SL3 CONSULTING

173-183 RICKARD ROAD LEPPINGTON (LEPPINGTON CIVIC CENTRE)

SSD-99319962

Infrastructure Assessment

QUALITY INFORMATION

Revision No.	Issue	Date of Issue	Reviewer	Approver
01	Preliminary Issue	14/05/2026	FH / JS	GN
02	Final Issue	01/06/2026	FH / JS	GN
03	Final Issue	05/06/2026	FH / JS	GN

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1 EXECUTIVE SUMMARY

This Infrastructure Assessment Report has been prepared by SL[3] Consulting on behalf of Leppington (1) 88 Development Pty Ltd (**the Applicant**) to address the project-specific Secretary's Environmental Assessment Requirements (SEARs) issued the proposed State Significant Development Application (SSDA) SSD-99319962. The development is located at 173-183 Rickard Road, Leppington (the Site) and is located within the South West Growth Area (SWGA) within the Camden Local Government Area (LGA)

The project seeks detailed development consent for the construction of a mixed-use development to deliver Leppington Civic Centre, comprising shop top housing to support residential development and commercial land uses at 173-183 Rickard Road, Leppington.

Specifically, the SSDA seeks consent for:

- Demolition and earthworks to prepare the site for future development.
- Delivery of new roads and approximately 6,500 sqm of open space.
- Delivery of 8 residential buildings to accommodate a total of 1493 units, comprising of:
  - Build to Sell (BTS) Apartments: 864
  - Build to Rent (BTR) Apartments: 412
  - Affordable Apartments 217 (representing circa 15% of total residential yield)
- Delivery of a 156-key hotel (non-residential).
- Approximately 40,500 sqm of non-residential Gross Floor Area (GFA).
- Loading and car parking facilities on the lower ground and basement levels.

The proposed development is supported by concurrent rezoning application to seek amendments to Appendix 5 Camden Growth Centres Precinct Plan within the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* pursuant to the concurrent rezoning will provide the rezoning and variations to development standards required to facilitate the delivery of the Leppington Civic Centre and Leppington Town Centre, generally in accordance with the Leppington Town Centre State – Assessed Rezoning Proposal (**SARP**).

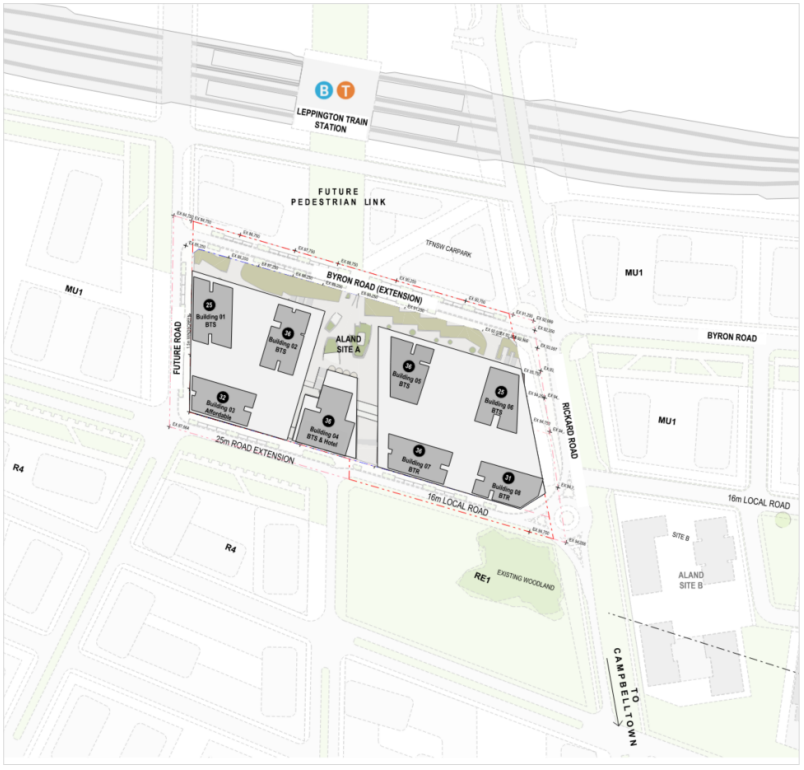

Figure 1: SSDA – Proposed Works

2 INTRODUCTION

2.1 PURPOSE

The purpose of this Infrastructure Assessment Report is to support the State Significant Development Application. The Infrastructure Assessment has also been prepared having regard to the Secretary's Environmental Assessment Requirements (SEARs) issued for the State Significant Development Application. It is an assessment of the availability and capacity of existing infrastructure services, consultation with relevant utility authorities, and consideration of infrastructure delivery and staging to support the proposed development.

