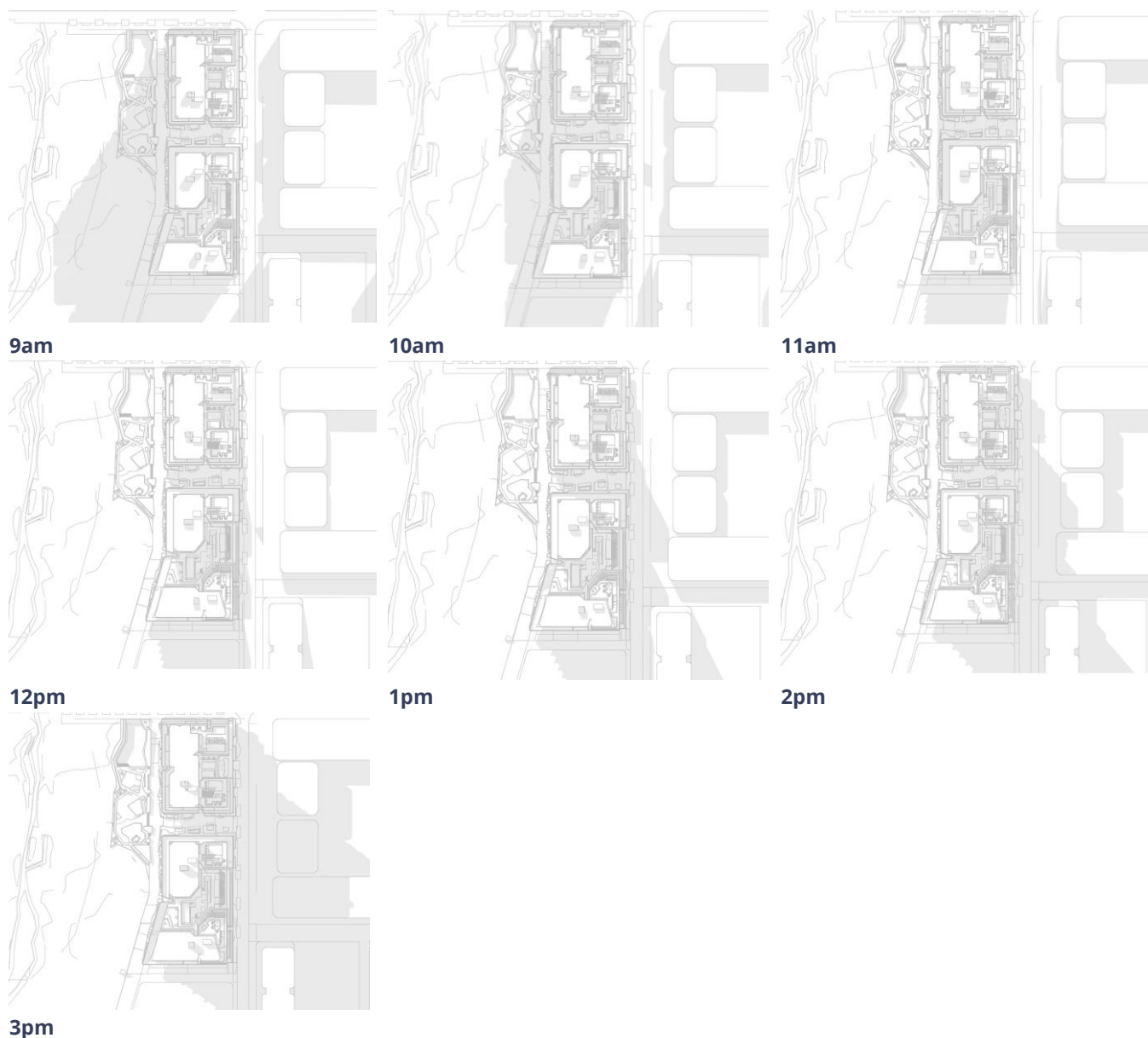


Figure 34 Overshadowing Diagrams

Source: Plus Studio

8.2 Residential Amenity

As per Chapter 4 of the Housing SEPP, the proposed development has been designed in accordance with the controls and requirements of the ADG to achieve a high level of amenity for the future residents of both the market and the affordable dwellings. A detailed assessment against the relevant provisions of the ADG is provided in the ADG Summary within the Architectural Design Report (refer to **Appendix G**).

In summary, an overview of the proposal's consistency with the key ADG design criteria is provided in **Table 27** below.

Table 27 Assessment against Key Parts of the Apartment Design Guide

Design Criteria	Commentary	Consistency												
Part 3 Siting the Development														
3D Communal and Public Open Space														
Communal open space has a minimum area equal to 25% of the site.	The amount of communal open space provided across the site is 2,873m ² , equating to 23.9% of the developable site area (excluding public open space) and 36.9% of the net developable area (excluding public open space and local roads). Given the significant amount of publicly accessible open space provided on the site, the minor shortfall of communal open space is considered acceptable as residents will be able to utilise the public open space for gathering and recreation. Outdoor communal open space is located on Level 2, Level 4 and Level 12, ensuring that solar access is provided	✓												
Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).		✓												
3E Deep Soil Zones														
Sites with an area greater than 1,500m ² to provide a deep soil zones equivalent to 7% of the site area with a minimum dimension of 6m are to meet the following minimum requirements.	The proposal provides a generous amount of deep soil, being 6,688m ² which equates to 35% of the total site area.	✓												
3F Visual Privacy														
Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: <table><tr><th>Building Height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr><tr><td>Up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>Up to 25m (4-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>Over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table>	Building Height	Habitable rooms and balconies	Non-habitable rooms	Up to 12m (4 storeys)	6m	3m	Up to 25m (4-8 storeys)	9m	4.5m	Over 25m (9+ storeys)	12m	6m	There is sufficient building separation provided across the development, including 16m between the northern and southern building, and approximately 18m between Tower B and Tower C in the southern building.	✓
Building Height	Habitable rooms and balconies	Non-habitable rooms												
Up to 12m (4 storeys)	6m	3m												
Up to 25m (4-8 storeys)	9m	4.5m												
Over 25m (9+ storeys)	12m	6m												
3J Bicycle and Car Parking														
For development on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre, the minimum car parking requirement for residents and visitors is set out in the Guide to	The provision of bicycle and car parking has been provided in accordance with the Leppington Town Centre DCP. This exceeds the minimum requirements set out in the Housing SEPP and the Guide to Transport Impact Assessment (2024). Refer	✓												

Design Criteria		Commentary	Consistency										
Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street.		to the Transport Impact Assessment at Appendix L .											
Part 4 Designing the Buildings													
4A Solar and Daylight access													
Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.		77% of apartments achieve a minimum of 2 hours of direct sunlight between 9am and 3pm in mid-winter.	✓										
A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.		20% of dwellings to not receive direct solar access between 9am to 3pm in mid-winter. However, all apartments achieve thermal comfort through ESD performance and have access to landscaped communal and public open space areas which receive a high level of solar access.	-										
4B Natural Ventilation													
At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.		61% of apartments are naturally cross ventilated.	✓										
4C Ceiling Height													
Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <table><tr><th colspan="2">Minimum ceiling height</th></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable</td><td>2.4m</td></tr><tr><td>If located in mixed use areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table> These minimums do not preclude higher ceilings if desired.		Minimum ceiling height		Habitable rooms	2.7m	Non-habitable	2.4m	If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use	Compliant.	✓		
Minimum ceiling height													
Habitable rooms	2.7m												
Non-habitable	2.4m												
If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use												
4D Apartment Size and Layout													
Apartments are required to have the following minimum internal areas: <table><tr><th>Apartment Type</th><th>Minimum internal area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table> The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.		Apartment Type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	Compliant.	✓
Apartment Type	Minimum internal area												
Studio	35m ²												
1 bedroom	50m ²												
2 bedroom	70m ²												
3 bedroom	90m ²												

