



BETTER PLACED PRINCIPLES

URBAN DESIGN FRAMEWORKS

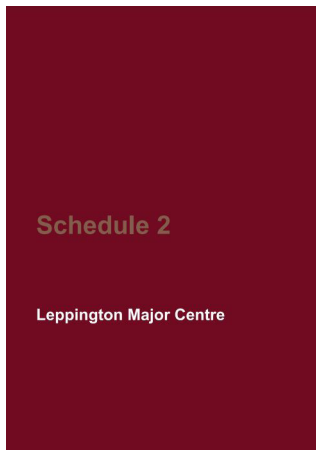
Response to Deliver a Better Future

Our proposal aligns with the vision of the Leppington Major Centre Public Domain Strategy 2012 by enhancing pedestrian-friendly spaces and integrating natural elements, in line with the goal of creating a lively, accessible urban centre.

The design incorporates shaded walkways, high-quality materials, and a balanced mix of public amenities, contributing to a strong sense of place. Informed by the Draft Greener Places Design Guide 2020, our proposal incorporates green infrastructure, including permeable surfaces, native landscaping, and shaded outdoor areas, which foster ecological resilience and support community health and well-being.

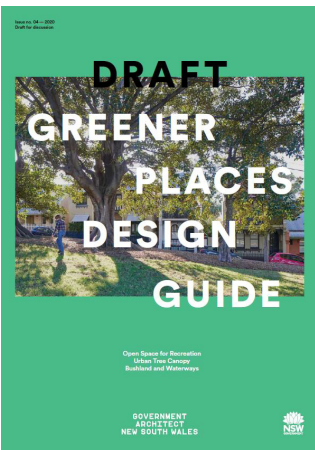
We have also drawn from the Connecting with Country framework 2023, respecting cultural landscapes by incorporating design elements that honour the cultural heritage of the land and enhance the connection between people and place.

This cultural sensitivity is reinforced in alignment with the Camden Growth Centre Precincts Development Control Plan 2011 (DCP), ensuring our proposal addresses local planning objectives, including building setbacks, visual continuity, and connectivity within the precinct. Together, these responses create a harmonious, sustainable environment that meets both community and environmental needs.



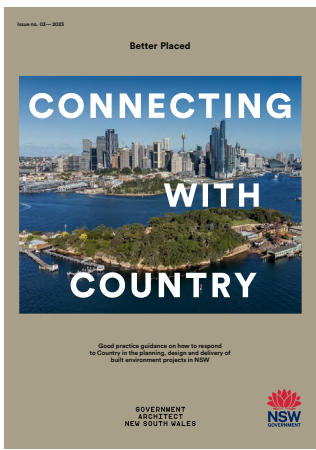
Key Strategic Document

Camden Growth Centre Precincts Development Control Plan, 2011, referred to as the DCP



Key Strategic Document

Draft Greener Places Design Guide, 2020, NSW Government



Key Strategic Document

Connecting with Country framework, 2023, NSW Government



Key Strategic Document

Leppington Major Centre - Public Domain Strategy 2012

BETTER PLACED - GOOD DESIGN OBJECTIVES

The following table provides a summary of how the proposed development, as illustrated by the Architectural Design Report, achieves the good design outcomes (identified by the Design Objectives for NSW) of GANSW’s ‘Better Placed’ policy. As the table shows, the elements of the proposed design have overlapping achievement of the objectives.

DESIGN OBJECTIVES FOR NEW SOUTH WALES		CONTEXT AND PLACE	BUILT FORM AND URBAN DESIGN RESPONSE	PUBLIC DOMAIN AND LANDSCAPE	ARCHITECTURE AND MATERIALITY
	1. BETTER FIT Contextual, local and of its place	✓	✓	✓	✓
	2. BETTER PERFORMANCE Sustainable, adaptable and durable	✓	✓	✓	✓
	3. BETTER FOR COMMUNITY Inclusive, connected and diverse	✓	✓	✓	✓
	4. BETTER FOR PEOPLE Safe, comfortable and liveable	✓	✓	✓	✓
	5. BETTER WORKING Functional, efficient and fit for purpose	✓	✓	✓	✓
	6. BETTER VALUE Creating and adding value	✓	✓	✓	✓

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Response

**OBJECTIVE 1: BETTER FIT
CONTEXTUAL, LOCAL AND OF ITS PLACE**

Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, and communal aspirations. It also contributes to evolving character and setting.

Leppington, situated in Sydney’s South Western region, stands as a strategic growth area, representing one of the last major undeveloped sites with direct city access via rail.

This unique context offers a rare opportunity to support regional expansion while respecting Leppington’s emerging local character and social setting. The surrounding landscape primarily consists of open lots, farmland, light industry, and a growing residential sector, embodying a transitional zone from rural to urban.