2.2 SITE DESCRIPTION

The site is located at 173–183 Rickard Road, Leppington NSW, within the City of Camden Local Government Area (LGA). The site comprises multiple contiguous land parcels with frontage to Rickard Road and is identified within an established and developing residential precinct.

The site has an approximate area of 3.2 hectares and is generally irregular in shape. It is bounded by:

- Rickard Road to the primary frontage;
- Public open space and parkland to portions of the site boundary; and,
- Surrounding low to medium density residential development.

Rickard Road functions as a local collector road providing access to surrounding residential areas and connectivity to the broader Leppington precinct.

The site is currently occupied by low intensity uses and is largely underdeveloped relative to its strategic planning context. The proposed redevelopment represents a comprehensive renewal of the site, transitioning it to a higher-density residential and mixed-use outcome supported by new internal infrastructure and utility servicing.

2.3 PROJECT DESCRIPTION

The proposal seeks consent for:

Approval of a Concurrent Rezoning Amendment:

To facilitate the built from proposed under SSD-99319962 concurrent amendments are sought to the WPC SEPP pursuant to the concurrent rezoning process facilitated by the HAD planning pathway. The concurrent rezoning seeks to vary existing controls under the WPC, whilst also seeking alignment with the LTC SARP which is expected to be finalised by DPHI mid-2026. Specifically, the project seeks to amend the WPC SEPP as follows:

- Amend the Land Zoning Map to rezone the site from B3 Commercial Centre to MU1 Mixed Use.
- Amend Clause 4.3 to increase the height of buildings control from 24m to 138.5m.
- Introduce a floor space ratio control of 5.8:1 for the entire site, equates to approximately 188,000 sqm of GFA.
- Incorporating a site-specific provision, requiring the provision of a minimum 6,500sqm of public open space.

Stage Significant Development consent for the proposed development:

The SSDA seeks detailed consent for the following works:

- Demolition of existing structures, clearing of vegetation and site preparation works across the site.
- Subdivision of the site to create separate lots and road reserves.
- Bulk earthworks and civil infrastructure work across the site.
- Construction of an internal street (road) network.
- Construction of eight (8) residential buildings to accommodate a total of 1493 units, comprising of:
    - Build to Sell (BTS) Apartments: 864

  - Build to Rent (BTR) Apartments: 412
  - Affordable Apartments 217 (representing circa 15% of total residential yield)
- Delivery of approximately 40,500m2 of non-residential floor space, including:
  - Hotel (with ancillary function spaces)
  - Centre-based child care facility, accommodating approx. 70 children.
  - Pub (licensed)
  - Shop – neighbourhood supermarket, discount department store (DDS), other retail.
  - Retail liquor store
  - Food and beverage premises
  - Vehicle repair station – Tyre and auto, carwash
  - Recreation facility (indoor) – Indoor swim school, Gym
- Delivery of retail and residential parking spaces across seven (7) basement levels
- Delivery of an active and connected public domain, including:
  - Approximately 6,500sqm of public open space in the form of north-south and east-west linear parks that connect with the broader town centre.
  - Communal open space for residents and visitors.
- Street landscaping, tree planting and public domain works throughout the site.
- Installation of building signage to support wayfinding and building identification across the precinct.

2.4 SUMMARY OF INFRASTRUCTURE FINDINGS

Preliminary investigations indicate that existing water, wastewater, electrical and telecommunications infrastructure can generally support the proposed development, subject to detailed design and formal authority approvals. Electrical infrastructure is expected to be adequate for initial stages, with potential augmentation required for full development. While Jemena has not formally confirmed gas servicing for the site, advice for the adjoining Leppington Town Centre indicates that gas supply may be extended to the precinct, subject to commercial viability and a separate commercial agreement with the developer.

2.5 UTILITY AUTHORITY CONSULTATION

Utility providers have been consulted during preparation of this Infrastructure Assessment to obtain preliminary advice regarding infrastructure availability and servicing requirements for the proposed development.

