

Engagement Outcomes Report  
State Significant Development Application  
173 – 183 Rickard Road  
Leppington  
Prepared for Leppington (1) 88 Development Pty Ltd

May 2026

## Declaration

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**Qualifications** B. Bus (Econ) – UTS

The undersigned declares that this Engagement Report has been prepared in response to the following SEARs requirements issued for the Project on **15 December 2025** for SSD-99319962:

| SEARs item no. | SEARs Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Relevant Section of this Report |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| 4              | Engagement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Section 3.0 – Section 4.0       |
|                | <ul style="list-style-type: none"><li>• Demonstrate that engagement and consultation activities have been undertaken in accordance with the Undertaking Engagement Guidelines for State Significant Projects and identify how issues raised, and feedback received have been considered in the design of the project.<ul style="list-style-type: none"><li>○ If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&amp;A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&amp;A Act, the agency relevant to that approval or authorisation must be consulted.</li></ul></li></ul> |                                 |

**Signed** Berge Okosdinossian, Director – Notting Hill Advisory

**Dated** 27 May 2026

# Executive Summary

This Engagement Outcomes Report has been prepared by Notting Hill Advisory on behalf of Leppington (1) 88 Development Pty Ltd (**the Applicant**), to address the project-specific Secretary's Environmental Assessment Requirements (SEARs) issued for the proposed State Significant Development Application (SSDA) SSD- 99319962. The development is located at 1173-183 Rickard Road, Leppington (the Site) and is within the South West Growth Area (**SWG A**) in the Camden Local Government Area (**LGA**).

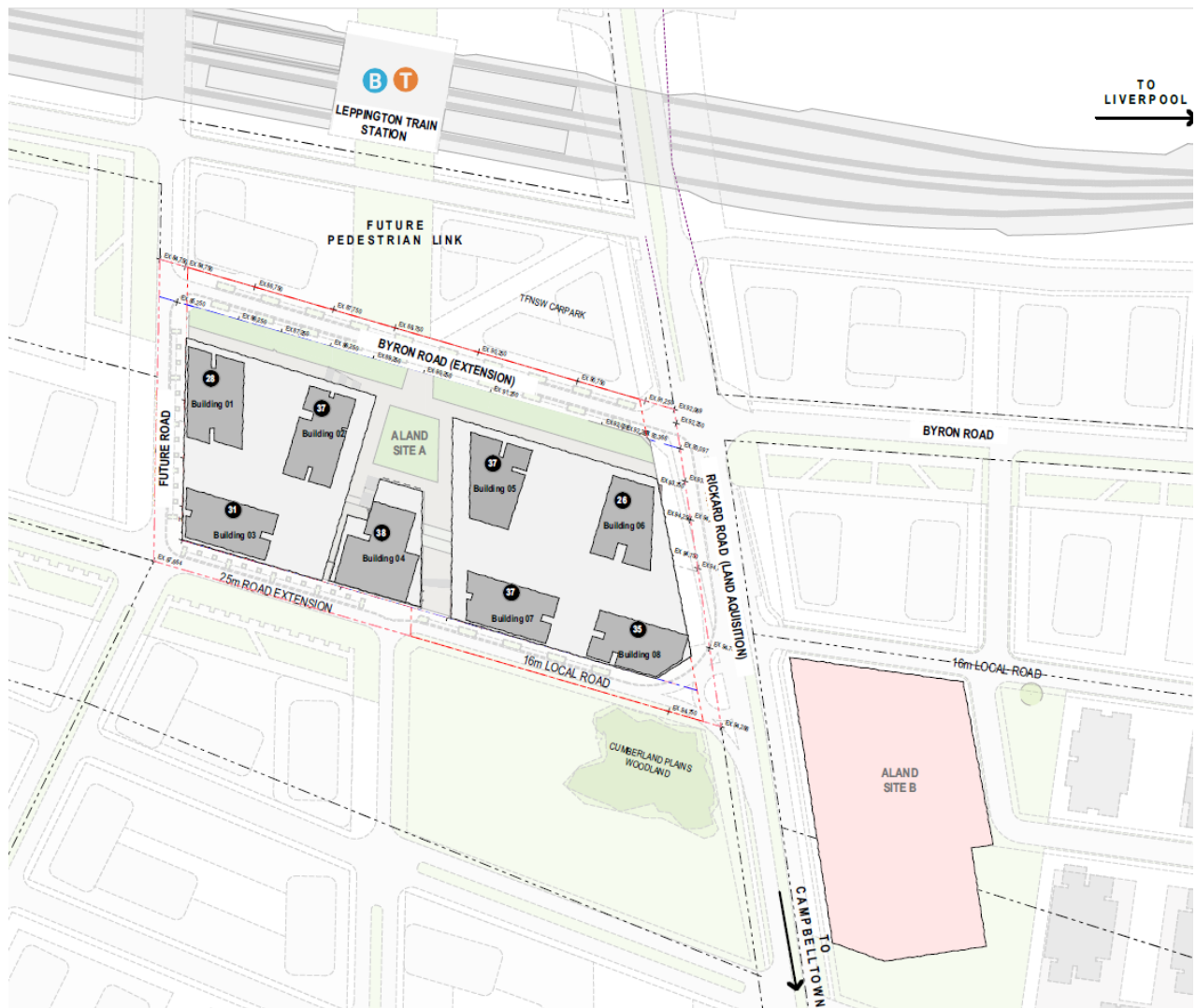
The project seeks detailed development consent for the construction of Leppington Civic Centre, comprising shop top housing to support residential development and commercial land uses at 173-183 Rickard Road, Leppington.

Specifically, the SSDA seeks consent for:

- Demolition and earthworks to prepare the site for future development.
- Construction of 8 residential buildings to accommodate:
  - 1493 units, with a portion allocated for affordable housing.
  - Approximately 32,321 sqm of retail/commercial Gross Floor Area (GFA).
  - Approximately 156-key hotel.
  - Loading and car parking facilities on the lower ground and basement levels.
- Approximately 6,500 sqm of open space

The proposed development is supported by a 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 process through the Housing Delivery Authority (**HDA**) planning pathway. This 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**).

The site is illustrated below in **Figure 1**.



**Figure 1 SSDA Proposed Works (Source: Urbis)**

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# 1. Introduction

## 1.1 Project Description

The proposal seeks consent for:

**Approval of a Concurrent Rezoning Amendment:** To facilitate the built form proposed under SSD- 99319962, concurrent amendments are sought to the WPC SEPP pursuant to the concurrent rezoning process facilitated by the HDA planning pathway. This 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 133.1m.
- Introduce a floor space ratio control of 6.5:1 for the entire site.
- Incorporating a site-specific provision, requiring the provision of a minimum of 6,500sqm of public open space

**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 xxx lots and road reserves.*
- *Bulk earthworks and civil infrastructure works across the site.*
- *Construction of an internal street network.*
- *Construction of eight (8) buildings containing:*
  - 4 residential flat buildings ranging in height from 25 to 36 storeys, accommodating 1340 build-to-sell apartments
  - 2 build-to-rent residential flat buildings ranging in height from 31 to 36 storeys, accommodating 412 apartments.
  - 1 residential apartment building for affordable housing of 32 storeys, accommodating 217 apartments.
  - 1 mixed-use building of 36 storeys, containing a hotel of 156 keys for 12 storeys, and residential apartments for 24 storeys above this, accommodating 168 build-to-sell apartments.
- Deliver 35,520m<sup>2</sup> of non-residential floor space, including:
  - Supermarket and associated retail
  - Discount department store (DDS)
  - Liquor store
  - Pub
  - Food and beverage (including licensed premises)
  - Tyre and Auto
  - Carwash
  - Childcare centre, accommodating approx. 70 children.

- Swim school (indoor recreation)
- Delivery of a total of 3114 car parking spaces across basement levels associated with the buildings.
- 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.

## 1.2 Site Location and Context

The subject site is located at 173 and 183 Rickard Road, Leppington, within the Camden Local Government Area on Dharug Country. Comprising Lot 1 and Lot 2 in Deposited Plan 812366, the site covers approximately 3.2 hectares across two land parcels, with a combined 142-metre frontage to Rickard Road along its eastern boundary. The topography is generally low to moderate, with the land falling gently from east to west and the high points sitting along the Rickard Road frontage.

The site is currently characterised by rural residential uses, accommodating two single-storey dwellings with ancillary structures. 173 Rickard Road includes a small hardstand and a large metal shed along its south-eastern corner. The rear portions of both lots, behind the existing dwellings, are largely cleared and characterised by remnant grassland, with a small number of trees situated along the lot boundaries — some of which have been identified as Cumberland Plain Woodland. The entirety of the site is biodiversity certified under the Growth Centres Biodiversity Certification.

The site occupies a strategically significant position within the Leppington Town Centre, immediately south of Leppington Train Station and its commuter car park. Surrounding land uses reflect a precinct in transition: to the north, beyond the rail corridor, the suburb of Austral is shifting from rural residential and agricultural holdings towards low and medium density residential development. To the east, rural residential and market gardening landholdings remain, framed further out by the Old Cowpasture Road and Camden Valley Way arterials and a number of newer residential estates. Leppington Public School sits to the south-east, with progressive residential subdivision underway further south around the Rickard Road and Ingleburn Road intersection. Land to the west continues this pattern of rural holdings transitioning into urban development.

The site is well-serviced by existing infrastructure, with a 250mm potable water main along Rickard Road, an 11kV high-voltage feeder along the same frontage, and a 225mm sewer main approximately 230 metres to the west. The site is not currently serviced by the Jemena natural gas network. Existing vehicular access is provided directly from Rickard Road at the eastern boundary.

A Preliminary Aboriginal Cultural Heritage Assessment has found no Aboriginal objects within the site and assessed it as having low Aboriginal cultural heritage significance, reflecting moderate to

high levels of historical disturbance from rural and agricultural use. There are no listed European heritage items on the site, nor does it sit within a heritage conservation area.

The site is currently zoned B3 Commercial Core under the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 and is subject to the Leppington Town Centre State Assessed Rezoning Proposal (SARP), which proposes to rezone the land to MU1 Mixed Use. In this context, the proposed development represents a catalyst opportunity within the Town Centre, addressing the lack of lead developer activity that has historically constrained redevelopment uptake in Leppington since the Department's 2017 review of the precinct.

## 1.3 Engagement Purpose

This report has been prepared in response to the requirements set out in the Secretary's Environmental Assessment Requirements (SEARs) issued for the Proposal on 15 December 2025.

This report demonstrates that engagement and consultation activities have been undertaken in accordance with *the Undertaking Engagement Guidelines for State Significant Projects* and identifies how issues raised and feedback received have been considered in the Proposal.

## 2. Engagement Approach

### 2.1 Engagement Principles and Guidelines for State Significant Projects

In designing engagement activities and communication tools for the Proposal, Notting Hill Advisory adopted the principles and objectives set out in the Department of Planning, Housing and Infrastructure's *Undertaking Engagement Guidelines for State Significant Projects (the Guidelines)*.

The engagement approach was guided by the following key principles:

- Planning and engaging early;
- Ensuring engagement is effective and meaningful;
- Ensuring engagement is proportionate to the scale and potential impact of the project;
- Being innovative and responsive in engagement methods; and
- Being open and transparent about what aspects of the project can be influenced through feedback.

### 2.2 Engagement Methodology

Notting Hill's data-driven engagement approach is designed to be responsive to the broadly held concerns and interests of the community impacted by a proposal. A key component of Notting Hill's engagement approach is in conducting randomised and statistically representative telephone surveys across the community, to capture views in relation to the Proposal from a broad catchment of the public.

This approach ensures perspectives from respondents who would otherwise not engage with traditional methods of consultation are captured in the engagement process, including from renters

and young people.

Further to this survey methodology, Notting Hill, in collaboration with the Applicant has provided the community with access to detailed information about the Proposal and mechanisms for members of the community to provide written feedback directly to the project team. Engagement activities and communication tools are detailed in **Section 3** of this report.

## 3. Engagement Undertaken

### 3.1 Engagement Activities and Communication Tools

**Table 1** below outlines the engagement activities and communication tools undertaken in support of SSD-84430209.

**Table 1: Engagement Activities and Communication Tools**

| Activity                                                                                                               | Description                                                                                                                       | Purpose                                                                                                                                              | Level of Engagement         |
|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
|  <b>Public Sentiment Research</b>     | 10-minute live telephone interviews with n=125 residents living nearby the Proposal.                                              | Randomised research provides a statistically representative sample of community attitudes towards the Proposal.                                      | Consult, Inform and Involve |
|  <b>Email Feedback Mechanism</b>      | A dedicated consultation email address, allowing community members to submit written feedback.                                    | To facilitate a mechanism for members of the community to provide written feedback directly to the project team.                                     | Consult and Involve         |
|  <b>Community Information Flyer</b> | Flyer distribution via letterbox to nearby residences to inform the community about the Proposal and engagement opportunities.    | Boost awareness of the Proposal and communication channels available to the community to access information and provide feedback.                    | Inform                      |
|  <b>Virtual Information Webinar</b> | Online webinar held during a convenient weekday evening slot and advertised to residents and businesses adjacent to the Proposal. | Provide an opportunity for interested members of the community to engage directly with the project team and learn more about what is being proposed. | Inform and Consult          |
|  <b>Stakeholder Engagement</b>      | Engagement with Camden Council and NSW Government agencies including DPHI, TfNSW and SINSW, as well as relevant utilities         | To brief local representatives and relevant NSW Government agencies on the proposal, provide clarity on the planning process and technical           | Inform and Consult          |

|  |                                                                   |                                                                     |  |
|--|-------------------------------------------------------------------|---------------------------------------------------------------------|--|
|  | authorities, including Jemena, Endeavour Energy and Sydney Water. | assessments, and offer a structured opportunity for early feedback. |  |
|--|-------------------------------------------------------------------|---------------------------------------------------------------------|--|

## 3.2 Public Sentiment Research

Between 13 April 2026 and 17 April 2026, live person-to-person telephone surveys were conducted with approximately n=101 residents living in postcodes close to the Proposal. The average duration of each telephone survey was approximately 10 minutes.