Design Criteria			Commentary	Consistency															
A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m ² each.																			
Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.			Compliant.	✓															
Habitable room depths are limited to a maximum of 2.5 x the ceiling height.			Compliant.	✓															
In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.			Compliant.	✓															
Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space).			Compliant.	✓															
Bedrooms have a minimum dimension of 3m (excluding wardrobe space).			Compliant.	✓															
Living rooms or combined living/dining rooms have a minimum width of: 3.6m for studio and 1 bedroom apartments 4m for 2 and 3 bedroom apartments.			Not compliant. Notwithstanding, the apartments comply with the overall minimum internal area requirements for apartment types.	-															
4E Private Open Space and Balconies																			
All apartments are required to have primary balconies as follows: <table><tr><th>Dwelling Type</th><th>Minimum Area</th><th>Minimum depth</th></tr><tr><td>Studio apartment</td><td>4m²</td><td>-</td></tr><tr><td>1 bedroom apartment</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom apartment</td><td>10m²</td><td>2m</td></tr><tr><td>3+ bedroom apartment</td><td>12m²</td><td>2.4m</td></tr></table>			Dwelling Type	Minimum Area	Minimum depth	Studio apartment	4m ²	-	1 bedroom apartment	8m ²	2m	2 bedroom apartment	10m ²	2m	3+ bedroom apartment	12m ²	2.4m	Compliant.	✓
Dwelling Type	Minimum Area	Minimum depth																	
Studio apartment	4m ²	-																	
1 bedroom apartment	8m ²	2m																	
2 bedroom apartment	10m ²	2m																	
3+ bedroom apartment	12m ²	2.4m																	
The minimum balcony depth to be counted as contributing to the balcony area is 1m.																			
4F Common Circulation and Spaces																			
The maximum number of apartments off a circulation core on a single level is eight.			Not compliant. The maximum number of units off a single core is 13. However, the number of apartments per floorplate is supported by a dual lift core with natural light to corridors on all floors.	-															
For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.																			
4G Storage																			
In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <table><tr><th>Dwelling Type</th><th>Minimum Area</th></tr><tr><td>Studio apartment</td><td>4m³</td></tr><tr><td>1 bedroom apartment</td><td>6m³</td></tr></table>			Dwelling Type	Minimum Area	Studio apartment	4m ³	1 bedroom apartment	6m ³	Compliant.	✓									
Dwelling Type	Minimum Area																		
Studio apartment	4m ³																		
1 bedroom apartment	6m ³																		

Design Criteria		Commentary	Consistency
2 bedroom apartment	8m ³		
3+ bedroom apartment	10m ³		
At least 50% of the required storage is to be located within the apartment.			

8.3 Landscape Treatment and Public Domain

The landscape design of the proposed development as described in **Section 3.8** and detailed in the Landscape Design Report prepared by Land FX (refer to **Appendix H**). The proposed landscape design achieves a high-quality and landscape-led approach to amenity within the public domain, incorporating key components of Connecting with Country to create a community-focused, visually appealing, accessible and vibrant development.

The key components of the landscape strategy for the public domain are described in **Section 3.8.2**, and include considered native planting, furniture fixtures and embellishments, the creation of focal meeting and entry points, and the incorporation of water sensitive urban design. The proposed landscape treatment creates recreational opportunities, areas for meeting and passive observation, and an interactive setting between pedestrians and the site. These components contribute to the functional and aesthetic quality of the development while enhancing the relationship between the development, the natural characteristics of the site (including native vegetation and Scalabrini Creek) and the Dharug identity of the locality. A diagram illustrating the approach to public domain on the Ground Floor is provided in **Figure 35** below.

The area of publicly accessible open space on the site, located to the west of the proposed built form within the proposed RE1 zone (outlined in blue in **Figure 35** below), will provide an area for future residents and visitors of the site to engage with the natural features of the site, including the context of bushland and Scalabrini Creek. The landscape embellishment of the publicly accessible open space involves the planting of native species and furniture to further enhance the link between the natural and urban environment while reinforcing the approach to Connecting with Country. Additionally, this area receives 100% solar access between 12pm and 2pm on 21 June, and therefore generously exceeds the 50% requirement set out in Section 4.3.6 of the Leppington Town Centre DCP.

Furthermore, the proposed development includes 2,873m² of communal open space for residents across various levels of the two buildings which are proposed to be embellished with furniture fixtures, barbeque areas, decking, planting and an outdoor pool. The areas of communal open space benefit from solar access and diverse amenities which enhance the appearance and ability for residents to use the space for passive and active recreation.

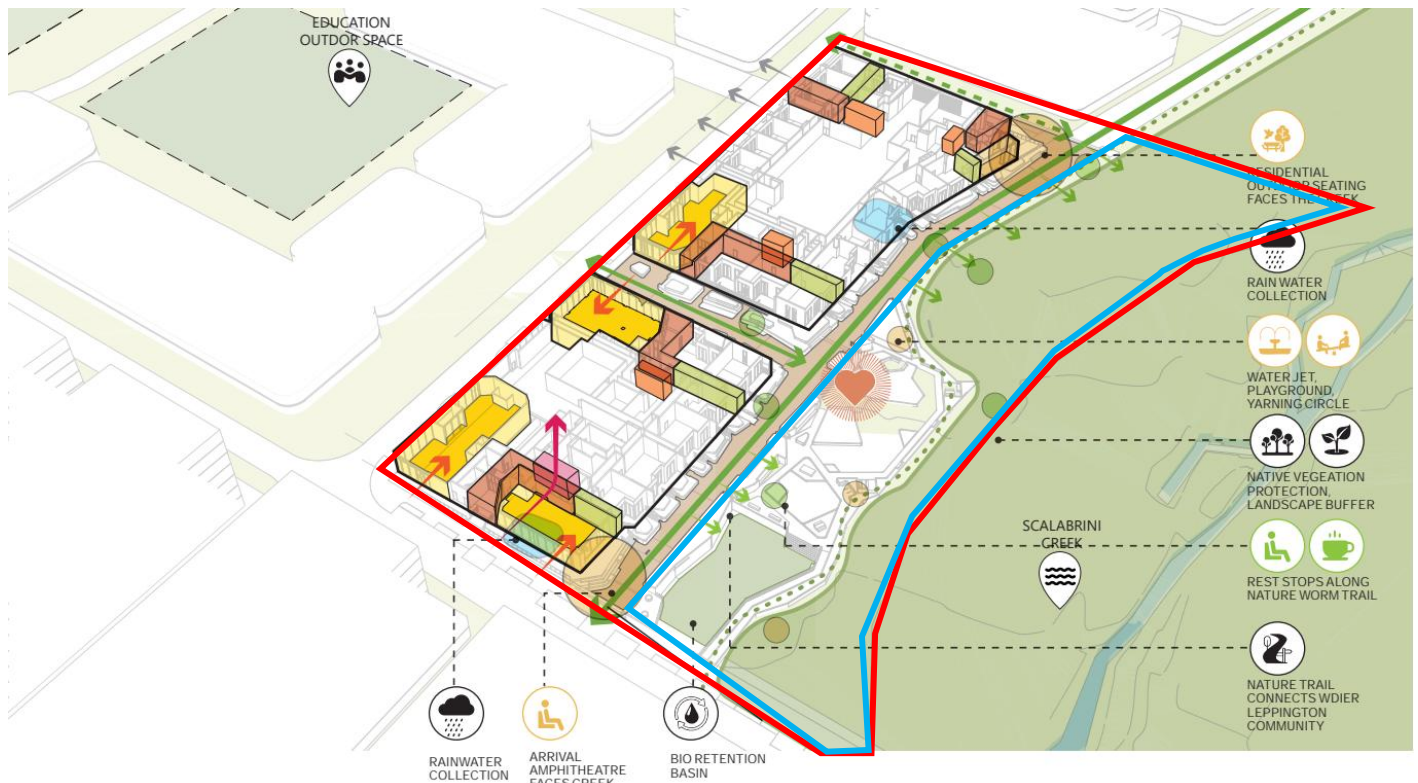


Figure 35 Public Domain Diagram

Source: Plus Studio

8.4 Traffic and Parking

A Transport Impact Assessment has been prepared by Ason Group and is provided at **Appendix L**.

8.4.1 Traffic Generation and Distribution

For the purpose of the traffic generation assessment, empirical data and the TfNSW Guide to Transport Impact Assessment have been used to calculate the trip estimated summarised in **Table 28** below. Notably, it has been assumed that 25% of the childcare trips would be linked trips, whereby the trip is side-tracked from another trip and not the sole purpose of the journey.

Table 28 Traffic Generation

Land Use	Traffic Generation Estimate	
	AM Peak Hour	PM Peak Hour
Residential	75	105
Retail	8	16
Gym	3	5
Childcare	19	12
Total	105	138

The distribution split for the traffic modelling outputs are:

- 30% to/from the north.
- 50% to/from the east.
- 20% to/from the west.

8.4.2 Traffic Impact

Due to the extent of traffic modelling that has been recently completed within the Leppington Town Centre, additional traffic modelling is required only to assess the existing conditions plus the traffic generated by the development.

Accordingly, intersection performance has been modelled, including the intersection that would be created by the new local road along the eastern boundary of the site and Fifth Avenue. The results of the intersection performance modelling have been replicated in **Table 29** below.

Table 29 Intersection Performance

Intersection	AM Peak Hour			PM Peak Hour		
	Degree of Saturation	Average Delay	Leve of Service	Degree of Saturation	Average Delay	Leve of Service
Fifth Avenue / Fourth Avenue	0.57	22	B	0.26	14	A
Fifth Avenue / Edmondson Avenue	0.49	47	D	0.30	28	B
Bringelly Road / Fourth Avenue / Dickson Road	0.90	34	C	0.92	29	C
Bringelly Road / Edmondson Avenue / Rickard Road	0.90	36	C	0.90	35	C
Fifth Avenue / New Road	0.02	7	A	0.02	7	A

The results indicate that the additional traffic generated by the proposed development will have a minor impact on the surrounding road network, with minor increases in average delay of up to five seconds at any given intersections. All intersections will continue to operate at satisfactory levels of service.

