



16 June 2025

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**RE: Major Projects – SEARs Request – High Density Mixed Use Development at 156-166 Rickard Road, Leppington (SSD-84430209)**

Reference is made to the above-described Request for SEARs that is currently being considered by the Department of Planning, Housing and Infrastructure (Department) and the Planning Focus Meeting (PFM) that occurred on Wednesday 11 June 2025.

Below is a summary of the points discussed at the meeting and additional comments that form Camden Council's response to the request for SEARs:

### The Proposal

- The subject site is currently zoned B7 Business Park and under the draft Leppington Town Centre Planning Proposal (LTCPP) the site is proposed to be rezoned to part SP2 Infrastructure, part RE1 Public Recreation, part B4 Mixed Use and part R4 High Density Residential.
- Under the draft LTCPP, a maximum building height development standard of 45m applies to the land proposed to be zoned B4 Mixed Use, while a maximum building height of 36m applies to the land proposed to be zoned R4 High Density Residential.
- Further, under the draft LTCPP, a maximum FSR development standard of 3.5:1 applies to the land proposed to be zoned B4 Mixed Use, while a maximum FSR of 2.8:1 applies to the land proposed to be zoned R4 High Density Residential.
- Based on the scoping report submitted with the Request for SEARs, the proposal seeks to rezone the entire site R4 High Density Residential and to amend the building height "to a range of 100m to 124.9m in the northern portion and 25m to 29m in the southern portion". The proposal also seeks to introduce a maximum FSR across the entire site of 3.8:1.
- The draft LTCPP is being assessed by the Department as a State-Assessed Rezoning Proposal (SARP).

### Concurrent rezoning

- It is submitted that the proposed rezoning (as described above) cannot be considered in isolation and must be considered as part of the finalisation of the draft LTCPP.
- It is noted that when the Housing Delivery Authority considered the SSD EOI request for this site, the members noted that "the proposal should align or respond to the Leppington Town



Centre Review Planning Proposal (PP-2023-284) and that a merit assessment may result in development standards lower than proposed in the EOI application”.

## Public Open Space

- The proposed development seeks to increase heights/densities on the subject land while also removing land that is currently proposed to form public open space under the draft LT CPP (i.e. zoned RE1 Public Recreation).
- While the scoping report outlines that the development will “provide approximately 7,000sqm of public open space”, as discussed at the PFM, the open space offering is in fact communal open space that will support the proposed development and will not replace or replicate the public open space that is otherwise planned under the draft LT CPP.
- This loss of public open space is further compounded by the development currently proposed on the other ALAND site (i.e. 173-183 Rickard Road, Leppington). Under the draft LT CPP, a large civic plaza is identified on that property, however ALAND are seeking to establish a shopping centre the removes this planned public open space (currently the subject of a Land & Environment Court Appeal).
- The illustrative masterplan submitted with the SEARs request incorrectly depicts the development currently proposed on the site known as 173-183 Rickard Road, Leppington.
- The development must maintain the integrity of the open space network, facilitating safe passage for pedestrians and cyclists. This network should effectively link schools, playing fields, the train station, creek corridors, and the town centre, whilst taking into account topography, land use, views, biodiversity, and heritage considerations.

## Cumulative impact

- To date the Department has declared five projects in the Leppington Town Centre as being State Significant Development. Based on the scoping reports, these developments seek to create a combined 4,798 dwellings. The draft LT CPP seeks to support the creation of 10,500-11,000 dwellings throughout the wider town centre by 2041.
- The cumulative impact that the SSD declared projects may have on the development of the wider town centre must be considered as part of any future application(s) (i.e. provision of sufficient public open space, traffic modelling and operation of intersections, provision of social infrastructure, maintaining sufficient employment opportunities etc.).

## Traffic and access

- Any development must be clear of the land proposed to be zoned SP2 Infrastructure under the draft LT CPP (required for the widening of Rickard Road).
- Rickard Road is designated as a future rapid bus corridor and tier 1 cycle route, intended to support efficient transport to the train station and town centre. Additional intersections may influence this function. The proposed development includes new, unplanned connections to Rickard Road.
- It is recommended that a microsimulation model be developed to assess the performance of key intersections and the surrounding road network.
- In the illustrative masterplan, the proposed new road connection adjacent to the southern boundary is identified as a half road shared with the development of the adjoining Leppington Primary School. Any new road connection (if supported) should be contained wholly on the subject site. It is noted that the NSW Department of Education has recently exhibited a Review of Environmental Factors for upgrades to the Leppington Primary School. These upgrades include the construction of a three storey classroom building adjacent to this shared



property boundary that would inhibit the ability to build a half road as depicted in the illustrative masterplan.

For your consideration and please give me a call (02) 4645 5631 should you require clarification on any of the above-raised points.

Yours sincerely,

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**MANAGER STATUTORY PLANNING**