- The surveys tested sentiment on a range of issues, including but not limited to:
- Housing affordability and housing supply in the local area;
- Attitudes towards the Proposal;
- Attitudes towards the local neighbourhood and existing amenity;
- Traffic and parking
- Project benefits

The surveyed area was selected as best representing residents with a personal, economic and civic interest in the Proposal. Results of the public sentiment research are summarised in **Section 4.1** of this report and the full research report with an accompanying methodology statement is provided in **Appendix 1**.

## 3.3 Community Information Flyer

A community information flyer was distributed to **1,180** nearby residences and businesses on 20 April 2026. The flyer provided recipients with information about the proposal and details to register for the virtual webinar as well as the dedicated consultation email address for written feedback.

A copy of the community information flyer is provided at **Appendix 2**, and the associated delivery radius is provided at **Appendix 2.1** of this report.

## 3.4 Virtual Information Webinar

A virtual information webinar was held at **6pm on Thursday 7 May 2026**. The webinar was designed to provide key project information with an embedded mechanism for participants to ask questions and provide feedback directly to the project team.

A copy of the presentation that was shared during the virtual webinar is provided at **Appendix 3** of this report and a summary of the feedback received during the webinar is provided at **Section 4.2** of this report.

## 3.5 Email Feedback Mechanism

A dedicated consultation email address (consultation@nhadvisory.com.au) was established and shared with members of the community through the community information flyer. Two written submissions were received via this email address during the engagement period.

## 4. Engagement Outcomes

Section 4 of this Report summarises feedback received throughout the engagement process and how the project team has responded to the themes raised by stakeholders during consultation.

### 4.1 Public Sentiment Research

Results of the public sentiment research are summarised in **Table 2** below and the complete research report and methodology statement is provided in **Appendix 1**.

**Table 2: Public Sentiment Research Summary**

| Theme                                        | Key Findings                                                                                                                                                                                                                                                                                                               | Key Statistic                                          |
|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| Neighbourhood Context                        |                                                                                                                                                                                                                                                                                                                            |                                                        |
| Neighbourhood satisfaction                   | Residents rate parks & green spaces (net +24) and local shops, cafes & community facilities (net +19) positively. Traffic & parking and housing affordability are rated poorly, with net scores of -36 and -41 respectively.                                                                                               | <b>Net -41 on housing affordability</b>                |
| Openness to new housing                      | Only around one in seven residents (14%) believe no additional housing should be built in their council area, while more than half (55%) actively disagree with that position — indicating a broadly pro-housing community. A further 63% agree Leppington will benefit from a catalyst development like the Civic Centre. | <b>Majority are open to new housing in their LGA</b>   |
| Awareness & Overall Attitude to the Proposal |                                                                                                                                                                                                                                                                                                                            |                                                        |
| Awareness of the proposal                    | Prior awareness of the Leppington Civic Centre proposal was moderate, with around one in five residents aware before the survey.                                                                                                                                                                                           | <b>21% aware prior to the survey</b>                   |
| Initial attitude                             | A clear majority of residents hold either a favourable or neutral view towards the proposal. 51% are favourable and 16% neutral, while only 17% are unfavourable and 16% are unsure.                                                                                                                                       | <b>67% favourable or neutral</b>                       |
| Post-consideration attitude                  | After being walked through specific aspects and stated benefits of the proposal, favourable views rose 7 percentage points to 58% and unfavourable views fell 9 points to 8%, although this latter shift is within the survey's margin of error.                                                                           | <b>58% favourable post-consideration (up 7 points)</b> |

| Theme                    | Key Findings                                                                                                                                                                                                                    | Key Statistic                                               |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| <b>Fluidity of views</b> | Initial views were responsive to additional project information. After being walked through specific aspects and benefits, favourable and neutral views grew by 11 points combined, and unfavourable views fell 9 points to 8%. | <b>Unfavourable views down 9 points after consideration</b> |

| Attitudes Towards Specific Aspects of the Proposal |                                                                                                                                                                                                                                                                                                                    |                                        |
|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| <b>Proximity to public transport</b>               | The site's proximity to Leppington Station is one of the most positively received aspects of the proposal, with a net favourable score of +72. Together with the proposed new pedestrian connection to the train station (85% favourable, net +84), transport access is the highest-rated feature of the proposal. | <b>79% favourable</b>                  |
| <b>Ground-floor retail &amp; commercial</b>        | A majority view the inclusion of ground-floor retail and commercial space favourably (net +64), reflecting appetite for local amenity and services. A further 77% agree this space will create local employment opportunities and contribute to activating the Leppington Town Centre as a vibrant destination.    | <b>65% favourable</b>                  |
| <b>Public open space</b>                           | The proposal's provision of approximately 6,500m <sup>2</sup> of publicly accessible open space was well-received. 76% of residents agree this open space will deliver a high-quality civic environment for the Leppington community (net +67).                                                                    | <b>76% agree (net +67)</b>             |
| <b>Affordable housing inclusion</b>                | A majority support the affordable housing component, with 52% favourable (net +30). Half of all respondents (50%) agree that setting aside 18% of the residential area as affordable housing will help maintain housing options for lower-income residents in Leppington and the Camden LGA.                       | <b>52% favourable</b>                  |
| <b>Number of dwellings</b>                         | The total number of dwellings was the most contested specific aspect tested, with broadly balanced views: 33% favourable, 14% neutral, and 29% unfavourable, producing a net favourable score of just +4 (within the survey's margin of error).                                                                    | <b>Net +4 (within margin of error)</b> |

| Open-ended Responses                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                 |
|------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <b>Infrastructure</b>                                | The leading theme raised in open-ended responses, by both favourable and unfavourable respondents, focused on existing road capacity, traffic congestion and the adequacy of supporting infrastructure to cater for the proposal. Concerns about congestion on Rickard Road, the impact of concurrent school construction and the need for road and infrastructure upgrades to keep pace with development were raised by multiple residents. | <b>31% of comments</b>          |
| <b>Community spaces</b>                              | The second most common theme related to community spaces. Comments here were mixed, with some respondents calling for additional recreational facilities (e.g. pools, courts, family-friendly venues).                                                                                                                                                                                                                                       | <b>~20% of comments</b>         |
| <b>Traffic impact, access &amp; public transport</b> | Comments on traffic impact, site access planning (24%) and public transport & urban facilities (18%) collectively accounted for the remaining open-ended responses. Several residents also raised concerns about overall density and building height, which were more prevalent among unfavourable respondents.                                                                                                                              | <b>Combined 42% of comments</b> |

## 4.2 Virtual Information Webinar

A virtual information webinar was held at 6pm on Thursday 7 May 2026 to provide members of the community with information about the Proposal and to provide an opportunity to engage directly with the project team.

A total of **15** people registered for the webinar, with **7** participants attending the session. During the webinar, participants were able to submit questions and comments using an online question-and-answer function.

A total of 6 questions were submitted by 3 attendees through the Q&A function during the session, with all questions answered live by the project team. The questions related to project status and approvals, construction impacts on the local community, and inclusive design within the public domain. A summary of the key themes raised and the project team's responses, derived from the webinar Q&A record, is provided in **Table 3** below.

**Table 3: Summary of Feedback from the Virtual Webinar**

| Topic                                          | Detail                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Project Team Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Project Status &amp; Approvals</b>          | <p>One attendee referenced an article that suggested the development had previously been rejected, and asked the project team to clarify the current status of the project.</p> <p>The same attendee subsequently expressed support for the proposal, noting that “this development will be good for the community” and stating that they hoped to see it approved.</p> <p>The question reflected a broader interest among attendees in understanding where the project sits in the planning process and what the next milestones would be.</p>                                                      | <p>The Proposal is currently being prepared as a State Significant Development Application (SSDA) for lodgement with the NSW Department of Planning, Housing and Infrastructure. The article referenced by the questioner relates to an earlier Proposal of the site before the evolution to its current form.</p> <p>The team explained that the SSDA is supported by a concurrent rezoning amendment under the Housing Delivery Authority (HDA) pathway, and that following lodgement the Proposal will be placed on public exhibition by DPHI, providing further opportunities for community feedback to inform the assessment.</p>                                                                                                                                                                                                                                                                            |
| <b>Construction &amp; Community Disruption</b> | <p>An attendee expressed support for the Proposal (“Great plan and looking forward to seeing it come together”) and asked how, once approval is obtained, disruption to the existing community would be managed — specifically referencing existing congestion on Rickard Road associated with the concurrent construction of Leppington High School.</p> <p>The question reflected a strong interest in how cumulative construction activity in the precinct will be coordinated and how impacts on local traffic, residents and the school community will be mitigated during the build phase.</p> | <p>The project team acknowledged the supportive comment and confirmed that managing construction impacts on the surrounding community is a key consideration. A Traffic Impact Assessment and a Construction Pedestrian and Traffic Management Plan have been prepared in support of the SSDA, following detailed studies and consultation with Camden Council, TfNSW and Schools Infrastructure NSW.</p> <p>Construction vehicle access, haulage routes, hours of work, and dust, noise and vibration management will all be addressed through detailed Construction Management Plans to be prepared as a condition of consent. Where possible, construction activity will be coordinated with other major works in the Town Centre (including the Leppington High School delivery and Camden Council’s Rickard Road upgrade) to minimise cumulative disruption to local residents and the school community.</p> |
| <b>Inclusive &amp; Accessible Design</b>       | <p>An attendee asked whether any considerations had been given to people and children within the design, including the provision of safe, gated open spaces.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>The project team thanked the attendee for raising the matter and confirmed that inclusive and accessible design is a key consideration of the Proposal. The Proposal will deliver approximately 6,500m<sup>2</sup> of publicly accessible open space, including a mix of active and quieter, more contained landscaped spaces.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

|                          |                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Overall Sentiment</b> | <p>The overall tone of attendee feedback was constructive and broadly positive. Attendees described the proposal in supportive terms (“Great plan and looking forward to seeing it come together”; “This development will be good for the community”), with their questions focused on understanding the project rather than opposing it.</p> | <p>The project team thanked attendees for their participation and the constructive nature of the discussion. The supportive feedback received was acknowledged, and the team noted that all questions and comments raised during the webinar have been recorded and considered in finalising the SSDA.</p> <p>Following the webinar, the project team will continue to engage with the community through the public exhibition of the SSDA and ongoing stakeholder consultation as the project progresses.</p> |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### 4.3 Email Feedback Mechanism

Two written submissions were received via the dedicated consultation email address during the engagement period. Both questions related to providing assistance in registering for the virtual webinar held on 7 May 2026.

### 4.4 NSW Government and Camden Council

Consultation was undertaken with key government agencies and stakeholders throughout the development of the proposal, including the Department of Planning, Housing and Infrastructure (DPHI), Housing Delivery Authority (HDA), Camden Council and Transport for NSW (TfNSW).

Feedback received through this process informed planning, design, transport and public domain outcomes and assisted in the ongoing refinement of the proposal. A summary of stakeholder engagement activities is provided below.

#### Planning Focus Meeting – DPHI HDA and Camden Council

**Date:** 3 December 2025

**Attendees:** DPHI HDA Team, Camden Council, Project Team

#### Purpose

To discuss the proposal within the context of the emerging Leppington Town Centre planning framework and identify key strategic, design and infrastructure considerations.

#### Key matters discussed

##### Strategic planning framework

- Relationship between the proposal and emerging Leppington Town Centre planning controls
- Need for alignment between concurrent planning and co-design processes occurring across the precinct
- Coordination of the proposal with broader strategic planning initiatives

##### Design and built form

- Future design excellence provisions and potential application of associated planning controls
- Relationship between built form outcomes and strategic planning objectives

### **Open space and public domain**

- Distinction between public open space, publicly accessible areas and private spaces
- Role and function of open space within the broader precinct

### **Transport and infrastructure**

- Future Rickard Road design and road network arrangements
- Coordination with broader transport and infrastructure planning

### **Design Review Meeting – DPHI HDA**

**Date:** 11 March 2026

**Stakeholders:** DPHI HDA Team, Project Team

#### **Purpose**

To review the evolving built form and urban design response and obtain feedback regarding the proposed site layout and public domain outcomes.

#### **Key matters discussed**

##### **Built form and height strategy**

- Relationship between the proposal and emerging Leppington Town Centre controls
- Building height distribution and floor space allocation across the site
- Importance of varied and staggered building heights across the development

##### **Urban design and architectural outcomes**

- Support for slender tower forms and appropriate building separation
- Need to ensure built form responds positively to the surrounding streetscape and pedestrian environment
- Importance of maintaining residential amenity and avoiding excessive building massing

##### **Public domain and open space**

- Scale and configuration of open space areas and pedestrian links
- Integration of the proposal with surrounding development opportunities and future movement networks

### **Camden Council**

**Date:** 15 April 2026

**Stakeholders:** Camden Council, Project Team

#### **Purpose**

To discuss the evolving proposal and obtain feedback relating to public domain outcomes, movement networks and integration with broader Leppington Town Centre planning initiatives.

#### **Key matters discussed**

##### **Public domain and open space**

- Proposed public space strategy and configuration of the linear plaza
- Role of public spaces in supporting activity and connections across the precinct
- Opportunities for landscaping and deep soil outcomes

### **Road network and movement**

- Byron Road and Rickard Road alignment and interface considerations
- Importance of safe and efficient movement outcomes for all users
- Consideration of future public transport movements and broader network operation

### **Infrastructure planning**

- Need to consider both interim and ultimate infrastructure scenarios
- Integration of the proposal with broader precinct infrastructure planning

### **Transport for NSW**

**Date:** 28 April 2026

**Stakeholders:** Transport for NSW, Sydney Trains, Project Team

### **Purpose**

To discuss access arrangements and transport planning considerations associated with the proposal.

### **Key matters discussed**

#### **Road network and access**

- Proposed access arrangements and future Byron Road and Rickard Road interfaces
- Relationship between interim and ultimate road infrastructure arrangements
- Integration with future road network upgrades

#### **Traffic circulation and staging**

- Performance of access arrangements during different stages of development
- Vehicle movement and circulation through the broader precinct

#### **Public transport interfaces**

- Relationship between the proposal and surrounding transport infrastructure
- Interface with the nearby commuter car park and transport facilities

#### **Future infrastructure considerations**

- Need to maintain flexibility for future transport infrastructure planning
- Importance of ensuring safe and efficient movement outcomes

### **DPHI HDA Team Meeting – SARP Update**

**Date:** 11 May 2026

**Stakeholders:** DPHI HDA Team, Project Team

### **Purpose**

To discuss updates associated with the Strategic Assessment Review Process (SARP) and the evolving planning framework for the Leppington Town Centre precinct.