8.4.3 Parking Assessment

A car parking assessment has been completed for each of the buildings, based on the requirements set out in the draft Leppington Town Centre DCP and the TfNSW Guide to Transport Impact Assessment (for visitor parking rates). The quantity of carparking is summarised in **Table 30** below.

Table 30 Car Parking Assessment

Building	Use	Minimum Requirement	Maximum Requirement	Proposed
Northern Building	Residential	192	227	175
	Residential visitor	36		36
	Gym	25	35	5
	Childcare	6	18	18
	Retail premises	11	23	15
	Total	223	302	249
Southern Building	Residential	301	350	248
	Residential visitor	53		53
	Retail premises	3	6	0
	Total	304	356	301
Total		527	658	550

Source: Ason Group

The amount of carparking proposed is generally consistent with the requirements set out in the draft Leppington Town Centre DCP. Notwithstanding, there is a minor shortfall in the number of parking provided for the gym in the northern building and the residential and retail premises in the southern building. The Transport Impact Assessment highlights that the amount of carparking proposed for the gym is considered satisfactory due to the intention that residents of the building will likely be the main patrons of the gym facility and the retail parking can also be utilised for the gym.

Additionally, no parking is proposed for the retail premises in the southern building. However, this is also considered acceptable as it is anticipated that the retail tenancy will largely attract pedestrian foot traffic. Furthermore, the amount of carparking in the southern building is considered appropriate given the provision of 53 visitor spaces which provides additional flexibility. The amount of accessible car parking is also compliant with the requirements of the NCC. Based on the number of carparking spaces provided, the proposal generates a requirement for 10 car share spaces and 10 EV spaces. EV infrastructure is to be provided as per the requirements, however the car share scheme is not considered necessary until the Leppington Town Centre is more developed. Notably, there is provision to convert some car parking spaces into car share spaces in the future.

8.4.4 Internal Road Design

The Draft Leppington Town Centre DCP identifies a new 18.4m wide north to south perimeter street in the centre of the site, and two 16m wide local streets running east to west through the site. An update to the draft ILP for the Leppington Town Centre Rezoning Proposal conducted by the State Rezoning Team at DPHI (as discussed in **Section 1.4.3**) indicated that the following roads are envisioned along the perimeter or within the site:

- 18.4m wide north to south street within the site;
- 16m wide north to south street along the eastern boundary of the site; and
- 16m wide east to west street along the southern boundary of the site, aligned centrally within the site.

Half (8m) of the proposed 16m north to south street along the eastern boundary of the site is to be delivered by this proposal. Specifically, the proposed design accommodates this street through providing a 2.8m wide zone between the existing site boundary and the proposed landscaped articulation zone of the buildings, therefore ensuring that the built form is substantially setback from the site boundary and that half the road can be constructed within the site.

Following consultation with the DPHI, the internal north to south street located to the west of the built form is proposed to be a 10m wide pedestrianised street, with restricted vehicular access limited to emergency services vehicles when required. The 10m wide pedestrianised street has been designed in line with bushfire, fire engineering and standard traffic requirements. Whilst this does not align with the 18.4m street in the Draft Leppington Town Centre DCP, DCP road design provisions allow flexibility where an alternative arrangement can be appropriately justified. Given a new local road is proposed along the eastern boundary of the site, it is not considered necessary to provide a secondary north to south road to the west of the proposed buildings. Furthermore, the site's proximity to Scalabrini Creek supports the pedestrianisation of the western street, which promotes active forms of transportation and strengthens connectivity between the buildings and the adjoining publicly accessible open space.

The Draft Leppington Town Centre DCP also identifies a shared path to be located along Fifth Avenue to the north of the site and highlights a pedestrian desire line along the Scalabrini Creek and the western site boundary, connecting Bringelly Road to Fifth Avenue.

8.4.5 Loading and Waste Requirements

Based on TfNSW's Urban Freight Forecasting Model (UFFM) and Ason Group's previous experience, it is anticipated that the northern building will generate demand for 10 service vehicles per day and the southern building will generate demand for 8 service vehicles per day based on the residential, retail and childcare land uses. The proposed development includes one loading dock per building that can accommodate up to and including Council's 9.9m long waste truck, and based on the average duration of loading arrangements, the proposal can adequately accommodate the anticipated demand for the site.

The carpark, loading dock areas, circulation aisles and car space dimensions are consistent with the relevant Australian Standards. Additionally, swept path diagrams are appended to the TIA to demonstrate that suitable access and circulation arrangements have been provided.

8.4.6 Green Travel Plan

A Preliminary Green Travel Plan has also been prepared within the Transport Impact Assessment with the objective of promoting sustainable modes of daily travel.

8.4.7 Construction Pedestrian and Traffic Management Plan

A Preliminary Construction Pedestrian and Traffic Management Plan has also been prepared within the Transport Impact Assessment with the objectives of minimising the impact of construction activities on pedestrian movements.

8.5 Flooding

A Flood Impact and Risk Assessment has been prepared by ADP and is provided at **Appendix X**. As described in **Section 2.2.6**, the flows impacting the site are relatively minor. Notwithstanding, the proposed development has been raised to RL 73.10 at the highest corner of the site and the pedestrianised north to south street has been raised to RL 72.60 to minimise the flooding of the street. Notably, no filling has been proposed within flood hazard areas to prevent the loss of flood storage.

In the post-development scenario, the flood behaviour of the site remains similar to the existing, with flood depths reaching 300mm and low hazard. The proposed development will not result in any increases to the flood levels over neighbouring properties, however minor increases in flood levels are contained within the site that are largely focused within parts of proposed publicly accessible open space and the south west corner of the developable site area. The post-development 1% AEP flood level is shown in **Figure 36** below.

The Flood Impact and Risk Assessment also confirms that the proposed development is above the applicable Flood Planning Level for non-habitable, habitable and basement structures.

Furthermore, a Flooding Emergency Response Strategy has been prepared for the proposed development, with evacuation proposed via the road to the east of the site, then towards fifth avenue.



Figure 36 Post-development 1% AEP Flood Level Map

Source: ADP

8.6 Visual Impact

A Visual Impact Assessment (VIA) has been prepared by Colliers Urban Planning and is provided at **Appendix K**. The methodology for the VIA is informed by:

- 'Guidelines for Landscape and Visual Impact Assessment – third edition' (GLVIA3) (Landscape Institute and Institute of Environmental Management & Assessment, 2013); and
- Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC 1046.

To determine the extent and significant of the visual impact of a development based on the GLVIA3, sensitivity and magnitude are both considered. Sensitivity relates to the judgement and susceptibility of the receptor, and magnitude relates to size and scale of the change. Three viewpoints were selected from the surrounding precinct, including views from:

- Fifth Avenue at Scalabrini Creek;
- Fifth Avenue at Andalusian Street; and
- Bringelly Road at Edmondson Avenue.

The location of key viewpoints is shown in **Figure 37**, and a summary of the visual impact of the development is summarised in **Table 31** below.

Table 31 *Summary of Visual Impact*

Viewpoint no.	Viewpoint name	Sensitivity	Magnitude	Significance
1	Fifth Avenue at Scalabrini Creek	Medium	Considerable	Moderate
2	Fifth Avenue at Andalusian Street	Low	Considerable	Low
3	Bringelly Road at Edmondson Avenue	Medium-High	Perceptible	Low



Figure 37 *Location of Key Viewpoints*

Source: Virtual Ideas

The VIA concludes that the visual impact of the proposed development is moderate, but acceptable for the following reasons:

- The visual catchment does not contain elements that have high scenic amenity value such as large, open water bodies or iconic features. There are no significant views within the visual catchment;
- The magnitude is the greatest where the proposal is introducing large scale built form in view where this type of built form is currently absent. The is considerably reduced when seen in context of the potential future surrounding development, based on possible building envelopes in accordance with the strategic planning for the surrounding context;

- The proposal has been designed to balance its prominent corner position on Fifth Avenue with the need to maintain a reasonable visual presence when viewed from Scalabrini Creek by setting back the tower form from Fifth Avenue; and
- The proposal represents a considerable improvement to the visual amenity of the public domain and its current visual condition.

