

Mr Chris Eldred
Senior Planning Officer
NSW Department of Planning, Housing and Infrastructure
Christopher.eldred@planning.nsw.edu.gov.au

Re: SEARs request for Leppington Residential Precinct (SSD-84430209)

Dear Mr Eldred,

The Department of Education (the department) welcomes the opportunity to provide input into the Secretary's Environmental Assessment Requirements (SEARs) for the Leppington Residential Precinct.

The department understands that the application seeks development consent for a high-density mixed-use residential precinct comprising:

- Demolition of existing structures and associated site preparation works
- The construction of 10 residential buildings
- 1500 apartments across 10 buildings (including 15% affordable housing)
- 3,000 sqm of retail and commercial GFA
- Approximately 7,000 sqm of public open space
- Associated loading and car parking facilities
- Other ancillary works.

The department acknowledges that the concurrent rezoning application seeks to amend the height of buildings control from 24m-100m to 124.9m in the northern portion and 25m to 29m in the southern portion.

The department notes that the proposed development is located immediately north of the existing Leppington Public School (and proposed public preschool) and the proposed New High School for Leppington and Denham Court. Planning approval was recently granted for upgrades to the public school and for the development of the high school. Further details are available on the [Part 5 Planning Portal](#):

- P5-2025-41: Leppington Public School Upgrade
- P5-2025-34: New High School for Leppington and Denham Court.

Accordingly, the department has reviewed the scoping report and requests that the matters listed in **Attachment A** be considered for inclusion in the SEARs.

The department welcomes the opportunity to engage further about all aspects of this submission. Should you require further information, please contact the department's Statutory Planning team at StatutoryPlanning@det.nsw.edu.au.

Sincerely,



Jason Maslen
Acting Director, Statutory Planning

Attachment A

Desired Performance Outcome	Requirement	Relevant Guidelines
Consultation	The project must be informed by consultation with relevant public authorities including with the Department of Education.	Clause 5.5, 5.6, 5.16(3), 5.17(5) of <i>Environmental Planning and Assessment Act 1979</i> .
Key Issues		
Appropriate Outcomes for Leppington Public School	The Environmental Impact Statement (EIS) must document and demonstrate how the project has achieved appropriate outcomes for the adjacent Leppington Public School, proposed preschool and the adjoining New High School for Leppington and Denham Court, including but not limited to (during both the construction and operation phases of development): • Overshadowing • Privacy • Transport and traffic, including alterations to the surrounding road network and consideration of existing/improved kiss and drop operations and bus operations. • Promoting and maintaining active transport links • Noise and vibration • Air quality • Additional hazard and risk impacts (particularly in relation to sensitive land uses).	• <i>Education Facilities and Standards Guidelines</i> • <i>Guide to Transport Impact Assessment Version 1.1 (TfNSW, 2024)</i> • <i>Interim Construction Noise Guideline (DECC, 2009)</i> • <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (NSW EPA, 2022)</i> • <i>Protection of the Environment Operations Act 1997</i>