### **Key matters discussed**

#### **Planning controls**

- Emerging floor space ratio and building height provisions
- Relationship between planning controls and future development outcomes

**Movement and infrastructure**

- Road alignment considerations and integration with future movement networks
- Relationship between the proposal and surrounding infrastructure planning

**Public domain and open space**

- Role and function of public domain outcomes within the precinct
- Consideration of future implementation mechanisms for public infrastructure

**Ongoing Consultation with Camden Council**

The Applicant has been in regular and close consultation with Council through the previous planning proposal and development applications on the site and also as Council were progressing the Leppington Town Centre (LTC) planning proposal.

## 5. Conclusion and Next Steps

This Engagement Outcomes Report provides an overview of the communications and engagement activities undertaken in support of the State Significant Development Application (SSDA).

As the Proposal evolves, the Applicant will continue to engage local residents, landowners, businesses and key agencies, ensuring that community and stakeholder input continues to inform the assessment and refinement of the Proposal.

# Appendices

Appendix 1    Public Sentiment Research

Appendix 2    Community Information Flyer

Appendix 2.1   Distribution Area

Appendix 3    Webinar Presentation

## Appendix 1 Public Sentiment Research

# Leppington Civic Centre

## Community Engagement

Prepared for Aland  
April 2025



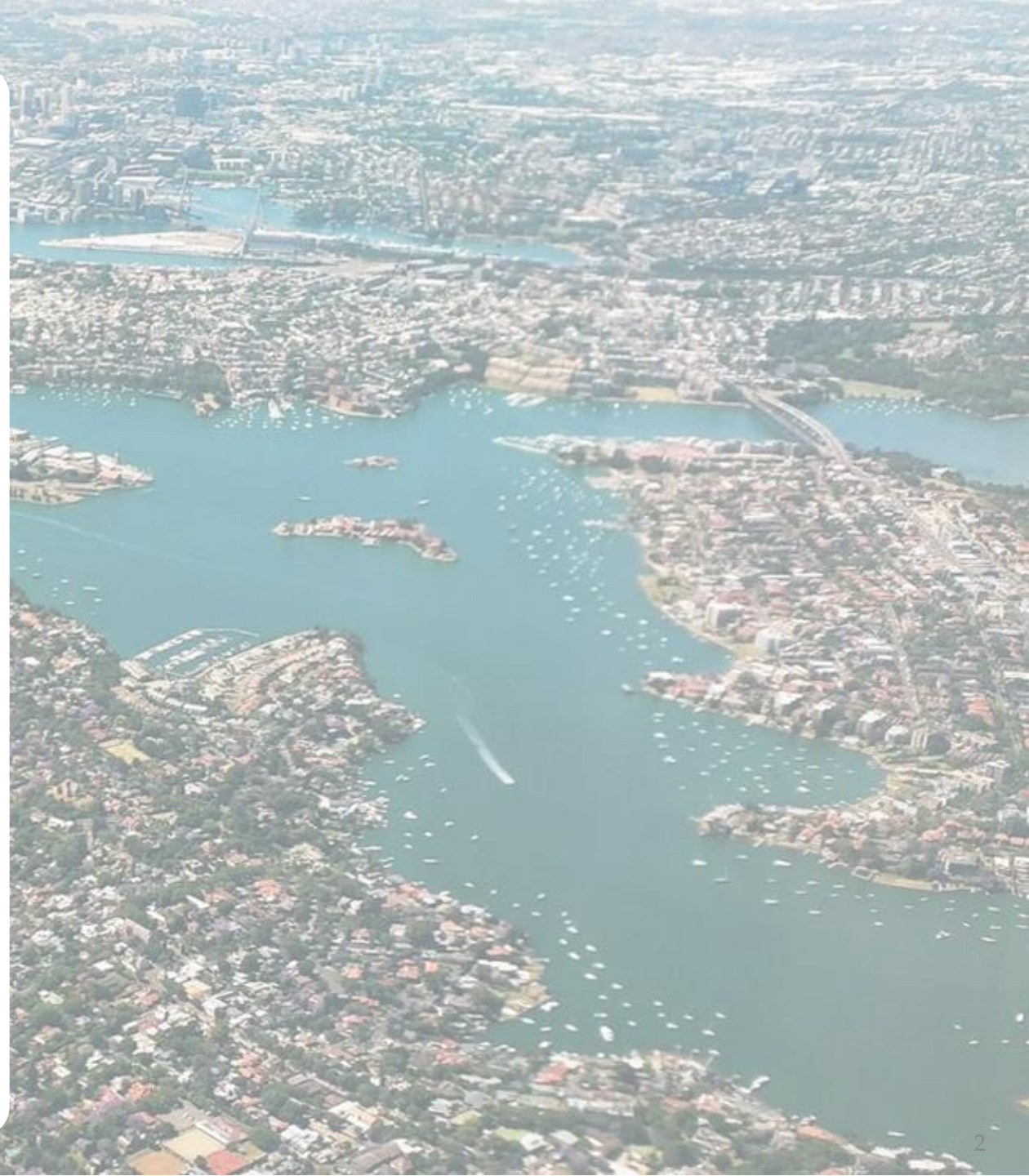
**ALAND**

# Contents

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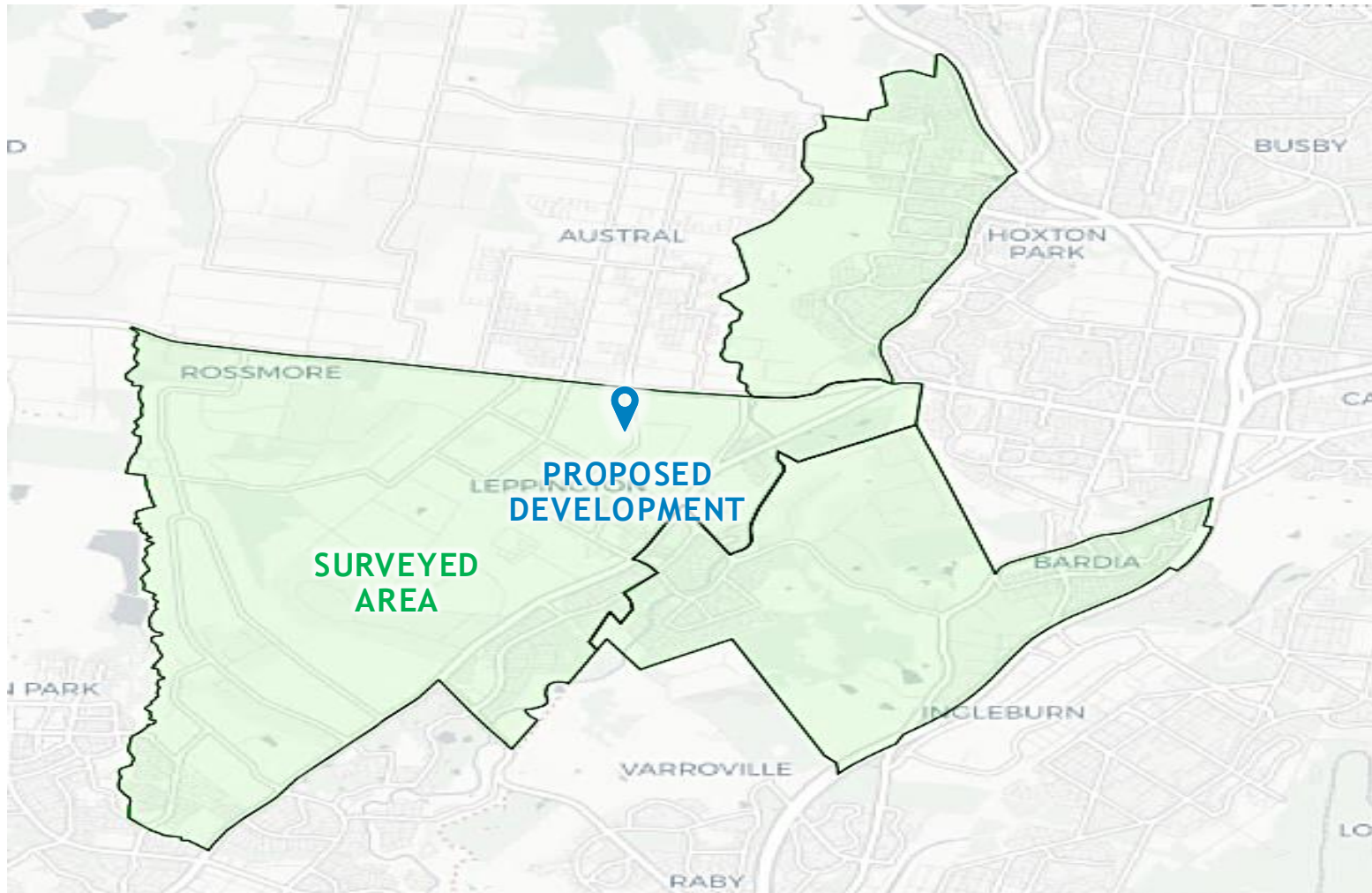
## LEPPINGTON CIVIC CENTRE PROPOSAL | COMMUNITY ENGAGEMENT

- ▶ Methodology
- ▶ Executive Summary
- ▶ Attitudes towards housing & local neighbourhood
- ▶ Attitudes towards Leppington Civic Centre proposal
- ▶ Open-ended responses



# Survey targeted residents within suburbs Leppington, West Hoxton, and Denham Court

## SURVEYED GEOGRAPHICAL AREA



The survey targeted the suburbs of Leppington, West Hoxton, and Denham Court, with a combined population of around 28,698 adult residents, according to the last Australian Bureau of Statistics Census from August 2021.

Around 57% of the adult population are aged under 45. Around 21% of households own their home outright, another 55% are mortgage-holders, and 24% are in renting or other housing arrangements.

This geographic area was selected as best representing the community with a significant personal, economic, and/or civic interest in the proposed development.

*Source: ABS Census (August 2021)*



# Methodology

## LEPPINGTON CIVIC CENTRE PROPOSAL | COMMUNITY ENGAGEMENT

- ▶ 8–10-minute interviews were conducted by Computer Assisted Telephone Interviewing (CATI); call-centre staff conducted live person-to-person phone interviews of target population.
- ▶ Interim fieldwork was undertaken from 13 April to 17 April 2026.
- ▶ The total sample currently includes n=101 completed interviews with adult residents.
- ▶ Margin of sampling error for this poll is approximately +/- 9% for topline results, according to a 95% confidence interval.
- ▶ Data weighted by homeownership status to be representative of the adult population across Leppington, West Hoxton, and Denham Court.
- ▶ Note margin of error increases for sub-samples (by gender, age, etc.). Caution should be taken in interpreting smaller sample sizes.



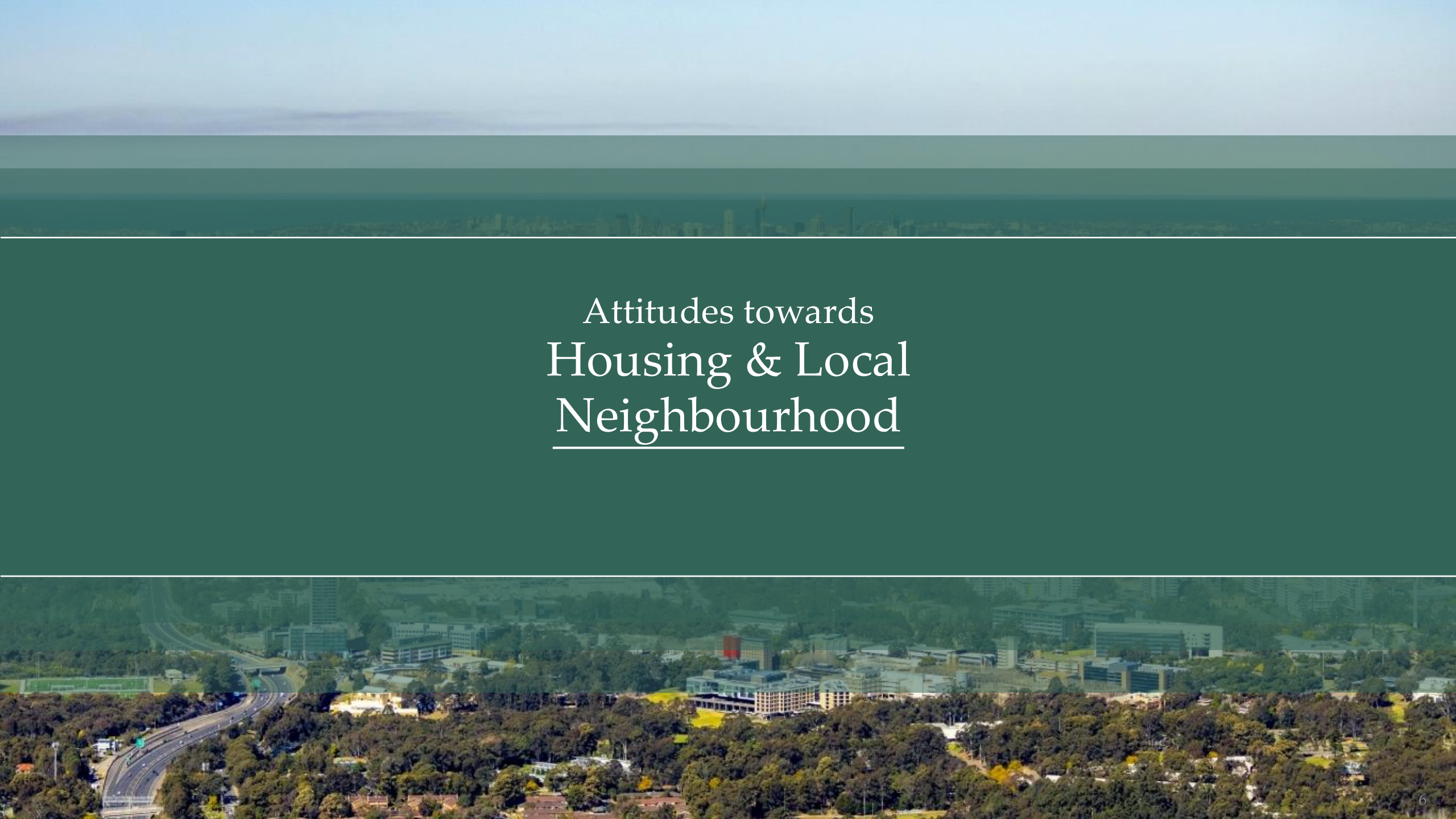
*Research team are members of the International Association for Public Participation (IAP2 Australasia), and the Market Research Society (MRS).*

# Executive Summary

---

## LEPPINGTON CIVIC CENTRE PROPOSAL | COMMUNITY ENGAGEMENT

- ▶ **Local awareness of the proposal is moderate;** 21% of residents are aware of the proposal (page 10).
- ▶ **There is a range of attitudes towards the proposal;** 67% of respondents are either favourable or neutral towards the proposal, 17% are unfavourable (page 11).
- ▶ **Attitudes are positive towards many of the proposal's details;** majorities have favourable views of the new pedestrian connection to train station (85%), proximity to public transport (79%), retail and commercial uses (65%) and inclusion of affordable housing (52%).
- ▶ **Most residents see benefits in the proposal;** 77% agree the retail and commercial space will create local employment and a vibrant destination, 76% agree that the publicly accessible open space will deliver high-quality civic environment, and 63% agree that the site is well-suited for new mixed-use housing and commercial development.
- ▶ **Residents believe new housing is needed;** only one of seven (14%) say that no additional housing should be built in the council area, while 55% disagree and are open to new housing.