8.7 Biodiversity and Trees

As highlighted in the Biodiversity Certification Letter prepared by Ecological Australia, provided at **Appendix NN**, the site is characterised by a native vegetation retention area and an existing native vegetation area in accordance with the Western Parkland City SEPP. The existing native vegetation area is likely to be overshadowed between 9:00am to 10:00am on June 21, which is unlikely to have a significant impact on the native vegetation. As mentioned in **Section 6.5.1**, the current native vegetation area is set out to be amended by the SARP rezoning. A small area of the native vegetation area (as proposed to be amended by the SARP rezoning) will be impacted due to the bioretention basin. Where the bioretention basin is proposed to be located, existing vegetation comprises a 0.08ha of *Eucalyptus tereticornis* (Forest Red Gum) which is well below the 0.5ha threshold in Section 6.2(6)(f) of the Western Parkland City SEPP. Despite this, the native vegetation removed will be replanted through landscaping measures, which involves the planting of species that are consistent with PCT 3320 Cumberland Shale Plains Woodland. Notably, there is an element of proposed stormwater infrastructure that is located on non-biodiversity certified land within the road corridor of Fifth Avenue. However, no vegetation removal is required for this component of works, and therefore no impacts to biodiversity are anticipated. Ultimately, the proposal is not anticipated to generate any unacceptable biodiversity impacts that cannot be appropriately mitigated.

An Arboricultural Impact Assessment has been prepared by Creative Planning Solutions and is provided at **Appendix R**. As detailed in **Section 3.4.2**, 236 trees are proposed to be removed due to their location within the extent of works area or due to unsustainable encroachments into the Tree Protection Zone (TPZ) and Structural Root Zone (SRZ). A total of 120 trees are proposed to be retained. Site inspections were conducted by Arborists on the 10th and 29th of April 2025. Tree species dominating the site include *Eucalyptus tereticornis*, *Eucalyptus moluccana*, *Melaleuca decora* and *Casuarina glauca*. Additionally, two dead trees were observed to contain hollows or habitat features. An impact assessment has been undertaken to calculate the incursions to the root zones and canopies as a result of the proposed works. The trees proposed to be removed and retained have been evaluated as follows:

Table 32 *Tree Assessment*

	High Retention Value	Medium Retention Value	Low Retention Value	Dead	Total
Trees to be removed	13	81	127	11	232
Trees to be retained	11	47	47	15	120

Recommendations have been provided to ensure that the health of the trees to be retained is protected during the construction of the proposal. Refer to the Mitigation Measures in **Appendix D**.

8.8 Ground and Water Conditions

A Geotechnical Investigation has been prepared by EI Australia and is provided at **Appendix O**. The objective of the Geotechnical Investigation was to assess site surface and subsurface conditions at five borehole locations, and to provide geotechnical advice and recommendations to assist in the design of the proposed development.

Based on the results of the geotechnical assessment, the key geotechnical considerations for the proposal include existing and neighbouring structures, basement excavation and retention, rock excavation and vibration, groundwater within the depth of the excavation, presence of sensitive assets (Sydney Water) and foundation design for building loads. Numerous considerations and construction methodologies are recommended by EI in response to the geotechnical conditions of the site. Further geotechnical inputs (ongoing monitoring, surveys, inspections) are also recommended.

8.8.1 Groundwater Seepage

The Hydrological Report prepared by EI Australia contains a Dewatering Methodology, provided at **Appendix P**. The Groundwater Seepage Analysis provides an estimate of the groundwater take volumes that require pumping out during the construction and operation stages, and an estimate of the groundwater drawdown as a result of the dewatering, and associated ground settlements.

Due to the proposed basement structures, the northern basement requires excavations of approximately 5.3m to 7.2m BGL, and the southern basement requires excavations of approximately 2.2m to 4.2m BGL with deeper excavations required for footings, service trenches, crane based and lift overrun pits. The groundwater seepage flow is predicted to be 1.96 ML for the northern basement and 0.87 ML for the southern basement, resulting in a total estimated seepage of 2.83 ML over a year. As the basements will be designed as drained structures, a Water Access Licence will not be required for post-construction dewatering.

During construction, seepage water is to be collected and appropriately treated prior to discharge to the stormwater system. During the operational phase, the drained basement will involve collection of groundwater seepage via onsite detention storage with discharge to the wider stormwater system, subject to approval.

Monitoring and reporting recommendations are included in the Hydrological Report.

8.8.2 Salinity

A Salinity Management Plan has been prepared by prepared by EI Australia and is made available in **Appendix PP**. There is a moderate to high potential of encountering the presence of very strong sodic soils. As such, a series of mitigation measures have been provided for the construction stage to reduce the risk of posed by these soils. These recommendations are included in the Mitigation Measures Table in **Appendix D**.

8.9 Sustainability

An Ecologically Sustainable Development Report has been prepared by Aspire Sustainability Consulting and is attached at **Appendix S**. The proposal has been assessed against the following principles of ecologically sustainable development:

- the precautionary principle (if there are threats of serious or irreversible environmental damage, the lack of certainty should not be used as a reason for postponing measures to prevent environmental degradation);
- inter-generational equity (the present generation should ensure the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations);
- conservation of biological diversity and ecological integrity (the conservation of biological diversity should be a fundamental consideration); and
- improved valuation, pricing and incentive mechanisms (environmental factors should be included in the valuation of assets and services).

Aspire Sustainability Consulting confirm that the through the proposed sustainable building practices and resilient design, the development minimises resource consumption, emissions and waste while enhancing long-term durability and occupant health, ensuring no significant or lasting impact on the surrounding environment.

Additionally, a Section J Deemed to Satisfy Assessment has been prepared by Aspire Sustainability Consulting and is attached at **Appendix SS**. This report covers Section J, Parts J4-J5 of the *National Construction Code Volume 1 2022* (NCC) in relation to the retail premises as Class 6 buildings and the gym and childcare which are Class 9b buildings. Several recommendations and requirements have been provided to ensure that the building envelopes are compliant with the NCC.

8.10 Contamination and Remediation

A Preliminary Site Investigation (PSI) with targeted sampling has been prepared by EI Australia and is provided in **Appendix Q**. Desktop assessments indicate that the site has been vacant since 1943 and that there is no presence or evidence of infrastructure which would require penetration of the ground such as an underground storage tank.

Based on the findings of the PSI, EI Australia conclude that there is no presence of gross or widespread contamination on site. The risks associated with human-health and ecology are found to be low and acceptable. EI Australia confirmed that

the site can be made suitable for the proposed development, subject to adoption of the recommendations in the PSI. Through adoption of these mitigation measures, the site can be made suitable in accordance with the requirements of the *Resilience and Hazards SEPP*.

8.11 Crime Prevention Through Environmental Design

A CPTED Report has been prepared by Colliers Urban Planning and is attached at **Appendix J**. The CPTED Report assesses the proposed development based on four key principles of CPTED, summarised as:

- Surveillance: visible activity and presence act as deterrents to criminal behaviour, as offenders are less likely to act in areas with natural supervision. The CPTED Report confirms that the proposed development addresses surveillance in the following ways:

Ground Floor Level

- At ground floor level, passive surveillance is provided through provision of retail spaces fronting the public domain, Fifth Avenue and the future local road.
- A publicly accessible through-site link is connecting the open space to the future local road, provides surveillance and activation of the site at different times of the day.
- It is envisioned that the public domain and public open space will include seating areas and be a place where people idle. This will further the activation and passive surveillance of this space.
- Lifts are centrally located making them easy to view.

Other Levels

- Windows, balconies and rooftops of upper residential areas face outwards towards surrounding streets and ground floor communal spaces.
- Car park entrances for residents and for retail and loading are visible from the street and public domain.
- Access Control: access control treatments restrict, channel and encourage people and vehicles into, out of and around the development. Wayfinding, desire-lines and formal/informal routes are important crime prevention strategies. The CPTED Report confirms that the proposed development addresses access control in the following ways:
 - Residents will have RFID access control systems (e.g swipe access or card) to restrict access to certain areas in the precinct based on their apartment.
 - Staff will also have RFID to access secure areas of the development (e.g. retail spaces, storage, car park areas). (confirm)
 - Carpark access will be managed via roller shutter doors and RFID (e.g swipe access)
 - Security cameras will be provided throughout the site with 24/7 monitoring off-site.
 - Secure private communal roof top access for resident will be via RFID.
 - There is clearly visible access to and egress from the underground car park to lift wells and stairwells. Where there aren't clear site lines within stairwells, a safety convex mirror will be installed.
 - Storage spaces in carpark are located safely away from parking areas and clearly signed.
- Territorial reinforcement: community ownership of public space sends positive signals to the community. Places that feel owned and cared for are likely to be used, enjoyed and revisited. People who have guardianship or ownership of areas are more likely to provide effective supervision and to intervene in crime than passing strangers and criminals rarely commit crime in areas where the risk of detection and challenge are high. The CPTED Report confirms that the proposed development addresses territorial reinforcement in the following ways:
 - The proposed development has incorporated a high level of design, including architecturally designed buildings, professional landscape design to signify a high level of care.
 - The main through-site link will break up the large site and provide publicly accessible connections between the new local road and the public open space.
 - The public domain will be designed to be inviting with high level of amenity.
 - The site is proposed to have varying uses across the site, operating at different times of the day. This will enhance and encourage the activation of the site during the day and night.
 - The public park cues public use through a lack of fencing and connections to pedestrianised areas.