The table below summarises consultation undertaken with the relevant service authorities to date.

Authority	Infrastructure Type	Consultation Undertaken	Outcome
Sydney Water	Water Supply & Wastewater	Preliminary servicing investigations undertaken based on BYDA data and Notice of Requirements (NOR) from Sydney Water Case No. 225559	Existing trunk infrastructure is available within Rickard Road and Bringelly Creek. Final servicing arrangements, including water & sewer main extensions connections, will be confirmed through the Section 73 application process.
Jemena	Natural Gas	Preliminary review of network availability undertaken based on BYDA data and review of Jemena network mapping.	No existing gas mains are currently available for connection to the site. However, gas supply may potentially be extended from the broader regional network subject to commercial feasibility and agreement with Jemena.
Endeavour Energy	Electricity	Preliminary network investigation undertaken based on BYDA data and review of Endeavour Energy network mapping.	Existing electrical infrastructure is available within the surrounding street network. Preliminary demand assessment indicates approximately 7.5 MVA load. Further investigation and detailed connection design will be undertaken by an accredited Level 3 ASP engineer following planning approval.
NBN Co	Telecommunications	NBN rollout mapping reviewed.	NBN fibre infrastructure is available within the surrounding area and can be extended to service the proposed development.

2.6 INFRASTRUCTURE DELIVERY AND STAGING

The construction will be undertaken across six (6) indicative stages, which include:

- Stage 1 – Civil, landscaping and public domain works within the civic square, east-west linear park and the Rickard Road and town centre street frontages.
- Stage 2 – Building 5 (BTS) and Building 7 (BTR) and associated works.
- Stage 3 – Building 6 (BTS) and Building 8 (BTR) and associated works.
- Stage 4 – Building 2 (BTS) and Building 4 (Hotel and BTS).
- Stage 5 – Building 01 (BTS) and Building 3 (Affordable Housing).
- Stage 6 – Civil and landscaping works along the southern boundary road and interface with Rickard Road

A preliminary visual representation of the indicative staging plan is proposed below.

Figure 2: Reference Construction Staging Plan

It should be noted that each indicative stage is proposed to be self-contained and self-sufficient, supported with associated civil, public domain and amenity works. It is proposed each indicative stage can be delivered in isolation and can operate as standalone developments once delivered. The proposed development can be delivered through progressive construction certificates for each stage.

At the current SSDA stage, the purpose of this Infrastructure Assessment is to confirm the availability and general capacity of existing utility networks and identify potential augmentation requirements.

In support of this assessment, a preliminary Notice of Requirement (NOR) was issued with the advice that there is an available water and sewer infrastructure that can service the development.

Having regard to the requirements of Clause 6.1 of the WPC-SEPP – Appendix 5 Camden Growth Centres Precinct Plan 2013, the assessment confirms that adequate arrangements have been made to ensure that essential public infrastructure required to service the proposed development will be available when required. Sydney Water servicing investigations have been undertaken through the formal Section 73 process, including lodgement of a Section 73 application (CASE225559) and the subsequent issue of a Notice of Requirements (NOR). The NOR confirms that the development can be serviced by the existing wastewater network through extension of the existing DN225 wastewater main, which ultimately connects to the Bringelly Creek Carrier. Sydney Water has accepted the proposed servicing strategy in principle and identified the specific augmentation works required to facilitate servicing of the development.

Furthermore, an executed Developer Works Deed is in place committing the developer to the delivery of the identified water and wastewater infrastructure works in accordance with Sydney Water requirements. These arrangements provide a clear and deliverable pathway for the provision of sewerage and water services and demonstrate that the development is capable of being connected to the reticulated network when required. The proposed development will continue through the established Sydney Water approval process, including

satisfaction of the NORD and the subsequent issue of a Section 73 Compliance Certificate prior to occupation. Accordingly, the consent authority can be satisfied that adequate arrangements exist for the provision of water supply and the disposal and management of sewage, and that the intent of Clause 6.1 is achieved by ensuring the development will not proceed to the point where essential public utility infrastructure is required unless that infrastructure is available.