The background of the slide is a photograph of a city skyline, likely Sydney, Australia, with various skyscrapers visible against a clear sky. A semi-transparent green rectangular overlay covers the middle portion of the image, serving as a background for the title text.

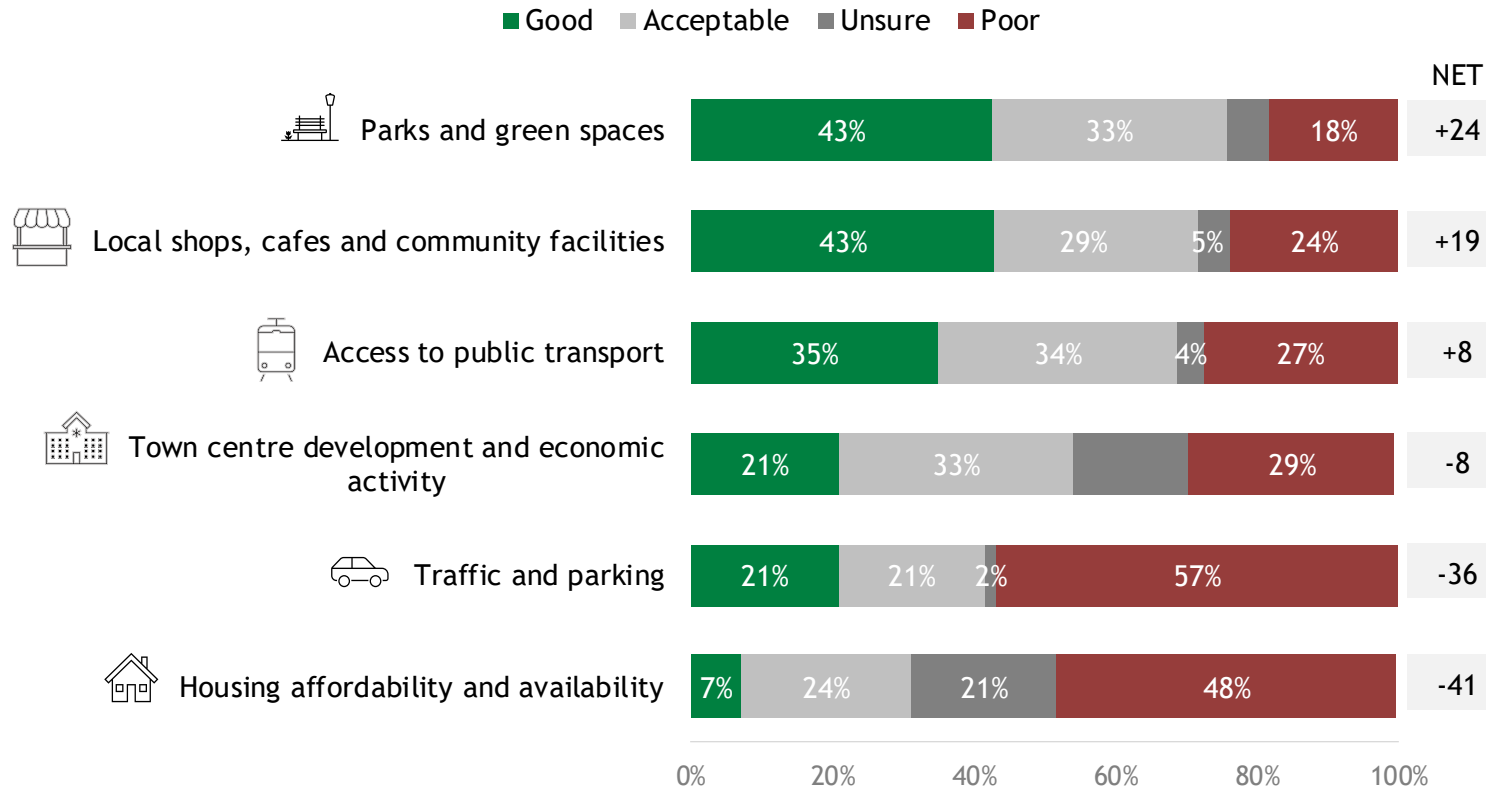
# Attitudes towards Housing & Local Neighbourhood



# Residents rate their neighbourhood poorly on traffic & parking, and housing affordability

## PERCEPTIONS OF LOCAL NEIGHBOURHOOD

Q. I'd like you to rate certain aspects of your local neighbourhood.  
How would you rate your local neighbourhood for ... Is it Good, Acceptable or Poor?



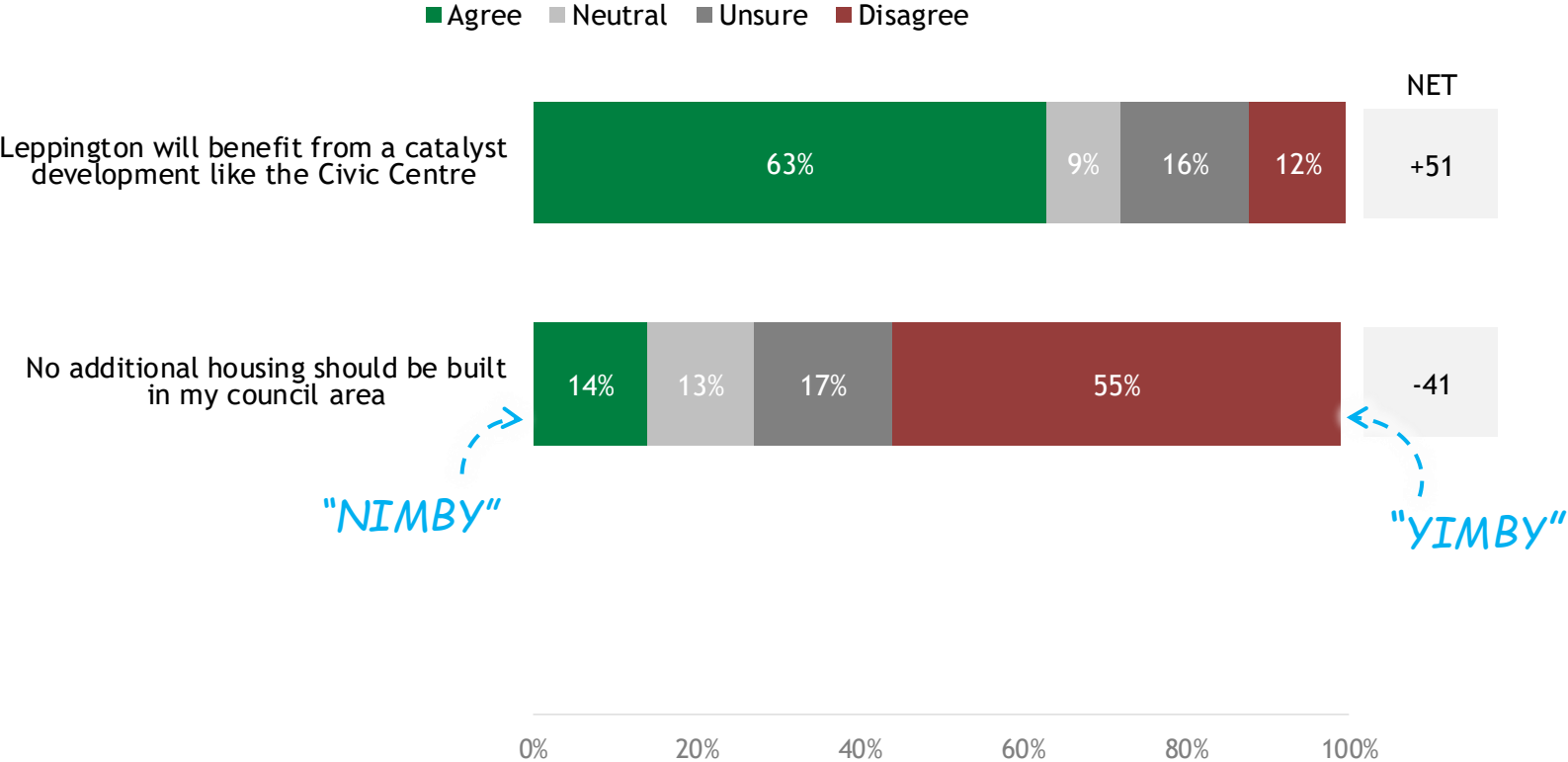
"Net" figure equals "Good" minus "Acceptable"



# Three out of five agree that the proposed development would be beneficial to the area

## GENERAL VIEWS ON HOUSING

Q. I am now going to read out some statements on housing. For each statement, could you tell me if you agree, disagree, or are neutral?



Three out of five (63%) agree that Leppington will benefit from a catalyst development like the Civic Centre

Around one in seven (14%) say that no additional housing should be built in the council area, while nearly four times as many (55%) disagree and would like additional housing in the council area.

N.B. 'General Views on Housing' were canvassed at end of survey.



Attitudes towards  
Leppington Civic Centre Proposal

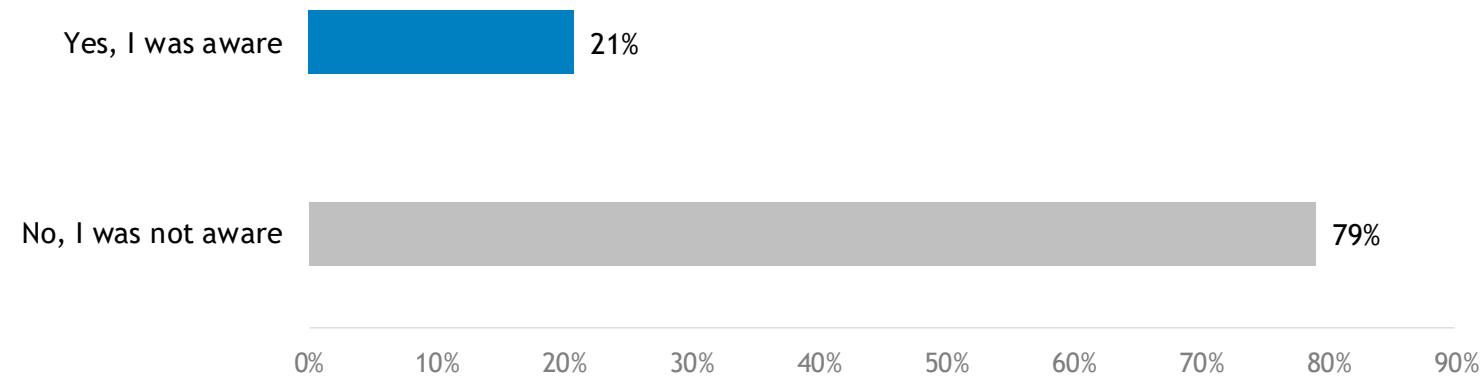


# One in five residents are aware of the proposal

## AWARENESS OF LEPPINGTON CIVIC CENTRE PROPOSAL

- A new mixed-use development, known as the Leppington Civic Centre, is proposed at 173 & 183 Rickard Road, Leppington, on a 3.2 hectare site directly adjacent to Leppington Train Station.
- The proposal would replace the existing buildings on the site with a mixed-use town centre, arranged around a central pedestrian plaza.
- Approximately 25,000 square metres of retail and commercial floor space will be provided across the ground-level podiums, contributing to the activation of the Leppington Town Centre.
- The development will deliver approximately 2,100 residential dwellings in total, including 370 dwellings (18%) designated as affordable housing, managed by a registered Community Housing Provider.
- The proposal includes approximately 6,500 square metres of publicly accessible open space and a north-south civic spine connecting the site through to Leppington Train Station.
- Car parking and loading facilities will be provided on the lower ground and basement levels
- The development will be delivered in stages, with a target State Significant Development Application submission in mid-2026.