- Space and activity management: all space, even well planned and well-designed areas need to be effectively used and maintained to maximise community safety. Places that are infrequently used are commonly abused. There is a high correlation between urban decay, fear of crime and avoidance behaviour. The CPTED Report confirms that the proposed development addresses activity and space management in the following ways:
 - The affordable housing component will be professionally managed by a Community Housing Provider (CHP) who will be responsible for the maintenance and upkeep of these apartments.
 - 21 Derwent Road will manage tenancy management and coordination of retail and commercial spaces to the lessees. Future retail and commercial tenants will be responsible for waste, access control, noise, loading and other day to day items associated with their tenancy.
 - Communal spaces are located on various floors across buildings, providing ease of access for future residents.
 - Dedication of car spaces between residential, retail and commercial uses are clearly identified.
 - A preliminary Plan of Management (PoM) has been prepared for the childcare centre to demonstrate that the proposed use is capable of being operated in an orderly, safe and compliant manner. A detailed PoM will be prepared by the approved provider prior to the commencement of operations.
 - An Operational Waste Management Plan has been prepared which outlines procedures for waste disposal and bin collection for residential, commercial and retail waste management.

Ultimately, the proposed development demonstrates the integration of CPTED principles to create a safe environment for future users and visitors.

8.12 Bushfire Impacts

A Bushfire Protection Assessment has been prepared by Blackash Bushfire Consulting and is provided in **Appendix Y**. As the site is located on bushfire prone land (the internal area of the site is mapped as predominantly Category 2 Vegetation, with a small section of Category 3 Vegetation to the west), an assessment against the Planning for Bush Fire Protection 2019 (PBP 2019) has been undertaken.

For proposed new childcare centre development, PBP 2019 requires that a minimum separation is provided in the form of an Asset Protection Zone (APZ). The APZ is a fuel-reduced, physical separation between buildings and bushfire hazards. For SFPP developments, APZ requirements are based on keeping radiant heat levels at buildings below 10kW/m² (BAL-12.5) as the maximum exposure on all sides of the building. Residential development APZs are based on keeping radiant heat levels at buildings below 29kW/m² (BAL-29) as the maximum exposure on all sides of the building. The proposed APZs are exhibited in Figure 38.

The Bushfire Protection Assessment demonstrates that the proposal can comply with PBP 2019. Indeed, the proposed childcare centre can achieve the minimum APZ requirements for 10kW/m² (BAL-12.5) and all proposed residential building envelopes can achieve the minimum APZ requirements for 29kW/m² (BAL-29) of PBP 2019.

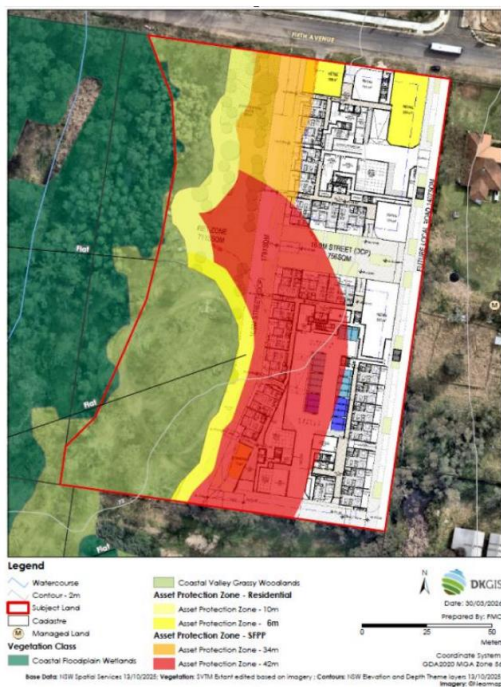


Figure 38 Hazard Assessment and APZ Map

Source: Blackash Bushfire Consulting

8.13 Aboriginal Cultural Heritage

An Aboriginal Cultural Heritage Assessment Report (ACHAR) has been prepared by Austral Archaeology and is attached at **Appendix Z**. A search of the Aboriginal Heritage Information Management System database was conducted on 18 November 2025, which found 116 previously recorded sites within a 2.5km radius of the site, with one located within the site boundaries referred to as Artefact Scatter 01 (AHIMS 45-5-6014). A map demonstrating the recorded sites is provided in **Figure 39** below.



Figure 39 Aboriginal Heritage Information Management System – 2.5km radius of the site

Source: Austral Archaeology

A site-specific investigation methodology was developed for the site, comprising a pedestrian survey undertaken in June 2025 and a test excavation conducted in April 2026 which involved sieving and recording of 39 test pits followed by a lithic analysis of collected material. The pedestrian survey found one surface artefact scatter and 16 stone artefacts, determining that the southern and western portion of the site were areas of archaeological potential. The test excavation resulted in the identification of 26 artefacts from 15 of the 39 test pits. The most frequently occurring artefact type wasdebitage. Additionally, a total of 10 Aboriginal sites were identified as part of the testing, including the known site (AHIMS 45-5-6014), noting that eight of the sites will be impacted by the proposed development. The known site is situated in a flat landform within the site area where a total of 15 artefacts were found, consisting primarily of flaked pieces.

Based on the findings from the site-specific investigation, the ACHAR concludes that:

- Artefact sites are the predominant site type within this locality, with the most common material being silcrete. This is consistent with the wider region, where silcrete was identified as the most common raw material.
- Artefacts generally located within the first 300 millimetres of soils, however, they do occur at depths of up to 400mm in lower concentrations. The location of artefacts within the first 300mm indicates that the study area was likely not used as a long-term occupation sites.
- The most sensitive landform was found to be flat landforms, where the highest density of artefacts was observed within this assemblage.
- The most common artefact type wasdebitage, followed by complete flakes and flaked pieces.

The ACHAR assesses the cultural significance of the sites found during the investigation based on the *Charter for the Conservation of Places of Cultural Significance* (the Burra Charter) (Australia ICOMOS, 2013). The broader study area is considered to have low aesthetic, historic, social and spiritual significance. In consideration of quality and quantity of artefacts found across each site, each new site was assessed to have low scientific significance. However, the known site (AHIMS 45-5-6014) was deemed to have moderate scientific significance. Ultimately, the ACHAR concludes that due to the extensive changes to the land which have severely impacted the significance of the broader site area, the site has low potential to retail archaeological objects.

An assessment of the impact of the proposed development on eight (8) of the sites is summarised in **Table 33** below.

Table 33 *Assessment of harm to Aboriginal sites*

Site Name	Type of harm	Degree of harm	Consequence of harm
184-186 Fifth Avenue Artefact Scatter 01 / AHIMS 45-5-6014	None	None	No loss of value
184-186 Fifth Avenue AS2 / AHIMS *PENDING*	Indirect	Partial	Partial loss of value
184-186 Fifth Avenue AS3 / AHIMS *PENDING*	Direct	Total	Total loss of value
184-186 Fifth Avenue AS4 / AHIMS *PENDING*	Direct	Total	Total loss of value
184-186 Fifth Avenue AS5 / AHIMS *PENDING*	Direct	Total	Total loss of value
184-186 Fifth Avenue AS6 / AHIMS *PENDING*	Direct	Total	Total loss of value
184-186 Fifth Avenue IF1 / AHIMS *PENDING*	Direct	Total	Total loss of value
184-186 Fifth Avenue IF2 / AHIMS *PENDING*	Direct	Total	Total loss of value

Recommendations on how to minimise harm is provided within the ACHAR and are summarised in the Mitigation Measures table provided at **Appendix D**.

8.14 Non-Aboriginal Cultural Heritage

A Statement of heritage Impact (SOHI) has been prepared by Artefact and is provided at **Appendix AA**. The SOHI confirms that the study area contains no heritage listed items, noting that the heritage values impacted by the proposed works are those associated with the setting, views and vistas in relation to the nearby heritage items comprising the W V Scott War Memorial and Park (SEPP item 6), the Bringelly Road Cultural Landscape Area (SEPP item 17) and the Cement-rendered house (40 Browns Road) [SEPP item 1]. The SOHI outlines that these impacts are negligible and do not require further consideration, and ultimately, the proposed works are in compliance with the Heritage Act and acceptable from a heritage standpoint.

8.15 Noise and Vibration

A Noise and Vibration Impact Assessment (NVIA) has been prepared by Acoustic Logic and is provided in **Appendix M**.

8.15.1 Noise Intrusion

The main significant noise source with potential to impact the site is traffic noise from Fifth Avenue. The Transport for NSW website indicates that the streets carry daily traffic volumes less than 20,000 vehicles per day. The NVIA outlines that the proposed development should comply with the requirements of the AS2107:2016.

8.15.2 Noise Emission Assessment

Noise from the development is likely to be generated from the following activities:

- Services plant noise emissions.
- Noise from truck movements in the loading dock.
- Operational noise from proposed childcare centre.