For electricity infrastructure, a Level 3 Accredited Service Provider has been engaged to undertake a feasibility assessment of the development's servicing requirements. This includes consultation with Endeavour Energy to assess network capacity, connection arrangements, substation requirements and infrastructure delivery timeframes. This work establishes a clear pathway for electrical servicing and confirms that suitable arrangements are in place to provide electricity to the development when required.

Detailed servicing design and infrastructure delivery planning will occur during the post-approval detailed design phase, and will include:

- Detailed water and wastewater servicing design prepared by the Water Servicing Coordinator (WSC) in accordance with Sydney Water requirements.
- Submission of a Section 73 Compliance Certificate application to Sydney Water to confirm final servicing infrastructure requirements by the WSC.
- Detailed electrical connection design prepared by an Endeavour Energy accredited Level 3 Accredited Service Provider (ASP).
- Confirmation of electrical network augmentation requirements, including any additional feeder works required to support the full development.
- Coordination of service infrastructure delivery with development staging.

Where infrastructure upgrades are required, these will typically be delivered by the developer as part of subdivision and infrastructure works, in accordance with the requirements of the relevant utility authority.

This approach ensures that infrastructure delivery is coordinated with development staging and that services are progressively delivered to support each stage of the project.

3 UTILITY SERVICES ASSESSMENT

This section outlines the existing utility infrastructure servicing the site and provides a preliminary assessment of each service, namely, water supply, wastewater, natural gas, electricity, and telecommunications.

It also identifies proposed service upgrades or augmentations, where required, to support the scale and nature of the proposed development. The adequacy of existing networks is considered based on the anticipated future demands generated by the proposed mixed-use development. Each utility is discussed in the following sections.

3.1 WATER SUPPLY

3.1.1 Existing Services

The following Sydney Water mains are available for connection:

- DN250 CICL water main within Rickard Road.