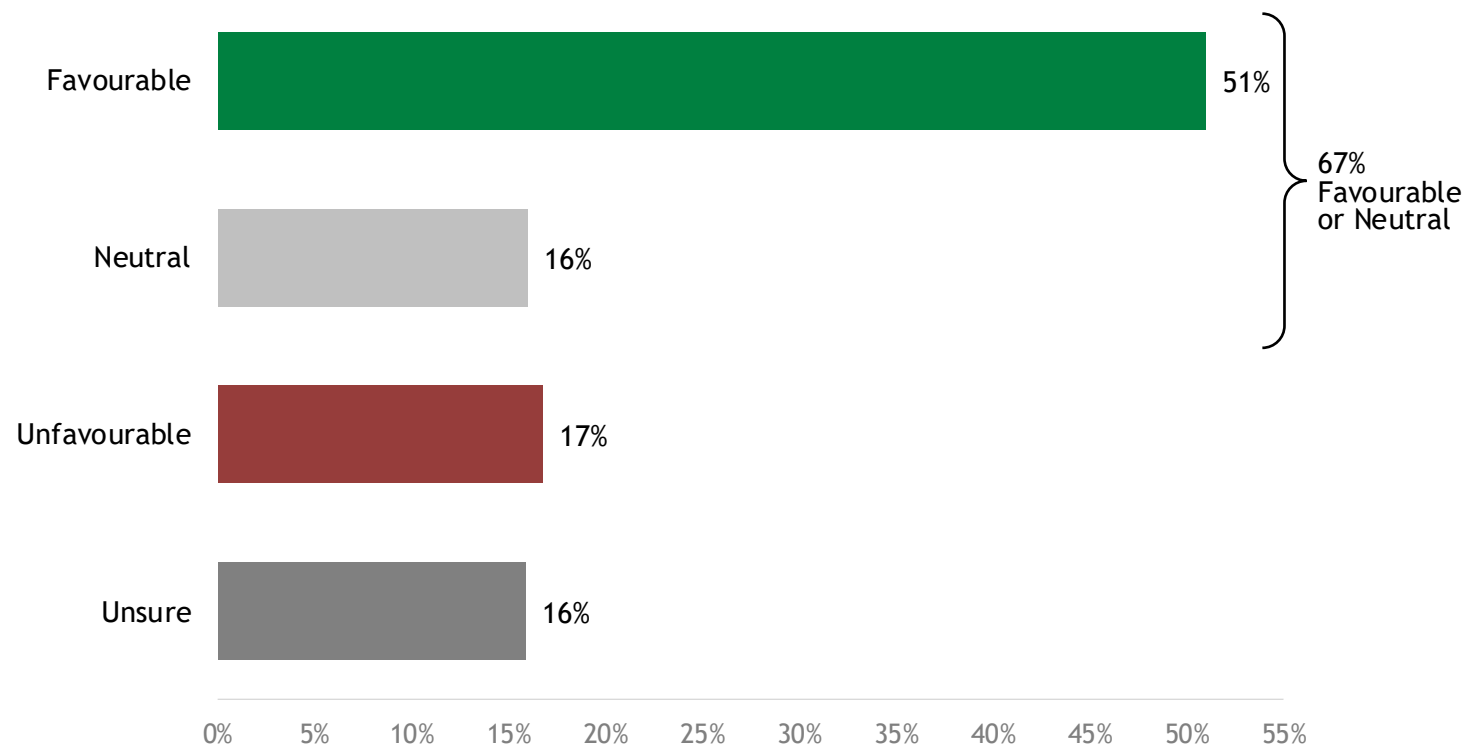
Q. Before today, were you aware of this proposal?



# Residents have a range of views on the proposal; two out of three have a favourable or neutral view, and one in six have an unfavourable view

## ATTITUDE TOWARDS THE PROPOSAL

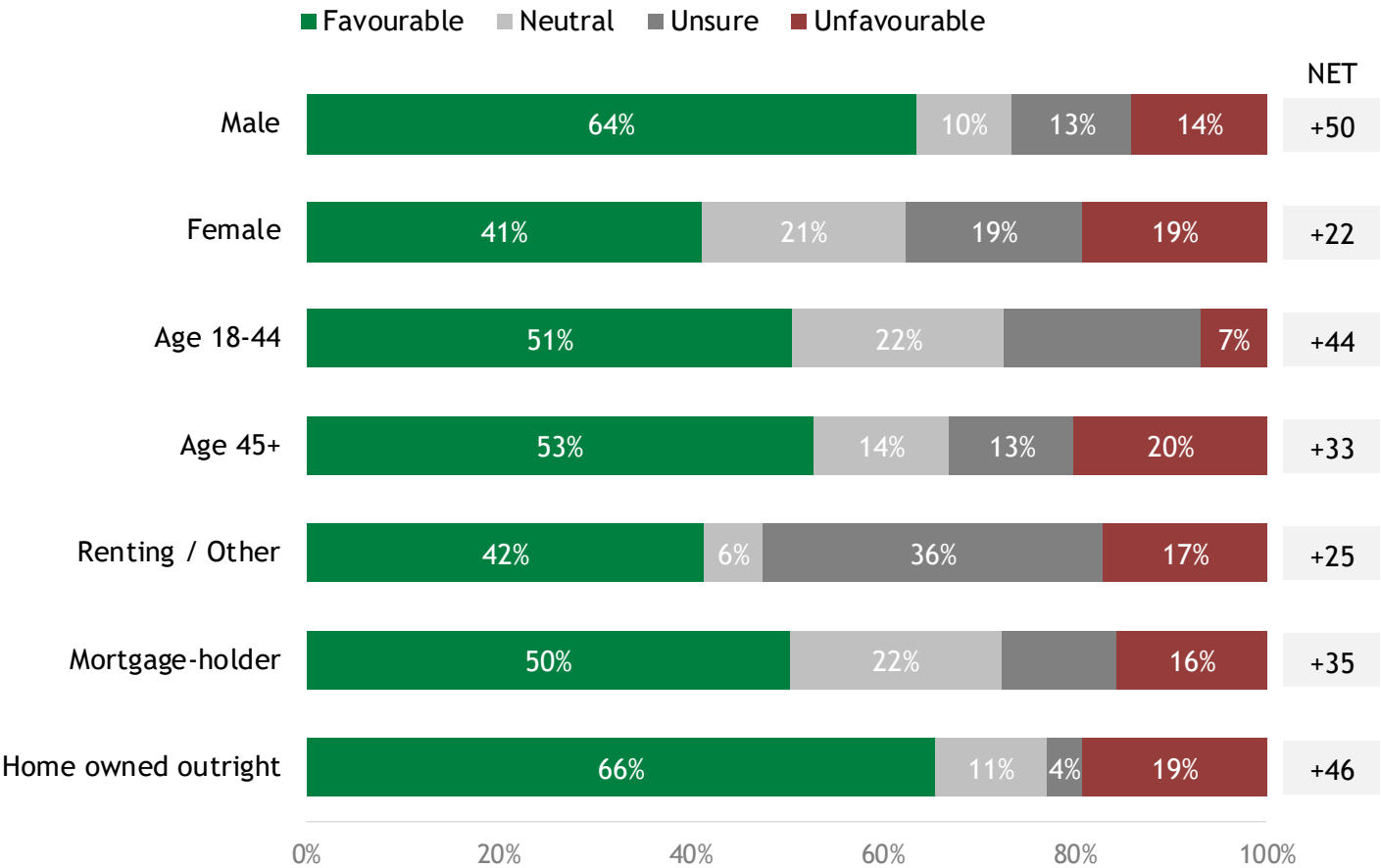
*Q. Based on what you know of this proposal, what best describes your attitude towards it?*



# Younger, homeowner, and male residents were more likely to be favourable or neutral towards the proposal

## ATTITUDE TOWARDS THE PROPOSAL, BY DEMOGRAPHIC

Q. Based on what you know of this proposal, what best describes your attitude towards it?



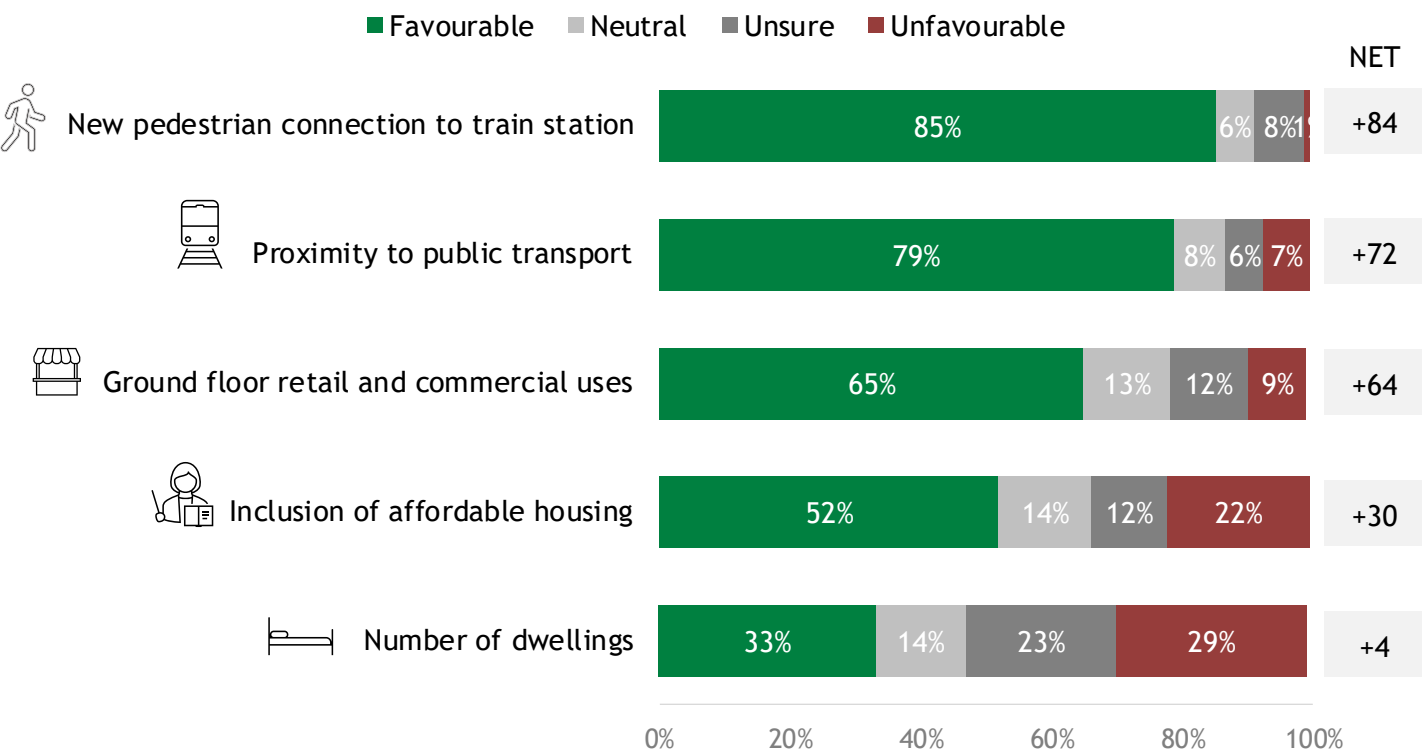
N.B. Smaller sub-samples increase margin of error.



# Majorities have favourable views of the proposal's new pedestrian connection, proximity to public transport, and retail & commercial uses

## ATTITUDE TOWARDS ASPECTS OF THE PROPOSAL

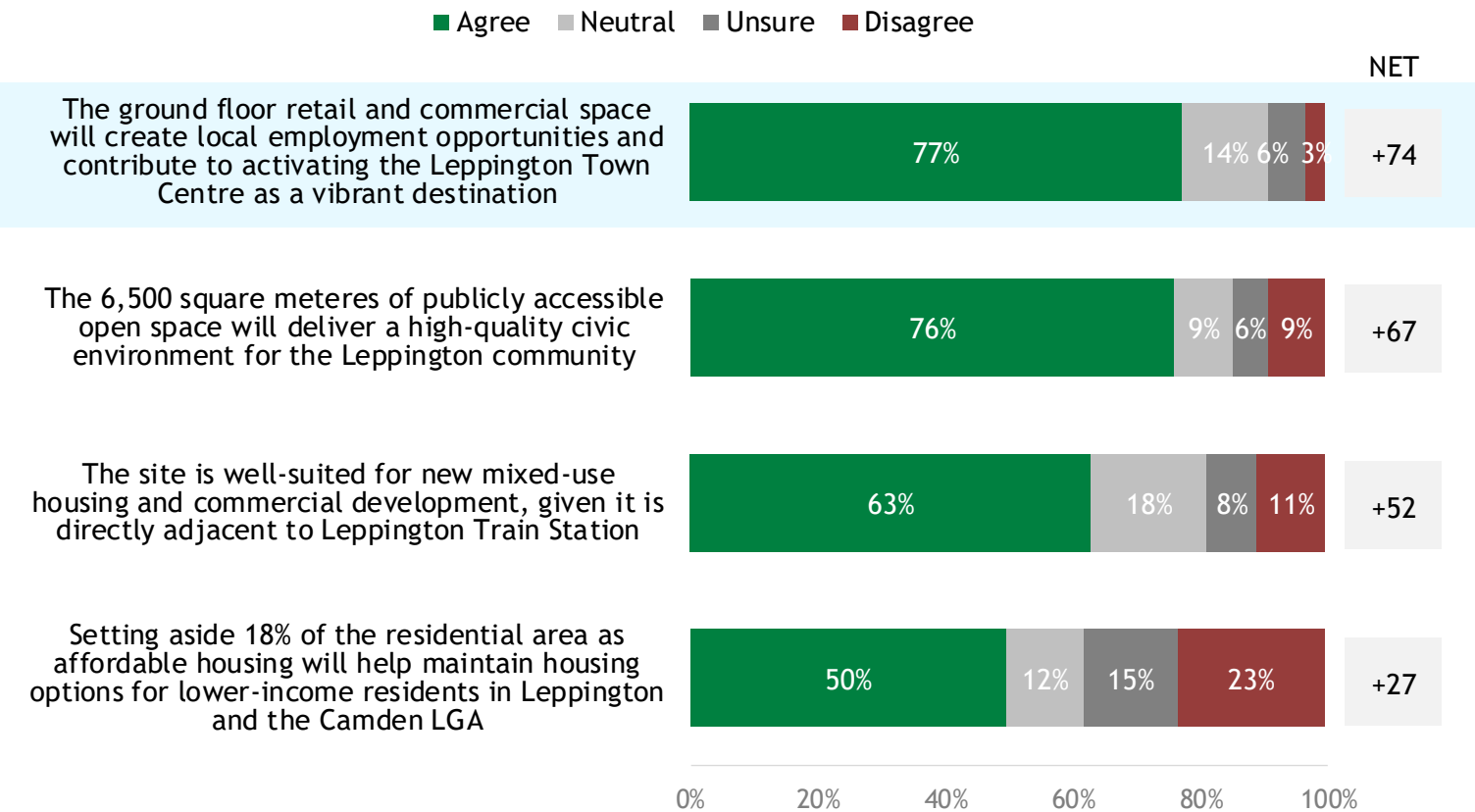
*Q. I am now going to read out some specific aspects of the proposed development. For each, could you tell me whether your attitude towards it is favourable, unfavourable, or neutral?*