The existing and future receivers of the site are shown in **Figure 40** and includes:

- **R1**: Residential Receiver 1 – Existing and future residential houses to the south of the site at 402-422 Bringelly Rd.
- **R2**: Residential Receiver 2 – Residential houses to the west of the site at 210 Fifth Avenue.
- **R3**: Residential Receiver 3 – Residential houses to the north of the site across Fifth Avenue at 245- 265 Fifth Avenue.
- **R4**: Residential Receiver 4 – Residential houses to the northeast of the site at 205 Fifth Avenue.
- **C1**: Commercial Receiver 1 – Commercial receiver to the north of the site at 245 Fifth Avenue.
- **E1**: Educational Receiver 1 – future educational receiver to the east of the site at 170 Fifth Avenue.

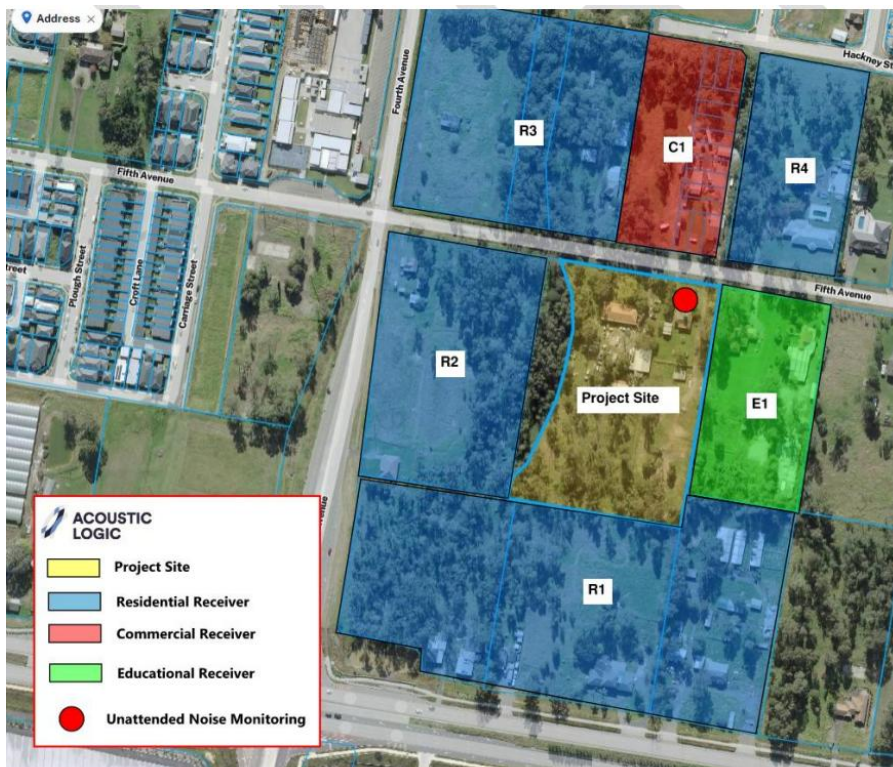


Figure 40 Location of Surrounding Receivers

Source: Acoustic Logic

A detailed assessment of each noise generating activity is undertaken in the NVIA and confirms that the development will comply with the relevant noise criteria, subject to adoption of the mitigation measures (included in **Appendix D**).

8.15.3 Construction Noise and Vibration

A detailed assessment of construction noise and vibration is provided in the NVIA and is based on the Interim Construction Noise Guideline (ICNG) 2009. Construction noise is likely to be generated from demolition of existing residential buildings on site, excavation and piling for basement levels and construction of the new buildings. Construction equipment typically required to undertake these works are listed within the NVIA and form the basis of this assessment. An initial assessment from Acoustic Logic indicates that construction noise levels are not predicted to exceed 75dB(A) and will not be classified as 'Highly Noise Affected' receivers under the ICNG. Noise levels are predicted to exceed NML 51dB(A) for most of the equipment when work is conducted close to the site boundary. Noise impacts will be analysed further once the contractor has been procured and a further analysis can be undertaken on preferred equipment selection, location of static plant, use of screens or enclosures or scheduling of noise activities to provide respite periods. Furthermore, a series of best-practice recommendations have been provided by Acoustic Logic and are outlined in **Appendix KK**.

8.16 Waste Management

8.16.1 Construction

A Construction and Demolition Waste Management Plan (CDWMP) has been prepared by Elephants Foot and is provided in **Appendix JJ**. Construction waste is expected to be generated from the following materials:

- Excavation Material
- Green Waste
- Bricks
- Tiles
- Concrete
- Timber
- Plasterboard
- Metals
- Asbestos
- Residual Waste
- Other Waste

On average, 99% of construction waste can be recycled and diverted from landfill.

8.16.2 Operation

An Operational Waste Management Plan has been prepared by Elephants Foot and is provided in **Appendix V**. Residents within Building A, B and C are expected to generate:

- 47,740m³ of general waste per week;
- 47,740m³ of recycling per week; and
- 8,680m³ of food organic waste per week.

To accommodate this generation rate, the development will feature 45 general waste bins, 45 recycling bins and 38 food organics bins. General waste and recycling bins will be 1,100L in size, with food and organic waste bins being 240L in size. All bins will be collected once per week.

Additionally, Building A will feature a 39m² bulky waste room, while building B and C Building C will feature a 53m² bulky waste room. During operation, it is the responsibility of the building manager/caretaker to monitor the number of bins required for the residential component of the development.

Commercial and Retail uses in Building A, B and C are expected to generate:

- 4,737m³ of general waste per week;
- 12,727m³ of recycling per week; and
- 1,527m³ of food waste per week.

To accommodate this generation rate, the development will feature 3 general waste bins, 6 recycling bins and 4 food waste bins. General waste and recycling bins will be 1,100L in size, whereas food waste bins will be 240L in size. All bins will be collected between 2 times per week.

8.17 Social Impacts

A Social Impact Assessment (SIA) has been prepared by Patch Planning and is provided in **Appendix W**. The SIA has been prepared in accordance with the Social Impact Assessment Guideline for State Significant Projects and seeks to assess the likely social impacts of the development during the construction and operational phase. Social Benefits of the project include:

- Provision of new public park and public domain including new pedestrian priority streets with a focus on encouraging more active transport along the riparian corridor. The proposed park is considered a district level open space according to Council's Recreation, Open Space and Sports Strategy 2018-2028, and therefore able to support two or more neighbourhoods.
- Provision of services and amenity close to where people will live, including provision of a 120 place childcare facility, gym and retail offerings.
- Local employment opportunities including approximately 142 additional construction jobs and 61 operational jobs.
- Provision of 445 new dwellings, including 88 affordable apartments in an area well placed for more housing and in need for more affordable housing options.

Unmitigated, the project has the potential to generate the following negative social impacts:

- Changes to the local amenity from construction related noise, dust and traffic noise, vibration and dust; and
- Traffic impacts generated by the proposed development.

With the above said, the SIA outlines a series of mitigation measure that will manage and mitigate the negative social impacts of the development. These recommendations have been adopted within the Mitigation Measure Table in **Appendix D**.

8.18 Wind Impacts

A Pedestrian Wind Environmental Statement has been prepared by Windtech and is provided in **Appendix LL**. The report provides assessment on the local wind environment at the critical outdoor areas within and around the subject site. The effect of wind activity has been examined for the three predominant wind directions for the region, namely the northeasterly, south to south-easterly, and westerly winds. The analysis of the wind effects relating to the proposed development have been carried out in the context of the local wind climate, building morphology and land topography.

The results have confirmed that the development has incorporated several design features and wind mitigation strategies and is expected to be suitable for the intended use for the majority of the outdoor trafficable areas. However, there are some areas that are likely to be exposed to stronger winds, which can be ameliorated through the following treatment strategies (refer to **Appendix D** for full details of treatment strategies):

Ground level

- Retain proposed planter boxes per drawings received April 23, 2026, ensuring a total height of 1.5m above FFL.
- Retain proposed trees per drawings received April 23, 2026. Trees should be of a densely foliating evergreen variety with a height and width of 3-5m.
- Retain approximately 5m tower setback on western aspect from the podium.
- Retain proposed umbrellas and introduce 1.2-1.5m high operator controlled portable impermeable wind screens around any outdoor seating areas at the north-eastern and north-western corners of the northern building or within the through-site link.
- Retain proposed standard height balustrade at the south-western corner of the southern building, ensuring a porosity of 30-50%.

Northern Building, Level 1 Communal Open Space

- Retain proposed perimeter planting per landscaping drawings received April 20, 2026, ensuring a total height of 1.5m above FFL.
- Retain proposed tree planting within central childcare terrace per landscaping drawings received April 20, 2026, ensuring a height and width of 3-5m.

- Retain proposed fencing between childcare terraces per landscaping drawings received April 20, 2026, ensuring a height of 1.5m and a maximum porosity of 50%.
- Introduce standard height impermeable perimeter balustrades.
- Introduce additional planter box at the south-western corner of the terrace, ensuring a total height of 1.5m above FFL.