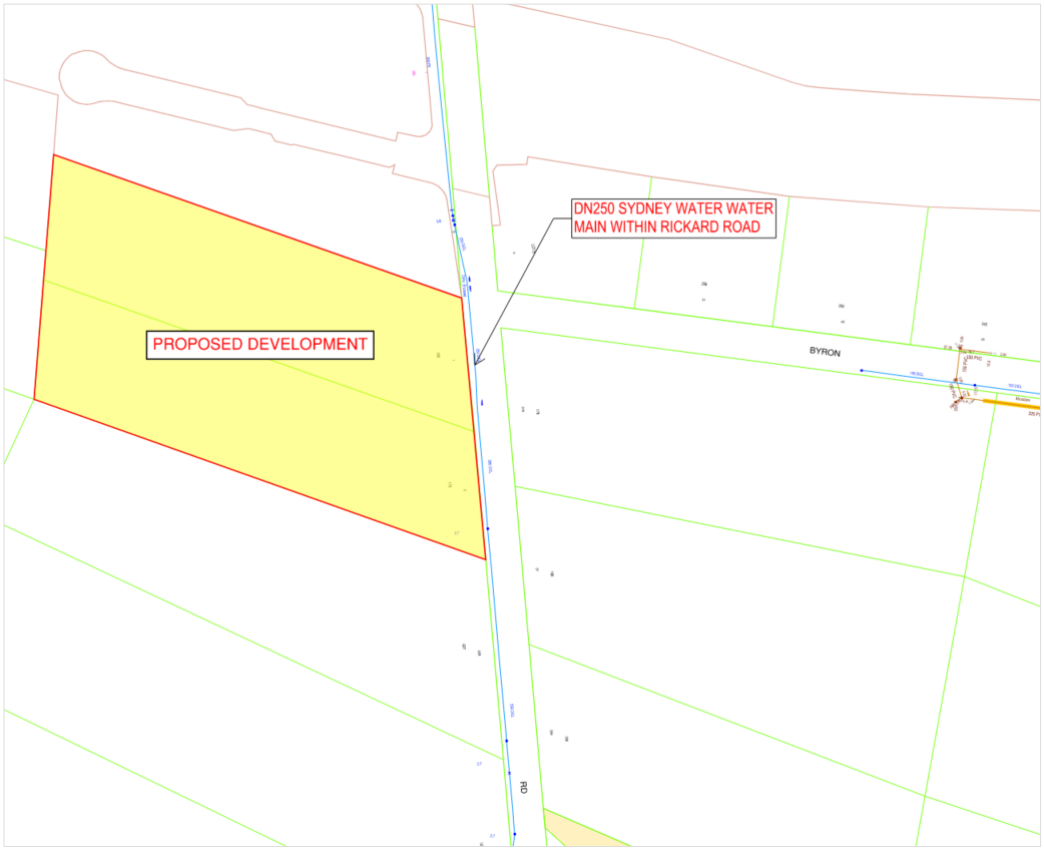

Figure 1: Existing Water Infrastructure

3.1.2 Proposed Services

The existing Sydney Water infrastructure appears to have adequate capacity to service the proposed development's potable water and firefighting requirements. In accordance with Sydney Water NOR, servicing the proposed development are dependent on:

- Delivery of a DN600 main to enable the rezoning of part of the existing Raby Water Supply Zone (WSZ) onto the Leppington WSZ.
- Delivery of a DN200 extension connected to the existing DN250 to service the development.

In accordance with the Water Supply Code of Australia, a DN150mm water supply is required for a building more than eight (8) storeys. A Water Servicing Coordinator will need to be engaged to design the Sydney Water water main within the development to ensure each Lot has frontage to a Sydney Water.

Due to the nature and height of the development, an on-site fire water storage tank will be required within each lot to support the fire hydrant and sprinkler systems. This fire tank is a design requirement and will also account for any potential shortfalls in pressure or flow from the Sydney Water main.

A Section 73 application shall be submitted to Sydney Water following determination of the State Significant Development Application (SSDA) to confirm whether any further augmentation of the Authority's infrastructure is required to service the proposed development.

3.2 WASTEWATER

3.2.1 Existing Services

The following Sydney Water sewer mains are available for connection:

- DN225 sewer main which connects to the DN525 main located along Bringelly Creek.

Figure 2: Proposed Development and Wastewater networks

3.2.2 Proposed Services

Wastewater servicing of the development is proposed via extension of the existing DN225 Sydney Water wastewater main located adjacent to the site. The existing main forms part of the local wastewater catchment and convey flows to the DN525 Bringelly Creek Carrier.

Sydney Water has undertaken a preliminary assessment of the proposed servicing strategy through Section 73 process and identified the wastewater infrastructure works required to facilitate connection of the development to the reticulated sewer network. The proposed servicing approach establishes a clear pathway for delivery of wastewater infrastructure and confirms that a feasible connection solution is available for the development.

The detailed design, approvals and construction of the required wastewater infrastructure will be undertaken in consultation with Sydney Water as the project progresses. Based on the servicing investigations completed to date, the necessary infrastructure requirements have been identified and no significant constraints have been identified that would prevent the development from being connected to the existing wastewater network when required.

3.3 NATURAL GAS

3.3.1 Existing Services

The are no Jemena natural gas mains available for connection to the site.