# A majority of residents agree the location is suitable for creating local employment opportunities and a vibrant destination

## PROJECT BENEFITS

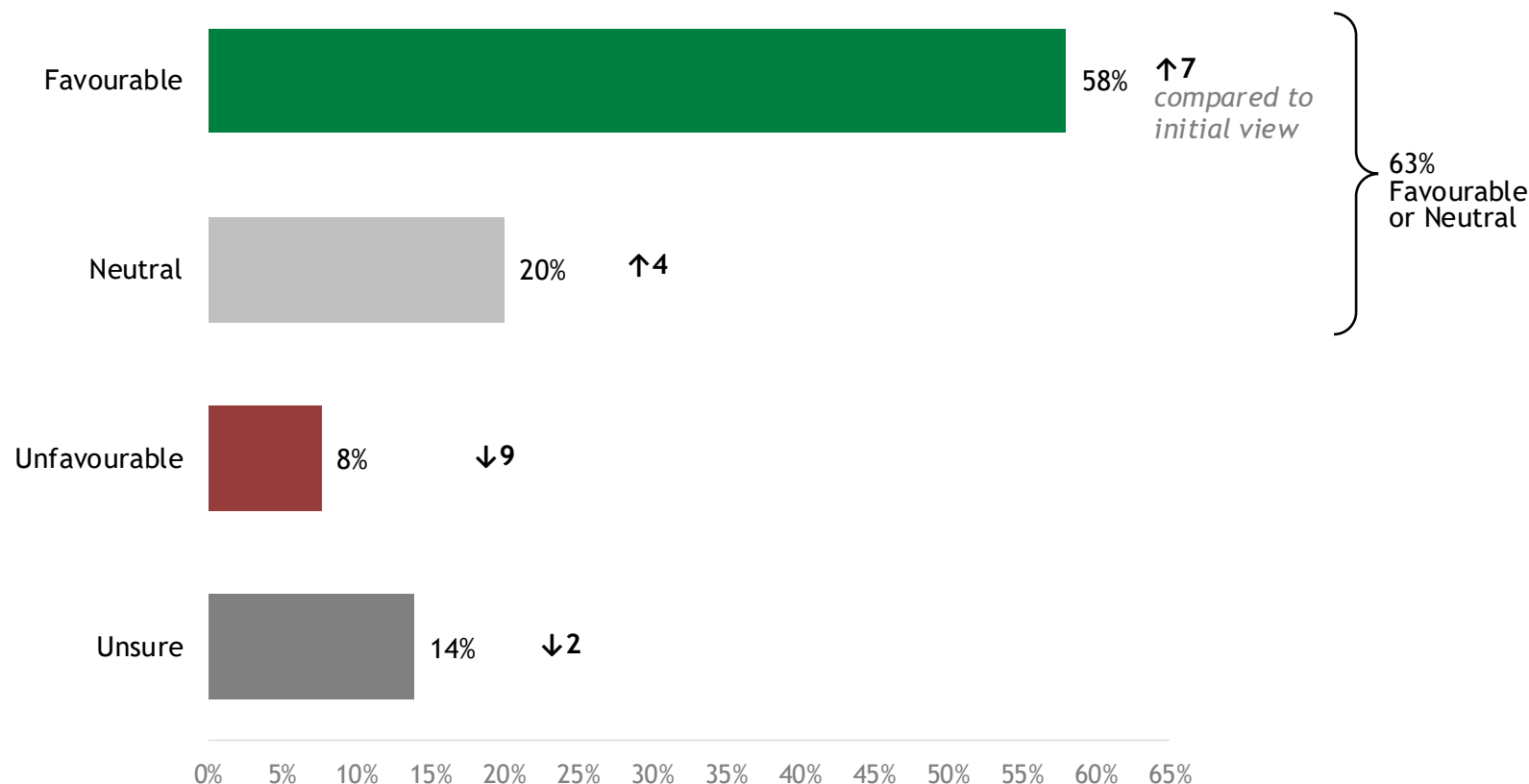
*Q. I am now going to read out some statements relating to the proposed development. For each statement, could you tell me if you agree, disagree, or are neutral?*



# After considering the project's posited benefits, there are small positive changes in views

## POST-CONSIDERATION ATTITUDE TOWARDS THE PROPOSAL

Q. Thinking again about the proposal, what best describes your attitude towards it?



After considering individual aspects of the proposal, and a selection of presented benefits, there are minimal changes in views.

Although unfavourable views of the proposal decrease 9pts from 17% to 8%, it is not a statistically significant change.

*N.B. Between the pre- and post-consideration questions, respondents were asked about their attitudes towards six individual aspects of the proposal, and four statements on its posited benefits.*

*Figures rounded.*





# Open-ended responses

## WORD CLOUD OF OPEN-ENDED RESPONSES

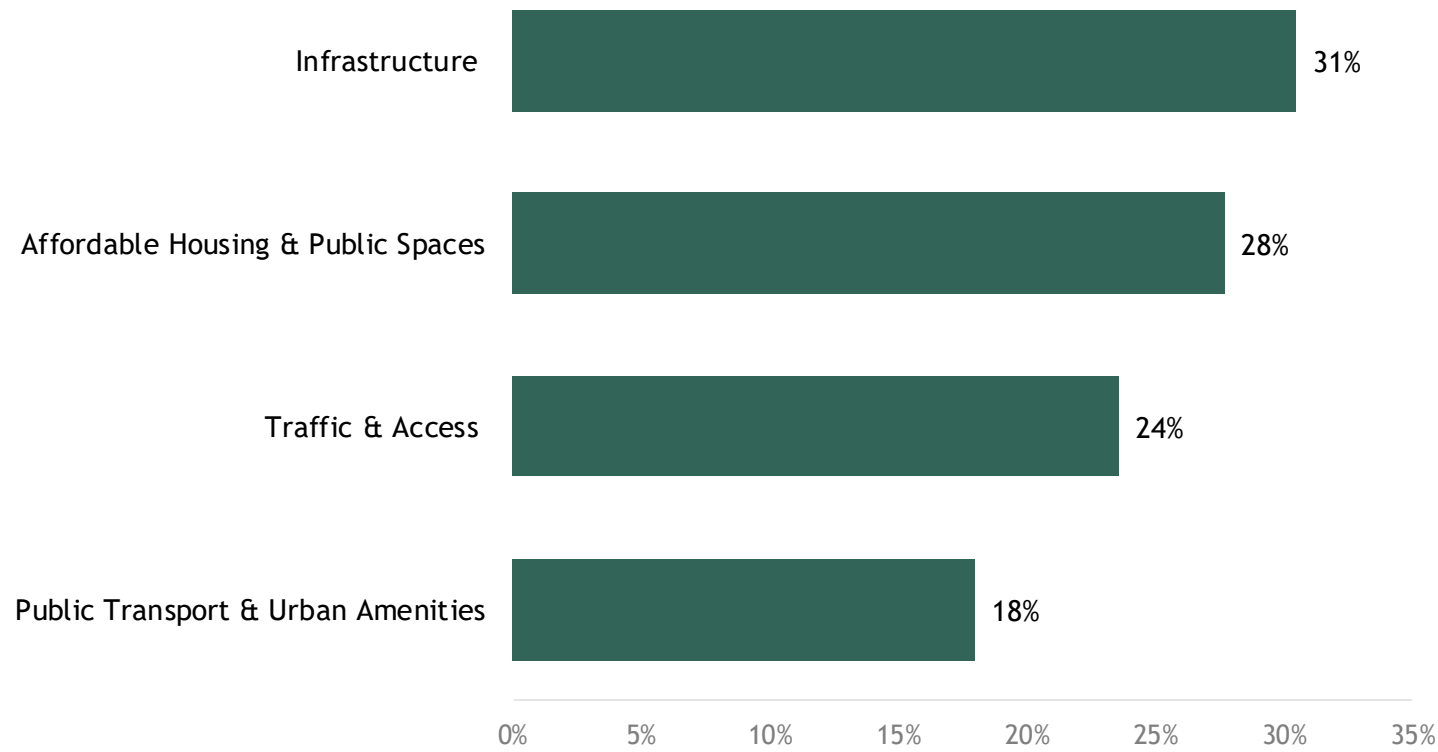
A word cloud of transportation-related terms. The most prominent words are 'development', 'traffic', 'area', 'housing', 'will', 'road', 'infrastructure', 'parking', 'need', 'station', 'space', 'affordable', 'existing', 'schools', 'may', 'shops', 'residents', 'can', 'sure', 'train', 'many', 'don't', 'close', 'well', 'site', 'lot', 'going', 'number', 'good', 'think', 'first', 'like', 'needs', 'favor', 'put', 'public', 'facilities', 'just', 'lead', 'congestion', 'already', 'roads', 'additional', 'park', 'help', 'bring', 'proposed', 'open', 'great', 'concerned', 'cause', 'environment', 'dwelling', 'increase', 'want', 'concern', 'high', 'access', 'people', 'around', 'improve', 'transport', 'street', 'consideration', 'may', 'schools', 'shops', 'residents', 'can', 'sure', 'train', 'many', 'don't', 'close', 'well', 'site', 'lot', 'going', 'number', 'good', 'think', 'first', 'like', 'needs', 'favor', 'put', 'public', 'facilities', 'just', 'lead', 'congestion', 'already', 'roads', 'additional', 'park', 'help', 'bring', 'proposed', 'open', 'great', 'concerned', 'cause', 'environment', 'dwelling', 'increase', 'want', 'concern'. The words are in various colors (blue, green, yellow, orange, red, purple) and sizes, arranged in a circular pattern.

# Infrastructure affordable housing & public spaces led the discussion

## MAIN SUBJECT MATTER OF OPEN-ENDED RESPONSES (CODED)

*Q. And very briefly, do you have any additional comments on the proposal?*

*(Coding based on leading subject of each comment)*



72 respondents (71%) took the opportunity to provide additional comments.

Of those who provided comments, the most common leading subjects were about infrastructure & traffic congestion (31%) and affordable housing & community spaces (28%).



# A number of residents commented positively with some concerns on the proposal

## SELECTION OF VERBATIM QUOTES

*Q. And very briefly, do you have any additional comments on this proposal?*

- ▶ *“As long as there is easy access and careful consideration of local traffic impacts... the proposal could be more viable. It’s important to explore multiple access routes rather than relying on a single road, including additional entry points from both sides to improve access to the shopping area, Camden Valley Way, and Bringelly Road.” Female, Other, Other housing arrangement/Renting*
- ▶ *“The proposed development is good, but the amount of affordable housing needs to be reduced. Having too much affordable housing may bring the value of the property down. The presence of too many, could potentially cause problems and increase risks for people in the area. Affordable housing should also be provided for older people. It must be 50/ 50.” Female 55-64, Homeowner without a mortgage*
- ▶ *“It has great potential. My main concern is the increase in traffic in the area, especially with the development of schools. I’m not sure if the existing roads can handle the volume of development, and it may lead to significant congestion.” Female 35-54, Other housing arrangement/Renting*
- ▶ *“I would like to see a cinema, swimming pools, and recreational facilities such as basketball courts and skating areas in the surrounding area. There should also be more open spaces where children can play and have fun. I would like more food options-not just regular stalls, but also cafes or restaurants that offer fresh fruit and natural food choices. It would also be great to have family-friendly clubs or bistros.” Male 55-64, Homeowner without a mortgage*



# Many respondents were focused on building height, population density, and infrastructure

## SELECTION OF VERBATIM QUOTES

*Q. And very briefly, do you have any additional comments on this proposal?*

- ▶ *“Vehemently, highly and passionately opposed to skyscrapers or buildings 1- storeys high or more and any high density housing is impacting. As for the proposal, the building height is too high, way too many dwellings.” Female 55-64, Other housing arrangement/Renting*
- ▶ *“High-density housing, in my opinion, is not always favorable for human habitation, especially when it is not thoughtfully planned or designed with the environment in mind. I believe that placing too many people within a limited area can lead to overcrowding” Male 55-64, Homeowner without a mortgage*
- ▶ *“The area will become structurally overwhelmed. Adding a high-density project to such a small space will likely lead to permanent gridlock, as the existing roads and sidewalks simply weren’t designed to handle that volume of traffic.” Male 45-54, Homeowner with a mortgage*
- ▶ *“I believe it will bring chaos. Traffic is already congested, and it will make it worse by bringing more housing. It will be overcrowded. It will be a disaster as well to schools and safety of children. Parking at the station is already ridiculous. Roads are not wide enough. They make the area grow without upgrading the infrastructure. Also, bringing in affordable housing will bring in a low socio-economic demographic and bring crime. The public space will be used by teens, nothing good comes of it.” Female 45-54, Homeowner with a mortgage*





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## Appendix 2 Community Information Flyer

# Information for Residents

## 173 & 183 Rickard Road

### Leppington

Notting Hill Advisory, an independent community engagement consultancy, has been appointed by Aland, the proponent for **173 & 183 Rickard Road, Leppington**, to consult with the local community regarding a proposal for a new mixed-use development within the Leppington Town Centre.

#### About the Proposal

Aland is preparing a proposal involving a mixed-use civic centre development comprising residential, retail and commercial uses. The proposal will include approximately 2,100 residential dwellings, including dedicated affordable housing. The proposal also includes 25,000 square metres of retail and commercial floor space and 6,500 square metres of publicly accessible open space, as well as landscaped central plaza.

Located near Leppington Station and Leppington Public School, the site forms part of the Leppington Town Centre. The development will support the growth of the broader Leppington Town Centre and enable housing delivery, including affordable housing, in a well-connected location near public transport and services.