Northern Building, Level 2 Communal Open Space

- Retain all proposed planter boxes and tree planting per drawings received April 23, 2026. The planter boxes should have a total height of 1.5m above FFL, and trees should have a height and width of 3-5m.
- Introduce a 2.5m wide impermeable awning along the western and southern aspects of the communal open space.

Northern and Southern Buildings, Level 4 Communal Open Spaces

- Retain standard height impermeable perimeter balustrades around the terraces.
- Retain all proposed planter boxes and tree planting per drawings received April 23, 2026. The planter boxes should have a total height of 1.5m above FFL, and trees should have a height and width of 3-5m.
- Retain standard height impermeable balustrades around the raised deck and pool area on the Southern Building.
- Retain proposed umbrellas for seating within the pool area on the Southern Building.

Northern and Southern Buildings, Level 12 Communal Open Spaces

- Retain all proposed planter boxes and tree planting per drawings received April 23, 2026. The planter boxes should have a total height of 1.5m above FFL, and trees should have a height and width of 3-5m.
- Retain the porous trellis.
- Introduce 1.5m high impermeable perimeter balustrades.

Private Balconies and Terraces

- Introduce 1.2m high impermeable balustrades on both aspects of podium corner balconies.
- Introduce full height impermeable end screens, which span 1.2m across one aspect of tower corner balconies.

The recommendations of the wind assessment have been incorporated in the proposed design. Therefore, it is expected that wind conditions for the various trafficable outdoor areas within and around the development will be suitable for their intended uses, and that the wind speeds will satisfy the applicable criteria for pedestrian comfort and safety.

8.19 Building Code and Accessibility

A Regulatory Compliance Report has been prepared by Certitude and is provided in **Appendix CC**. The Report confirms that the development can achieve the requirements of the Building Code of Australia (BCA) either through the deemed-to-satisfy provisions or through a performance solution, or through a combination of both. Furthermore, a Fire Engineering Statement has been prepared by Innova Services and is provided in **Appendix EE**. It addresses how the performance solutions have been designed to achieve the BCA and National Construction Code (NCC) requirements. Innova Services has confirmed that the development is capable of demonstrating compliance with the relevant Performance Requirements of the NCC. This will occur through further design development post approval and prior to the issue of a Construction Certificate.

An Accessibility Compliance Report has been prepared by Access Link Consulting and is provided in **Appendix DD**. The Report confirms that the development achieves the spatial requirements to provide access for people with disability under the relevant standards and codes, and further detailed assessment will occur prior to the Construction Certificate stage to address details of the internal fitout, stairs, ramps, finishes, amenities and other features.

8.20 Contributions and Public Benefit

The following contribution plans apply by virtue of the location of the development and type of development:

- Liverpool Local Contributions Plan 2021 – Austral and Leppington North; and

- NSW Government Housing and Productivity Contribution.

In addition to the contributions payable, the proposal provides significant public benefits including:

- The provision of a new public park and public domain including new pedestrian priority streets with a focus on encouraging more active transport along the riparian corridor;
- The provision of services and amenity close to where people will live, including provision of a 120-place childcare facility, gym and retail offerings;
- The creation of local employment opportunities including approximately 142 additional construction jobs and 61 operational jobs;
- The provision of 445 new dwellings, including 88 affordable apartments in an area well placed for more housing and in need for more affordable housing options; and
- The delivery of retail, commercial and hotel floor space will promote the economic welfare of the community, as it will provide opportunities for employment while delivering key services to the broader precinct.

9.0 Project Justification

In general, investment in major projects can only be justified if the benefits of doing so exceed the costs. Such an assessment must consider all costs and benefits, and not simply those that can be easily quantified. As a result, the EP&A Act specifies that such a justification must be made having regard to biophysical, economic and social considerations and the principles of ecologically sustainable development. This means that the decision on whether a project can proceed or not needs to be made in the full knowledge of its effects, both positive and negative, whether those impacts can be quantified or not.

This section provides a comprehensive evaluation of the proposal's biophysical, social, and economic impacts and alignment with the objects of the EP&A Act and other applicable statutory instruments. The Section concludes that the proposal is justified by considering the justification of the proposed development and in reference to Section 4.15 of the EP&A Act, which specifies matters for consideration a consent authority must consider in determining a development application. As such, the following matters have been considered:

- Design of the proposed development, including actions taken to avoid or minimise the impact of the proposed development while still achieving the objectives of the project;
- Consistency with the strategic context;
- Consistency with the statutory requirements;
- The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality;
- The suitability of the site for the development; and
- The public interest.

9.1 Design of the Proposed Development

The design of the proposed development has carefully considered both the existing environmental characteristics of the site (including the prominence of native vegetation and proximity to Scalabrini Creek) and the future built environment characteristics of the broader locality (including indicative land uses of neighbouring sites and surrounding future densities). The design of the proposal represents an expression of the Connecting with Country framework which was informed by consultation with Aboriginal stakeholders and has fundamentally informed key aspects of the proposal including built form, materiality, and landscape embellishment.

In response to the existing environmental attributes of the site and the future built attributes of the Leppington Town Centre, the urban design of the proposal is characterised by a dichotomy of nature and urban, as described in **Section 8.1.2**. Additionally, the proposed composition of land uses within the proposed development, including active retail components on the Ground Floor, the childcare centre and gym on Level 1 of the northern building, and the residential dwellings located above ensures that the building meets the daily needs of future residents. The bulk and scale of the proposal has been designed to ensure that environmental impacts are minimised, including overshadowing to key areas of open space, while creating opportunity for a high standard of residential amenity, including solar access and cross ventilation.

9.2 Consistency with the Strategic Context

Section 2.4 and **Section 5.1** of this Report highlights that the proposal demonstrates a strong consistency with the relevant strategic planning policies, including:

- Sydney Plan (Draft),
- Greater Sydney Region Plan,
- Western District Plan,
- Liverpool LSPS,
- Liverpool Local Housing Strategy,
- Liverpool Economic Development Strategy
- NSW Housing Strategy: Housing 2041
- NSW Housing Targets
- Future Transport Strategy 2056
- Active Transport Strategy 2056
- State Infrastructure Strategy
- Better Placed
- Greener Places
- Connecting with Country

In summary, the proposed development is consistent with the strategic context for the following reasons:

- The site is ideally located to accommodate approximately 445 new dwellings within an area identified for urban renewal and uplift, therefore increasing supply within a short walk to the Leppington Train Station. Specifically, the proposal will enable the delivery of 445 units, inclusive of 88 affordable housing units that will contribute to achieving the Sydney Housing target of 16,700 for Liverpool LGA;
- The proposed non-residential land uses will activate the streets and public domain to create a successful Leppington Town Centre;
- The proposal will increase housing diversity by facilitating the future provision of apartments in a range of sizes and typologies;
- The proposal introduces significant open space and new landscaped areas;
- Materials and forms are inspired by local topography and character, enhancing the connection to place and Connecting with Country; and
- The proposal will provide for increased pedestrian and active transport connectivity by providing internal pedestrian pathways and a new road.

9.3 Consistency with the Statutory Requirements

The relevant statutory requirements have been discussed in **Section 6.0** and assessed in **Appendix C**. Specifically, this Report has addressed all of the matters specified in the issued SEARs dated 7 May 2025 and subsequently amended on 4 July 2025 (refer to **Appendix A**) and Section 190 and 192 of the EP&A Regulation (refer to **Appendix C**). The proposed development is largely consistent with the requirements set out in the following statutory instruments:

- EP&A Act;
- EP&A Regulations;
- Western Parkland City SEPP;
- Housing SEPP;
- Biodiversity and Conservation SEPP;
- Resilience and Hazards SEPP;
- Sustainable Buildings SEPP; and
- Transport and Infrastructure SEPP.

9.3.1 Consistency with the Objects of the Act

The Proposal is consistent with the relevant Objects of the Act as listed under Section 1.3 of the EP&A Act and will not result in any unjust or significant environmental impact. Specifically, the Proposal is consistent with the Objects of the Act as:

- It will promote social and economic welfare for a broad demographic of people through the provision of 88 affordable dwellings, contributing to the supply, delivery and maintenance of affordable housing stock which is to be managed by a registered community housing provider.
- It will promote the orderly and economic use of the land through providing employment opportunities arising from the retail premises, the gym and the child-care centre, strengthening the economic productivity of the Leppington Town Centre while achieving an appropriate balance of commercial and residential floor space.
- It will promote the sustainable management of cultural heritage, as it incorporates meaningful elements of Connecting with Country through design.
- It will promote resilience to climate change and facilitates ecologically sustainable development through incorporating a variety of design and operation measures to reduce emissions, energy consumption and protect the environment into the future.
- It will promote good design and amenity for future residents of the development as well as neighbouring residents and other land uses through achieving compliance with the ADG and demonstrating a high standard of architectural and urban design.

9.3.2 Principles of Ecologically Sustainable Development

Section 193 of the EP&A Regulation outlines four (4) principles of ecologically sustainable development to be considered in assessing a project. They are:

- The precautionary principle;
- Intergenerational equity;
- Conservation of biological diversity and ecological integrity; and
- Improved valuation, pricing and incentive mechanisms.