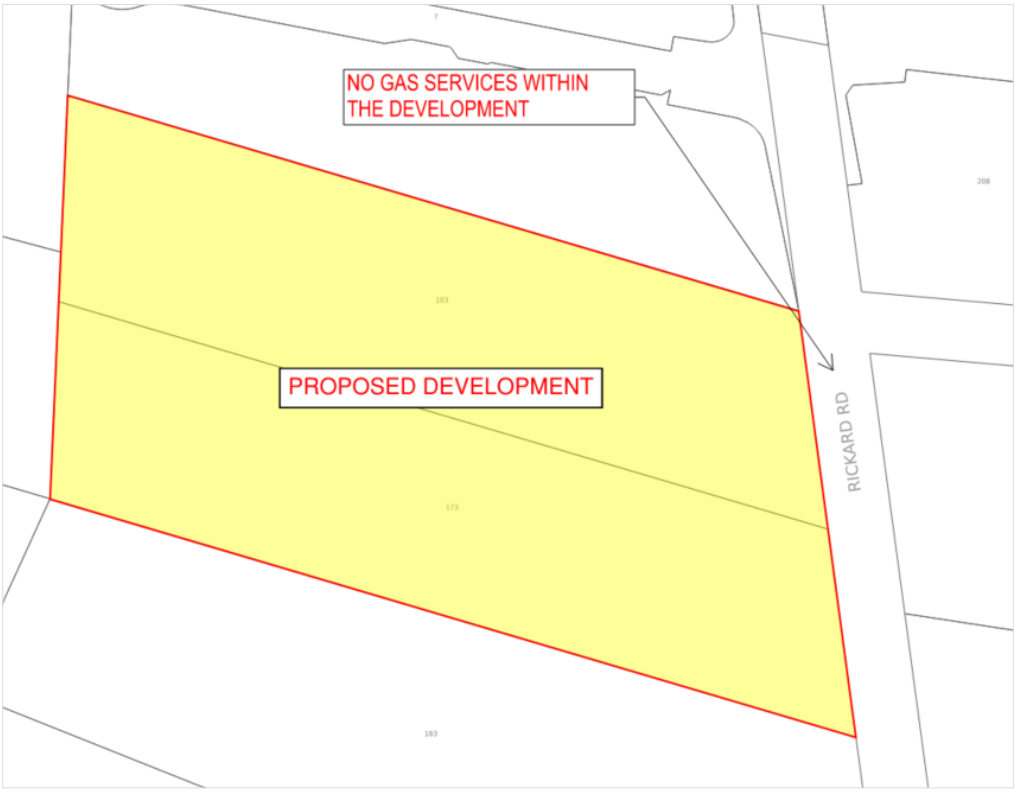

Figure 3: Jemena Network Map Data

3.3.2 Proposed Services

There are currently no existing Jemena natural gas mains available for direct connection to the site. Jemena has not formally confirmed gas servicing capacity for the subject site at this stage; however, based on Jemena's advice provided for the neighbouring Leppington Town Centre development, natural gas capacity exists within the broader regional network and gas supply may be extended to service future developments in the precinct, subject to commercial viability, staging, and network configuration. Any extension of the gas network would be subject to further discussions with Jemena and would require a separate commercial agreement, including developer contributions, confirmation of nominated gas loads and delivery of any required upstream network upgrades.

3.4 ELECTRICITY

3.4.1 Existing Services

The Lots are part of a planned mixed-use subdivision within an area already served by Endeavour Energy's street network. According to Before You Dig Australia data, existing infrastructure is both above and below ground. New developments will likely require underground installation. This is consistent with recent projects and Authority upgrades nearby.