A comprehensive suite of technical studies will accompany the application, which will be assessed by the NSW Department of Planning, Housing and Infrastructure (DPHI).

#### Planning Process

The project has been declared State Significant Development (SSD) by the NSW Minister for Planning and will proceed via a concurrent rezoning and development application. The Environmental Impact Statement will be reviewed by the Department and placed on public exhibition for further community feedback via the NSW Major Projects website: [planningportal.nsw.gov.au/major-projects](http://planningportal.nsw.gov.au/major-projects).

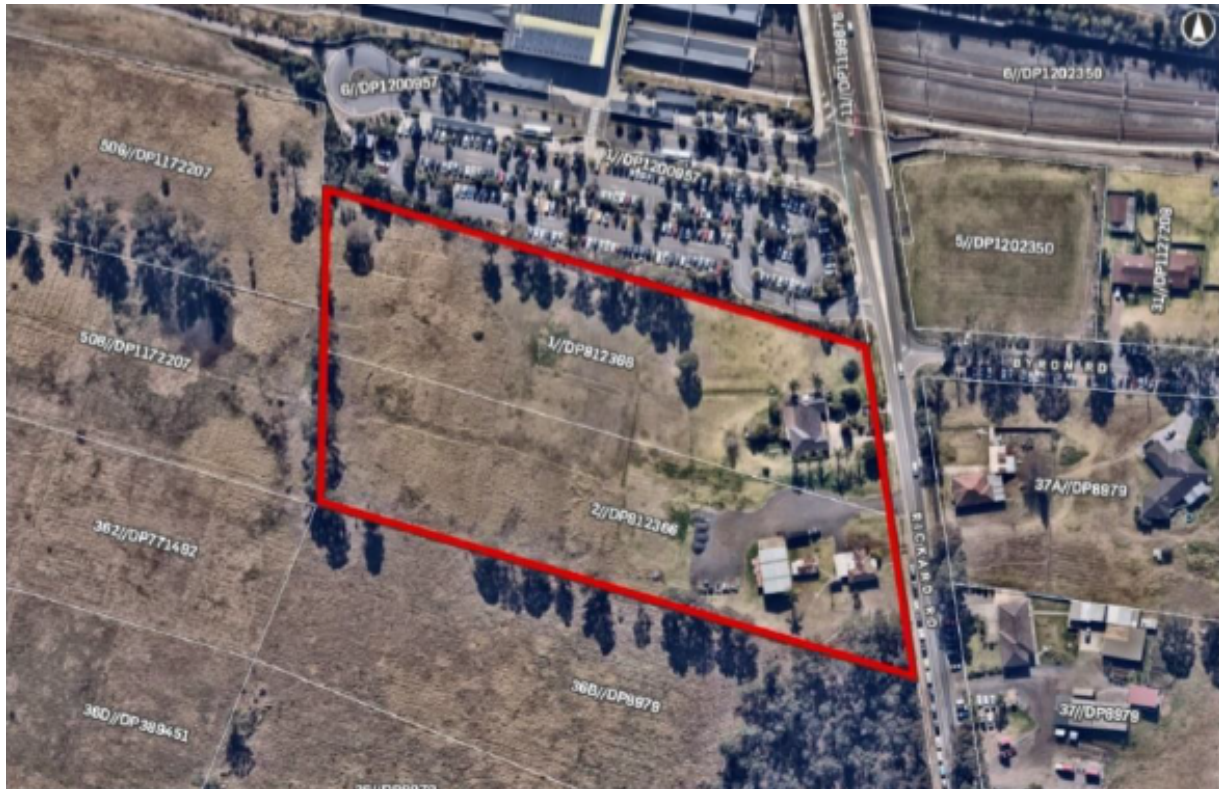
## Learn More

A community information webinar will be held on **Thursday, 7 May 2026 at 6pm** to provide an overview of the proposal and an opportunity for members of the community to ask questions of the project team.

Please scan the QR code to register your attendance.



## Site Location



Source: Urbis

## Contact Us

The project team is available to answer any questions you may have or to provide further information about the proposal.

You are welcome to share feedback at any time during the consultation process, using the following contact information:

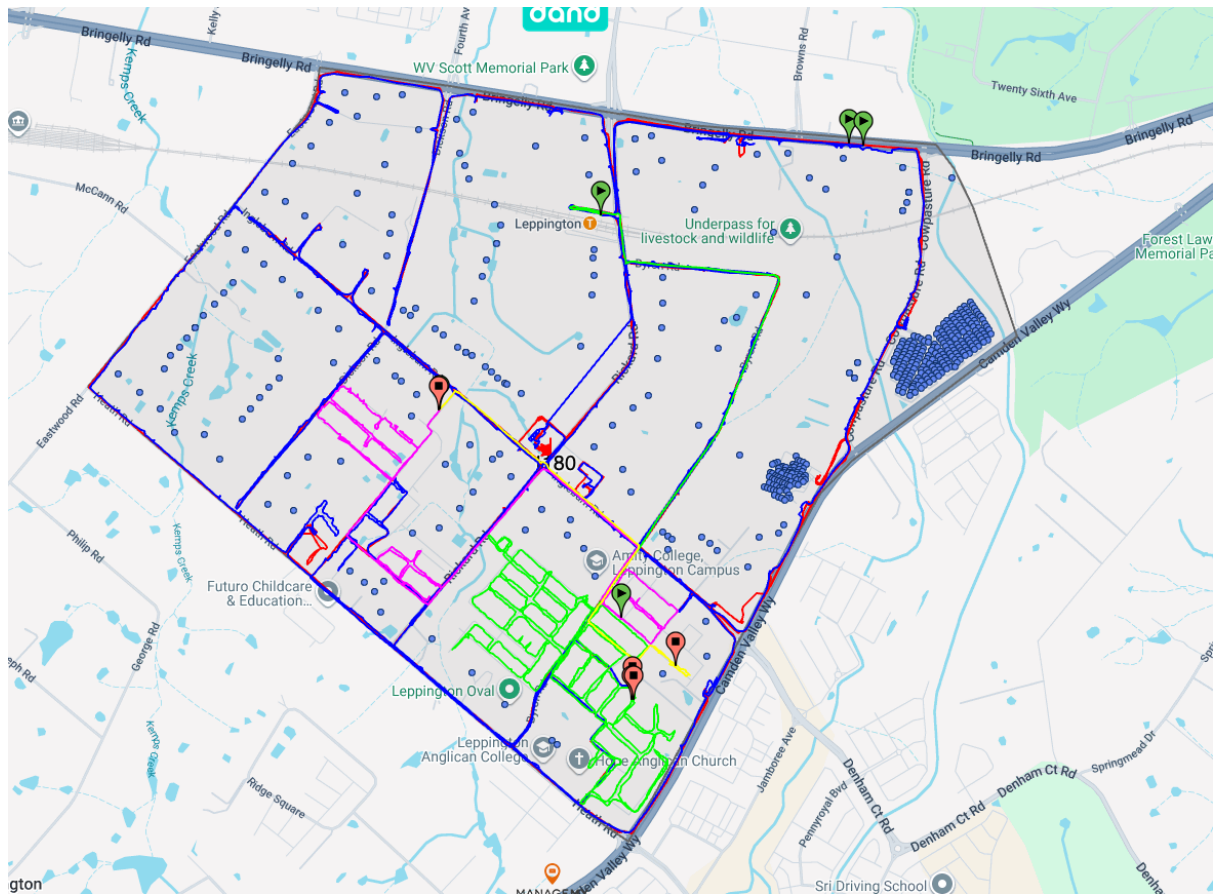


**[consultation@nhadvisory.com.au](mailto:consultation@nhadvisory.com.au)**



**1800 975 142**

Appendix 2.1 Distribution Area



## Appendix 3 Virtual Webinar Presentation

# Leppington Town Centre

173 & 183 Rickard Road, Leppington

Community Webinar  
Thursday 7 May 2026

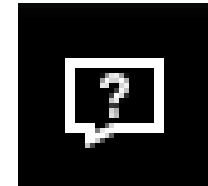
# Acknowledgement of Country

We acknowledge the Dharug People, the Traditional Custodians of the land on which this project is located.

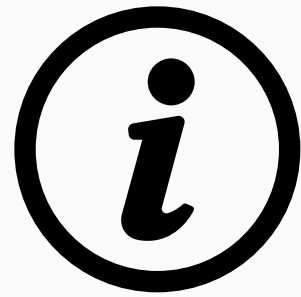
We pay our respects to Elders past and present and recognise their enduring connection to Country, culture and community.



# Housekeeping

- Tonight's webinar is a presentation format, with the moderator and supporting material on screen.
- If you have a question, please use the question mark icon  in the top right of your screen and type in your question.
- If you have any technical issues, use the question function and we will respond to you directly.
- We ask that all questions and comments during the session remain respectful and focused on the project so that everyone has a fair opportunity to participate.

# Purpose of Early Engagement



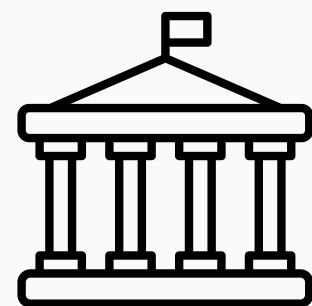
Provide clear information  
about the proposal in its  
early stages



Gather community feedback  
on key issues and concerns



Feedback received is  
summarised in an  
Engagement Report



Engagement Report is lodged  
as part of the application



Engagement conducted according  
to NSW Government Guidelines

# Planning Pathway

## State Significant Development



# Project Team



Development Team



Architect

NOTTING HILL

Community Engagement



Town Planner

# About ALAND



The Archibald, Gosford

Aland is a market-leading property developer and builder with a **22-year track record** delivering large-scale residential projects across New South Wales.

The group has completed more than **4,700** apartments, with a further **2,500** currently under construction and a pipeline of approximately **4,800** dwellings in planning.

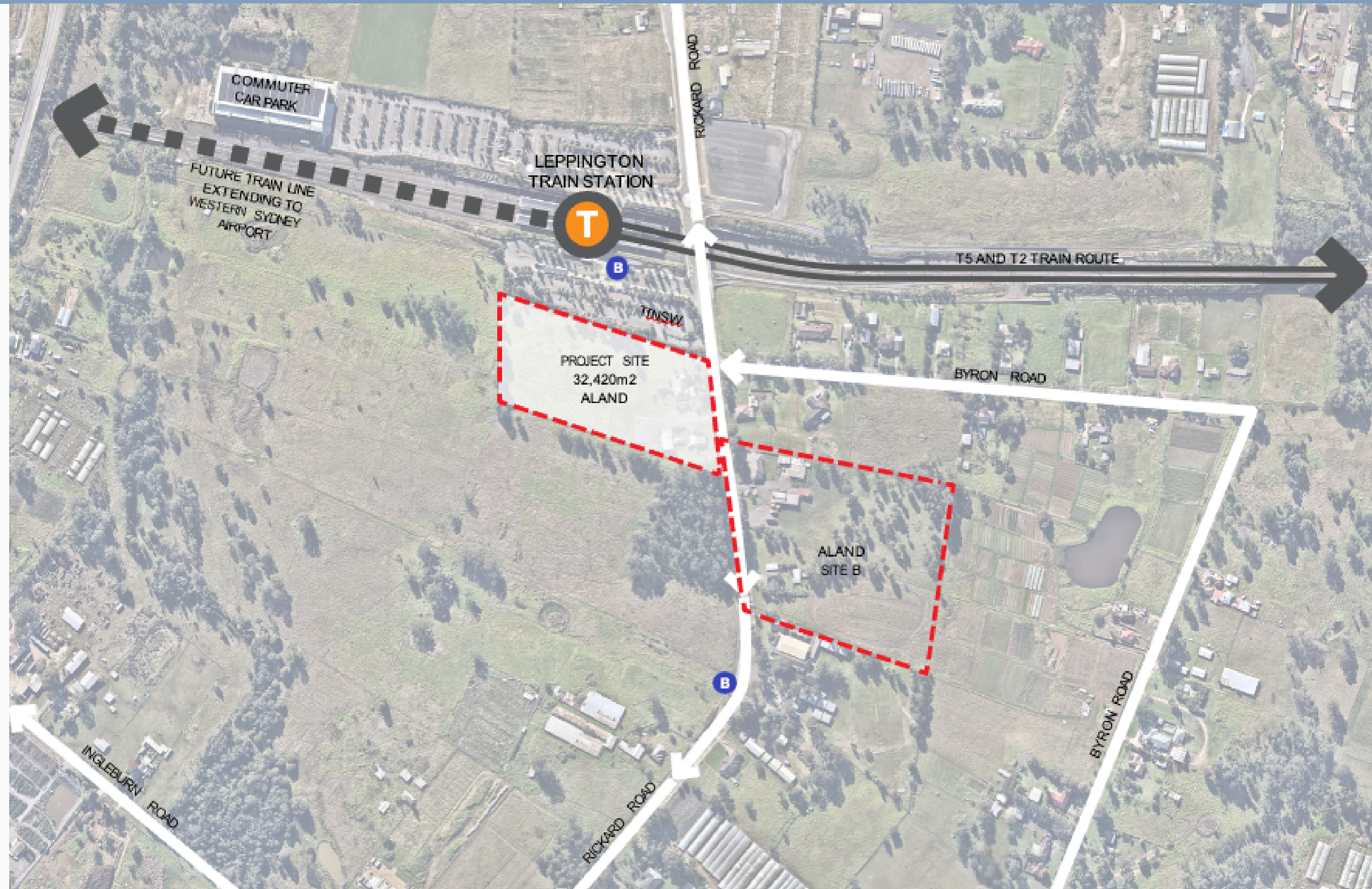
Aland maintains a strong presence across **Central Sydney, Western Sydney and the Central Coast**, with a consistent focus on high-growth precincts.

As a **Gold i-CIRT rated developer and builder**, Aland meets the highest standards of capability, governance and delivery performance in the Australian building industry.