An analysis of these principles is provided in the following sections.

9.3.2.1 Precautionary Principle

The precautionary principle is utilised when uncertainty exists about potential environmental impacts. It provides that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. The precautionary principle requires careful evaluation of potential impacts in order to avoid, wherever practicable, serious or irreversible damage to the environment.

This EIS and its supporting reports and studies has not identified any serious threat of irreversible damage to the environment and therefore, the precautionary principle is not relevant to the proposal. There will be no serious threat to the environment as the works will occur on land certified under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006. Stormwater runoff will be treated to achieve the relevant quality and quantity targets before discharge to Scalabrini Creek and the wider stormwater system.

9.3.2.2 Intergenerational Equity

Intergenerational equity is concerned with ensuring that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations. The proposal has been designed to benefit both the existing and future generations by:

- Investing in efficient water systems to reduce potable water use and associated costs;
- Incorporating energy-efficient design features that lower long-term carbon emissions and operational cost;
- Waste segregation for general waste, recycling and food and organic waste in accordance with the Operational Waste Management Plan (provided at **Appendix V**);
- The procurement of sustainable materials during the detailed design stage; and
- The provision of a central water tank to service landscape irrigation.

The proposal has integrated short and long-term social, financial and environmental considerations so that any foreseeable impacts are not left to be addressed by future generations. Issues with potential long-term implications such as waste disposal would be avoided and/or minimised through construction planning and the application of safeguards and management measures described in this EIS and the appended technical reports.

9.3.2.3 Conservation of biological diversity and ecological integrity

The principle of biological diversity upholds that the conservation of biological diversity and ecological integrity should be a fundamental consideration. The proposal would not have any significant effect on the biological diversity and ecological integrity of the study area.

9.3.2.4 Improved valuation, pricing and incentive mechanisms

The principles of improved valuation and pricing of environmental resources requires consideration of all environmental resources which may be affected by a proposal, including air, water, land and living things. Mitigation measures for avoiding, reusing, recycling and managing waste during construction and operation would be implemented to ensure resources are used responsibly in the first instance.

9.4 Community Views

As outlined in **Section 7.0**, the Applicant has consulted with the relevant stakeholders including the surrounding community prior to Public Exhibition. The Applicant is committed to ongoing community consultation following the submission of this SSDA. This includes during the exhibition and assessment of the proposed development and following the determination.

9.5 Likely Impacts of Development

Having regard to the natural environment, built environment and economic and social impacts of the proposed development, the likely impacts of development are considered acceptable as outlined in the following sections.

Additionally, the proposed mitigation measures detailed within **Section 8.0** and **Appendix D** outlined mitigation and management measures that will minimise the impact of the proposed development.

9.5.1.1 Natural Environment

The development of the site is limited to the portion of land that has received Biodiversity Certification and avoids the native vegetation protection area as documented in the Western Parkland City SEPP. The proposal has been designed to sensitively respond to the site's proximity to Scalabrini Creek, including the provision of public open space and native landscaping embellishment. Additionally, the proposed development will not have an adverse impact on the biodiversity of the locality as confirmed by the Biodiversity Certification Letter at **Appendix NN** and **UU**.

9.5.1.2 Built Environment

The proposed layout of the development, the built form and the overall design ensures that it will be commensurate with the future surrounding built environment, including land uses as envisioned in the Leppington Town Centre Planning Proposal. Furthermore, the building envelopes have been designed to enable a high standard of residential amenity, including adequate areas of communal open space, public open space, adequate solar access and cross ventilation while limiting adverse impacts such as overshadowing.

9.5.1.3 Social and Economic

The social and economic impacts of the proposed development include:

- The provision of a new public park and public domain including new pedestrian priority streets with a focus on encouraging more active transport along the riparian corridor;
- The provision of services and amenity close to where people will live, including provision of a 120-place childcare facility, gym and retail offerings;
- Local employment opportunities including approximately 142 additional construction jobs and 61 operational jobs;
- The provision of 445 new dwellings, including 88 affordable apartments in an area well placed for more housing and in need for more affordable housing options;
- The delivery of retail, commercial and hotel floor space will promote the economic welfare of the community, as it will provide opportunities for employment while delivering key services to the broader precinct; and
- The design and planning of the proposed development have deeply considered the Aboriginal cultural heritage of the site and the surrounding area, therefore incorporating a deep connection with Country.

9.6 Suitability of the Site

Having regard to the characteristics of the site and its immediate surrounding context, the proposed development is suitable for the site for the following reasons:

- The site is located within the Leppington Town Centre which is envisioned as an area to undergo significant urban renewal, attracting new development to accommodate the forecasted population increase within the South West Growth Area;
- The site is located within a reasonable walking distance to the Leppington Train Station and is located within 400m of a regularly service bus stop, therefore enabling future residents to access public transport infrastructure;
- In accordance with the Leppington Town Centre Planning Proposal, the site will benefit from an integrated network of road and pedestrian infrastructure;
- The public open space located to the west of the site provides amenity and opportunities for passive and active recreation for the future residents of the site;
- The site is of sufficient size to accommodate the proposed built form while maintaining development feasibility;
- The site is not significantly constrained by biodiversity, bushfire risk, flooding or other environmental risks that cannot be appropriately mitigated;
- The proposal will appropriately respond to the Aboriginal cultural heritage of the site by acknowledging and incorporating Dharug identity and beliefs;
- The proximity of the site to Bringelly Road provides direct connection to other key employment areas such as the Bradfield City Centre and Liverpool City Centre.

9.7 Public Interest

Having regard to the public interest, the proposed development is in the public interest for the following reasons:

- The proposed development will deliver:
 - A diverse range of residential apartments, offering varying sizes and configurations to meet different housing needs;
 - Active ground-floor uses that will engage positively with the proposed public open space to the west and the pedestrian priority streets across the site;
 - A childcare centre to support the future needs of diverse family households;
- The proposed development will integrate the built form with the surrounding built environment, including important road infrastructure such as upgrades to Fifth Avenue, part of a new local road, and pedestrian-priority streets which will enhance the permeability and accessibility of the site;
- The provision and embellishment of public open space provides an opportunity for the public to actively engage with Scalabrini Creek and the vegetation on the site, including landscaping embellishment works such as a boardwalk and loop path around the bioretention basin and the open lawn;
- The proposal aligns with the desired future character of the Leppington Town Centre which prioritises amenity, high-quality public domain initiatives, and community; and
- The proposal will not result in any significant environmental impacts that cannot be appropriately mitigated.

10.0 Conclusion

This Report has been prepared to consider the natural environment, built environment and social and economic impacts of the proposed development (SSD-82160220) and concurrent rezoning to the Western Parkland City SEPP in relation to the proposed mixed-use development on land at 184-186 Fifth Avenue, Austral.

This Report has addressed the issues outlined in the SEARs (**Appendix A**) and has been prepared in accordance with Section 190 and Section 192 of the EP&A Regulations. Additionally, this Report has justified the proposed development based on the consideration of biophysical, economic, and social factors, including the principles of ecologically sustainable development set out Section 193 of the EP&A Regulations. In doing so this Report confirms that the proposed development will not give rise to unacceptable environmental impacts and is supportable from a planning perspective. The proposal is expected to have a positive impact on the surrounding locality. It will:

- Not result in any unacceptable adverse environmental impacts, with appropriate mitigation measures that will minimise any potential impact.
- Demonstrate compliance with the requirements set out in the Western Parkland City SEPP, and where the Western Parkland City SEPP is proposed to be amended, demonstrate an appropriate outcome that facilitates the development of the site.
- Implement the aims, objectives, principles and directions of the strategic planning framework that applies to the site, including the Sydney Plan (Draft), the Region Plan, the Western District Plan, the Liverpool LSPS and other instruments.
- Contribute to achieving the housing target for the Liverpool LGA under the National Housing Accord and the NSW State Housing Targets by providing 445 residential dwellings.
- Provide a residential development consisting of 445 units (including 88 affordable dwellings) that achieves a high standard of residential amenity in line with the requirements within the ADG and the Housing SEPP.
- Enhance the public domain within and surrounding the site by providing a high-quality area of public open space, pedestrian priority streets and landscape embellishments which enhance the permeability, attractiveness and vibrancy of the site.
- Protect the existing natural environment by ensuring that the native vegetation area remains largely protected, and that the development sensitively responds to the biodiversity value of Scalabrini Creek.
- Support the provision of direct and indirect jobs on site during the construction stage.
- Support jobs once fully occupied and operational, with the inclusion of a, ground level speciality retail uses.

It is therefore recommended that this SSDA be approved given that the proposal:

- Is consistent with the relevant strategic planning framework and guidelines.
- Is consistent with the relevant statutory legislation and requirements.
- Will not generate unreasonable environmental impacts.
- Is suitable for the site, and in the public interest.



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