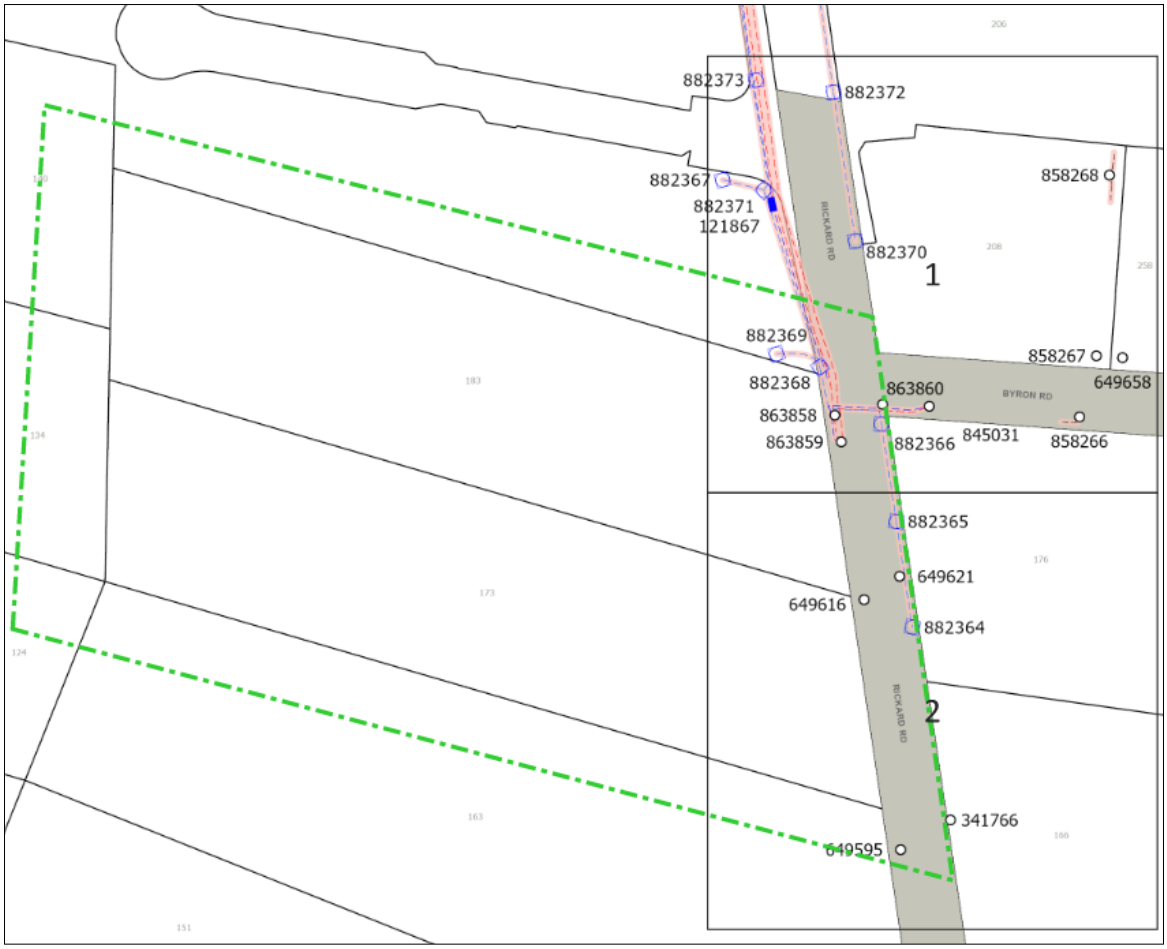

Figure 4: Existing Electrical Infrastructure

3.4.2 Proposed Services

A high-level electrical demand calculation was prepared for this site based on the proposed concept design. The anticipated electrical demand is anticipated to be around 11MVA. This translates to a minimum of seven (7) x 1500kVA transformers, within the Endeavour Energy network, to be housed within various padmount substation(s) to suit the subdivided Lots. An accredited Level 3 ASP engineer will need to be engaged post Planning Approval to complete the Level 3 design works for the new electrical connection.

The current proposed arrangement for substation allocation for the proposed two (2) Lots are as follows:

- Lot 1 – 3 x 1500kVA Padmount Substation
- Lot 2 – 4 x 1500kVA Padmount Substation

There is currently one (1) feeder in proximity of this development from TZ9778 North Leppington Zone Substation.

If implemented in stages, the existing infrastructure has sufficient capacity to accommodate both phases of the proposed development. Nevertheless, should additional regional developments arise and increase demand, construction of a new feeder may become necessary. The North Leppington Zone Substation is situated on the

opposite side of the rail corridor. Obtaining approval for a feeder crossing is anticipated to require a minimum lead time of 12 months. Early planning and coordination for this aspect are strongly recommended.

3.5 TELECOMMUNICATIONS

3.5.1 Existing Services

NBN rollout map indicates NBN service is available in the area using fibre fixed line connections.