**Aland committed to playing a leading role in realising the vision for the Leppington Town Centre.**



# Site Context



# Precinct History

- The proposed development presents as a catalyst development opportunity within the Leppington Town Centre.
- DPHI in 2017 identified limited uptake in redevelopment of Leppington as part of their review of the Leppington Town Centre.
- In October 2022 Camden Council lodged the Leppington Town Centre Planning Proposal with the DPHI which proposed a series of key zoning and land use changes, and amendments to the WPC SEPP.
- Council's Leppington Town Centre Planning Proposal (LTCPP) is supported by a draft Indicative Layout Plan (draft ILP).
- In December 2024, DPHI identified Leppington Town Centre as a State Assessed Rezoning Proposal. The Leppington Town Centre Review is expected to be finalised by mid-2026.

# Future Precinct

## Legend

-  Subject Site
-  Proposed Green Space
-  Linear Plaza
-  Active Link
-  Train Line
-  Major Roads
-  Watercourses
-  Schools
-  Shopping Centre



# Masterplan Vision

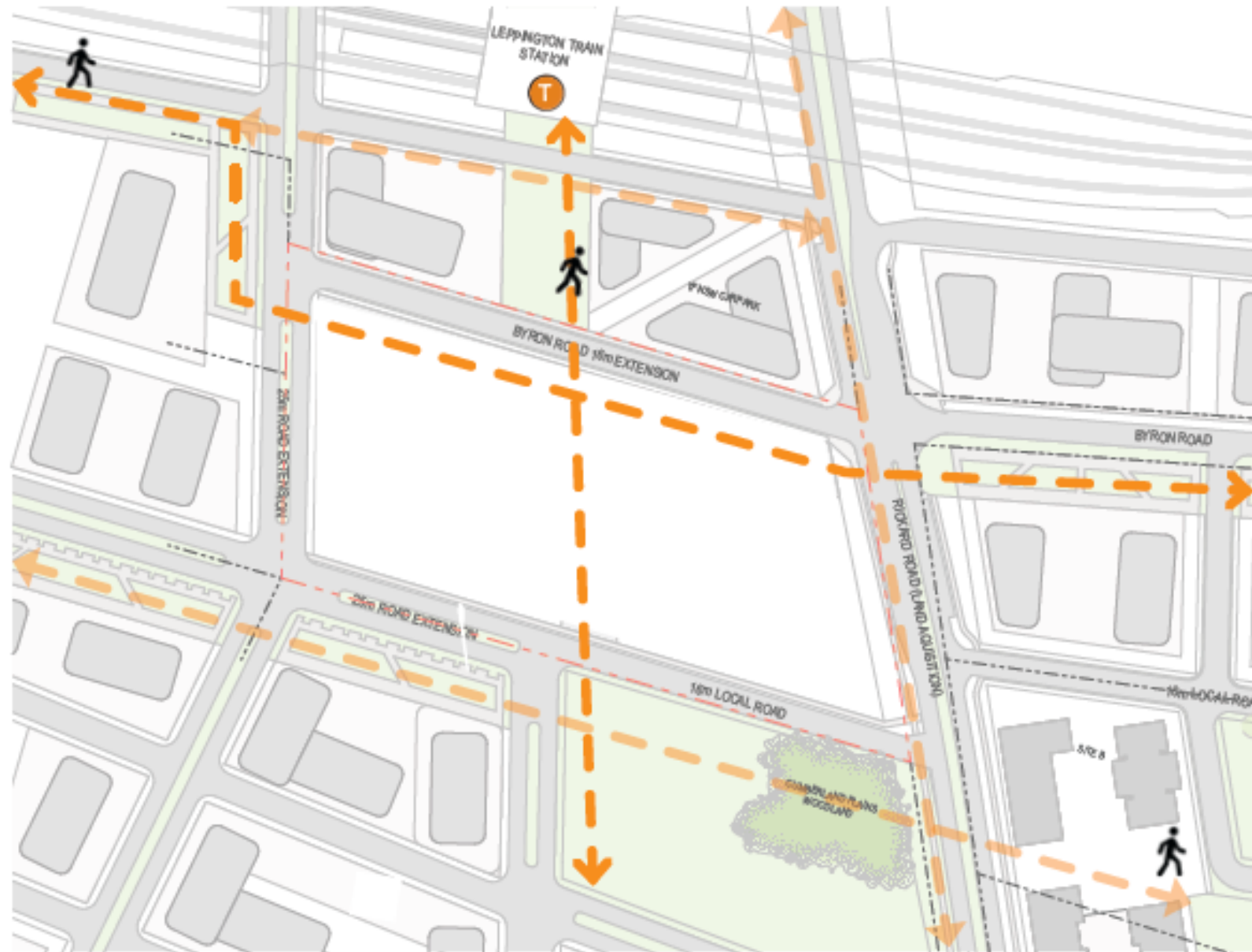


*Final scheme subject to assessment by  
the NSW Department of Planning,  
Housing and Infrastructure (DPHI)*

# Precinct Strategy

## PUBLIC PEDESTRIAN MOVEMENT

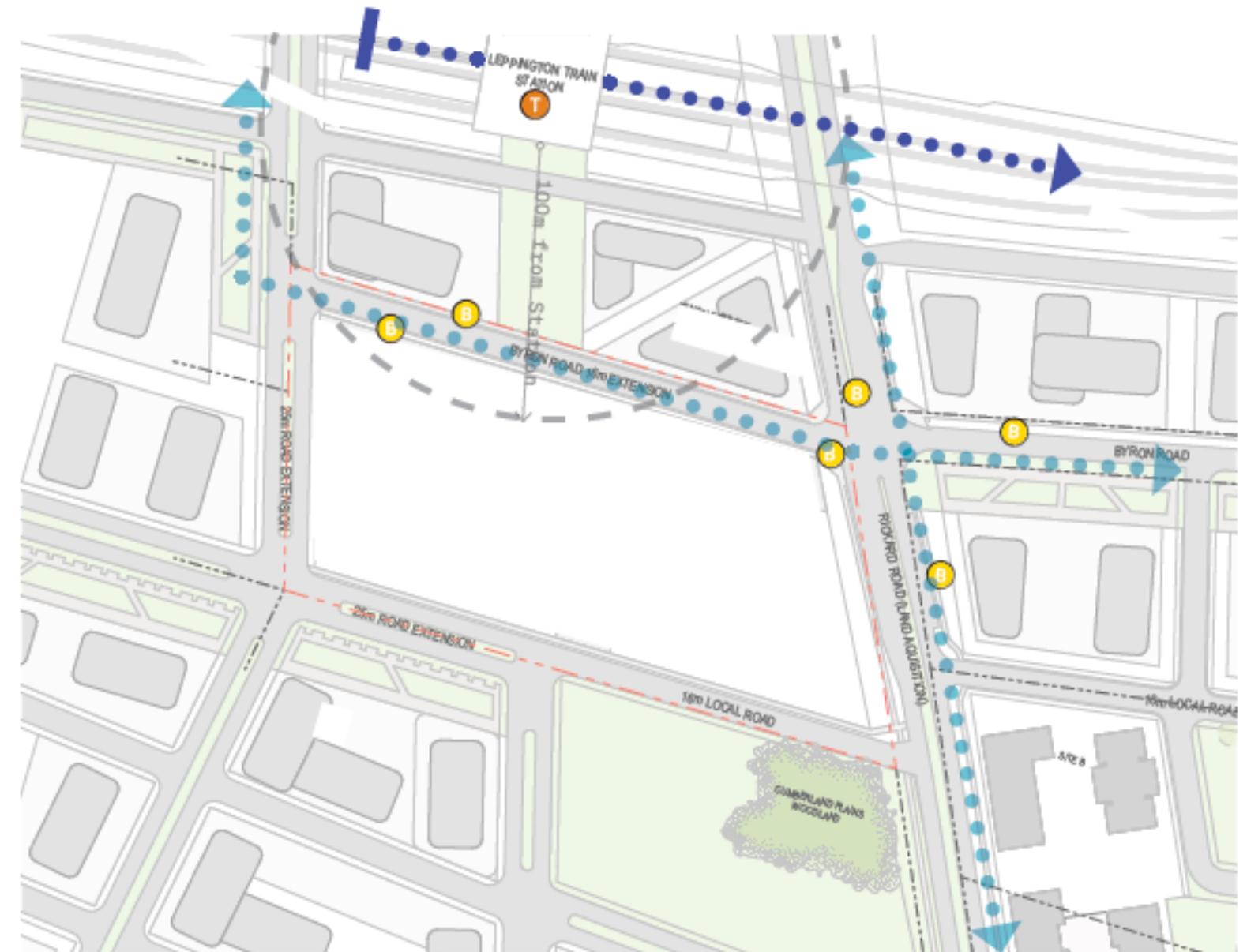
Holistic design will respond to future pedestrian movements across and through the site.



-  Existing Train Station
-  Primary Pedestrian Movement
-  Secondary Pedestrian Movement

## TRANSPORT ACCESSIBILITY

Existing and future transport infrastructure will result in an accessible and walkable network



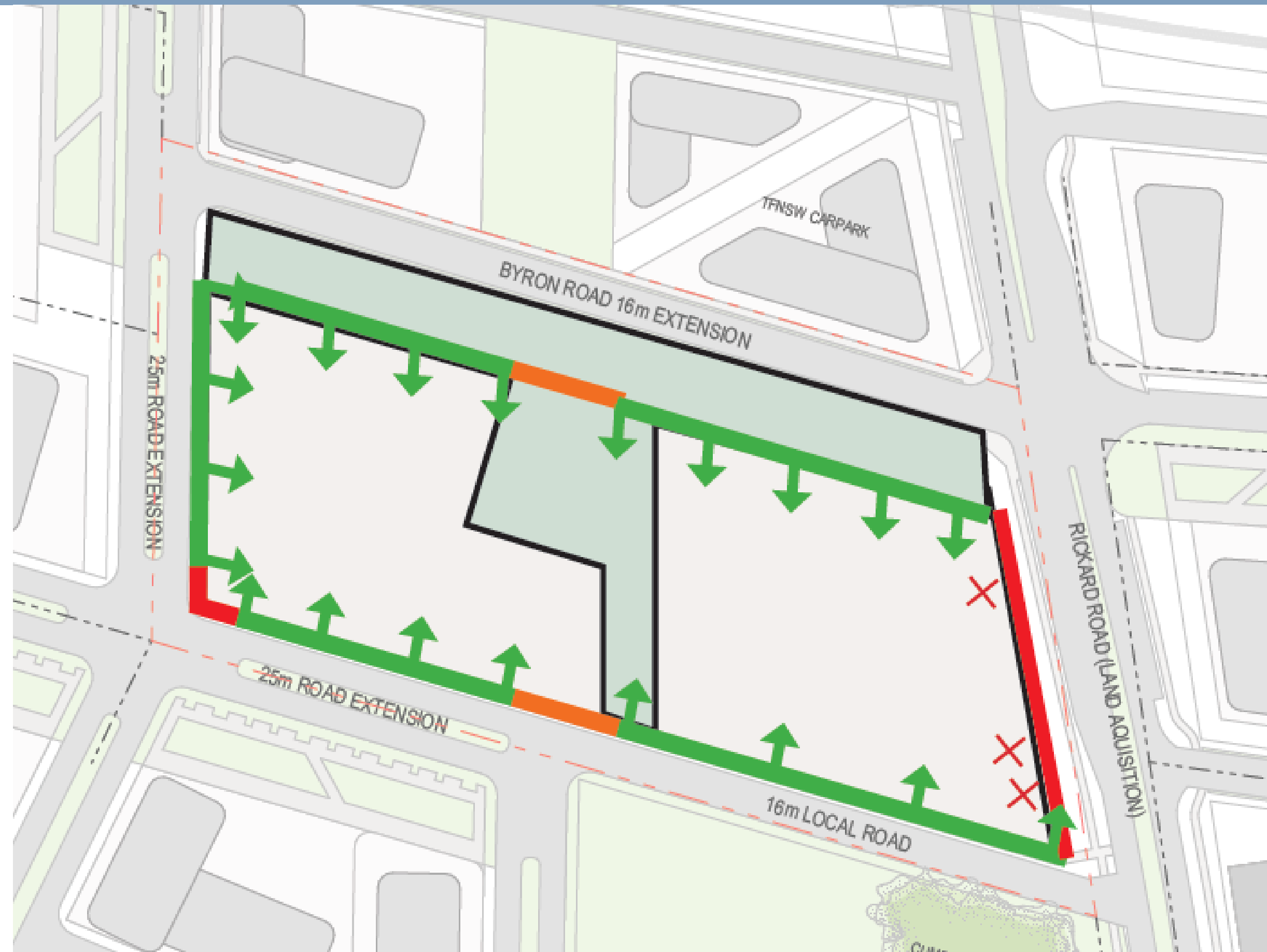
-  Existing Train Station
-  Proposed Bus Stop
-  Train Alignment
-  Bus Route

*Final scheme subject to assessment by the NSW Department of Planning, Housing and Infrastructure (DPHI)*

# Site Access

## KEY

-  No Access
-  Potential Access
-  Potential access



*Final scheme subject to assessment by the NSW  
Department of Planning, Housing and Infrastructure (DPHI)*

# Site Plan

|                          |                                               |
|--------------------------|-----------------------------------------------|
| <b>Total Residential</b> |                                               |
| Homes                    | ~1,500                                        |
| Affordable Housing       | ~220                                          |
| Buildings                | 8                                             |
| Max Height               | ~36 Stories                                   |
| <b>Retail</b>            |                                               |
| Open Space               | ~27,000m <sup>2</sup><br>~7,000m <sup>2</sup> |



*Final scheme subject to assessment by the NSW  
Department of Planning, Housing and Infrastructure (DPHI)*

# Future Building Form



*Final scheme subject to assessment by the NSW Department of Planning, Housing and Infrastructure (DPHI)*

**Artist's impression. Indicative only, subject to change.**

# Future Building Form



*Final scheme subject to assessment by the NSW Department of Planning, Housing and Infrastructure (DPHI)*

**Artist's impression. Indicative only, subject to change.**

# Questions

If you did not submit a question today but would like to follow up with the project team, please feel free to contact us at:

**[consultation@nhadvisory.com.au](mailto:consultation@nhadvisory.com.au)**

**1800 975 142**



Thank you