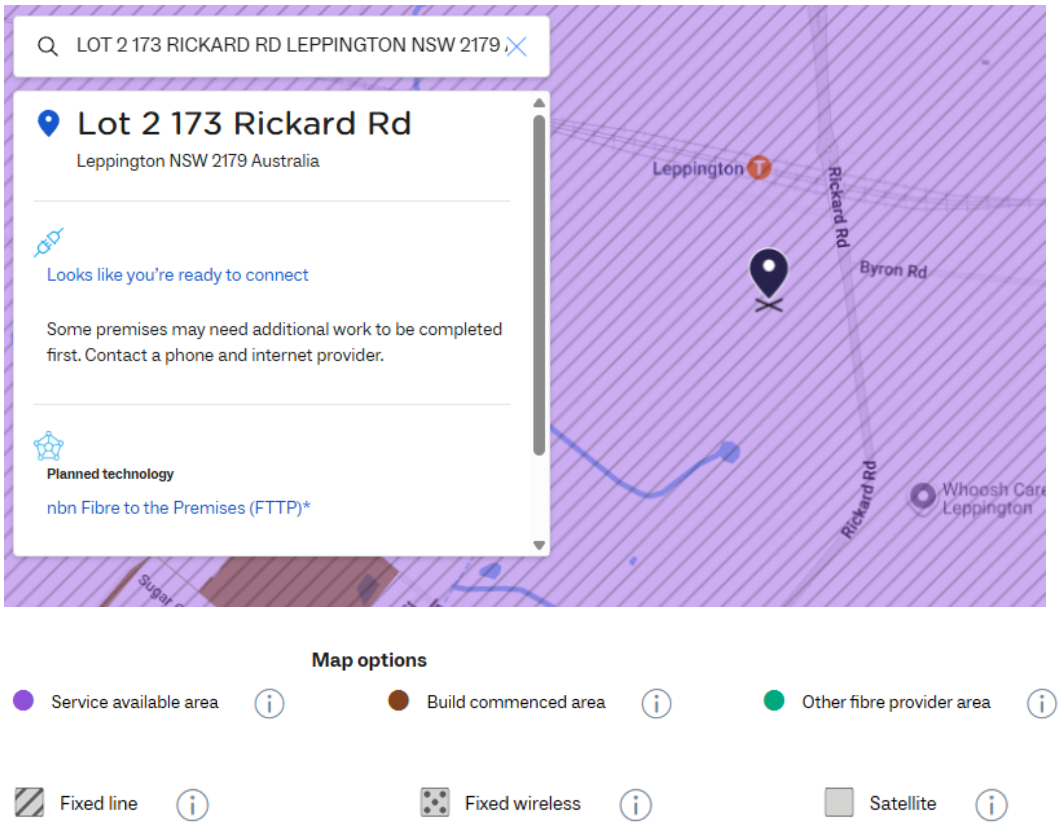

Figure 5: Existing Telecommunication Infrastructure

3.5.2 Proposed Services

The NBN network is readily available in the surrounding street network and shall be modified and altered to service to the proposed development. An application will be submitted upon prior commencement of detailed design.

4 CONCLUSION

This Infrastructure Assessment Report has reviewed the availability, servicing strategy and anticipated infrastructure requirements associated with the proposed mixed-use development at 173–183 Rickard Road, Leppington. The assessment has considered the capacity of the existing utility networks, including water supply, wastewater, natural gas, electricity and telecommunications, together with the infrastructure works required to facilitate servicing of the development.

Based on the investigations undertaken to date and consultation with the relevant servicing authorities, no significant constraints have been identified that would preclude servicing of the proposed development. Where infrastructure upgrades or augmentation works are required, these have been identified through the relevant authority approval processes and can be delivered as part of the future development and servicing works.

The following table summarises the existing infrastructure availability, anticipated upgrades, and future actions required to support the proposed development.

Infrastructure	Existing Capacity / Availability	Upgrades or Additional Works	Future Actions /Consultation Required
Water Supply / Wastewater	Existing Sydney Water water and wastewater infrastructure is available within the vicinity of the site. A DN250 water main is located within Rickard Road and an existing DN225 wastewater main is available which connects to the DN525 Bringelly Creek Carrier. Preliminary servicing investigations indicate that the development can be serviced via connection to the existing networks.	Internal water reticulation and wastewater infrastructure will be provided throughout the development. Sydney Water has identified water and wastewater infrastructure works required to facilitate servicing of the development through the Section 73 process, including extension of the existing wastewater network to service the site.	Ongoing consultation with Sydney Water and the appointed Water Servicing Coordinator (WSC) will be undertaken to progress detailed servicing design and satisfy the requirements of the Notice of Requirements and Section 73 process. Detailed design and delivery of the identified servicing works will be undertaken prior to connection of the development.
Natural Gas	Existing gas infrastructure may potentially service the development however servicing capacity has not been formally confirmed by Jemena	Potential extension of gas infrastructure to the site, subject to commercial viability and future network planning.	Further consultation with Jemena required to confirm servicing availability, commercial agreements, developer contributions and connection agreements.
Electricity	Existing electrical infrastructure can accommodate one or two stages of the development	A new electrical feeder and associated augmentation works may be required to support the full development build-out.	A Level 3 Accredited Service Provider (ASP) must be engaged to prepare detailed electrical design and confirm augmentation and connection requirements during the detailed design phase.

Infrastructure	Existing Capacity / Availability	Upgrades or Additional Works	Future Actions /Consultation Required
Telecommunications	An NBN network is readily available in the surrounding street network	Minor extensions and connections may be required as part of detailed design and subdivision works.	Coordination with NBN required during detailed design and infrastructure delivery stages

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