The proposed development site, directly adjacent to Leppington Train Station, serves as the community’s main gateway to Sydney and other key destinations. This prime position situates the site as a pivotal access point and future focal point for the area, aligning with the communal aspirations for Leppington as a connected, sustainable, and vibrant neighbourhood.

The design has been informed by this role, enhancing the area’s evolving character and establishing a meaningful, place-based response that fosters both identity and community integration for the expanding population.

**OBJECTIVE 2: BETTER PERFORMANCE
SUSTAINABLE, ADAPTABLE AND DURABLE**

Environmental sustainability and responsiveness is essential to meet the highest performance standards for living and working. Sustainability is no longer an optional extra, but a fundamental aspect of functional, whole of life design.

The proposed development prioritises high sustainability standards, aiming to deliver both environmental performance and adaptability for future needs. By embedding sustainable design principles, the proposal addresses key elements of water conservation, waste reduction, energy efficiency, and responsible material selection, promoting a holistic, whole-of-life approach that enhances both community and environmental well-being.

Strategically located just 100 metres from Leppington Train Station, the site benefits from excellent public transport connections via the T2 and T5 train lines, along with multiple bus routes linking surrounding areas such as Prairiewood, Campbelltown, and Liverpool. This connectivity promotes sustainable living by reducing reliance on private vehicles and enhancing regional accessibility.

Together, these strategies foster a development that is resilient, adaptable to changing community needs, and supportive of sustainable lifestyles.

**OBJECTIVE 3: BETTER FOR COMMUNITY
INCLUSIVE, CONNECTED AND DIVERSE**

The design of the built environment must seek to address growing economic and social disparity and inequity, by creating inclusive, welcoming and equitable environments. Incorporating diverse uses, housing types and economic frameworks will support engaging places and resilient communities.

Our proposal aims to meet the Leppington community’s evolving commercial needs, fostering an inclusive, dynamic, and resilient environment that supports the growth of South West NSW. By offering a wide range of amenities, the development creates a vibrant community hub that enhances accessibility and provides economic opportunities for residents.

The proposal includes a diverse array of commercial spaces, such as a major supermarket, specialty grocers, retail stores, food and beverage outlets, a gym, swim school, cinema, and hotel. These offerings form an inviting destination that encourages social interaction, supports local businesses, and serves a wide demographic. This variety ensures the development meets the immediate needs of the community while supporting the longer-term growth of local enterprise and commerce.

With this comprehensive mix of services and facilities, the development sets the foundation for an inclusive and connected community, fostering a welcoming and equitable environment that strengthens local identity and social engagement. The proposal not only benefits residents but also creates an accessible, lively precinct that becomes a meaningful part of the Leppington area’s evolving character.

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OBJECTIVE 4: BETTER FOR PEOPLE SAFE, COMFORTABLE AND LIVEABLE

The built environment must be designed for people with a focus on safety, comfort and the basic requirement of using public space. The many aspects of human comfort which affect the usability of a place must be addressed to support good places for people.

This development provides essential commercial infrastructure in close proximity to key public transport options, including the nearby train station and multiple bus stops, ensuring convenience and accessibility for the Leppington community. By bringing employment opportunities closer to home, the development fosters a connected, vibrant environment that supports the area’s growing population and strengthens its economic resilience.

The design prioritises an engaging and active ground level, with clear sight lines to enhance safety and street vitality. This approach creates a secure, welcoming atmosphere for people as they move between the train station, commercial areas, and nearby residences, facilitating safe transitions through well-activated public spaces. The design aims to promote social interaction and improve community cohesion by creating open, accessible spaces.

Additionally, the building’s design maximises natural light, creating bright, comfortable interiors that enhance the user experience. The emphasis on natural lighting and open, inviting spaces contributes to a warm and liveable environment, making the development a welcoming destination for all. These thoughtful design elements ensure that the space is not only functional but also pleasant and supportive of a positive community atmosphere.

OBJECTIVE 5: BETTER WORKING FUNCTIONAL, EFFICIENT AND FIT FOR PURPOSE

Having a considered, tailored response to the program or requirements of a building or place, allows for efficiency and usability with the potential to adapt to changes over time. Buildings and spaces which work well for their proposed use will remain valuable and well-utilised.

This project emphasises efficient design to maximise the utility and quality of architectural spaces, ensuring they are both functional and adaptable for long-term use. Strategies such as optimising building cores to reduce dead-end corridors, enhancing natural ventilation through thoughtful orientation, and applying passive design principles are employed to lower energy consumption and improve environmental sustainability.

By prioritising a purpose-driven approach, the development minimises its environmental impact while creating spaces that are both highly functional and comfortable. This efficiency-focused design ensures the building remains valuable and adaptable over time, supporting a sustainable and well-utilised built environment. It not only meets the current needs of its users but also provides a resilient framework for future demands, ensuring lasting value and functionality for years to come.

In addition, the proposal is generally consistent with local planning controls and regulations. This adherence to local controls is crucial in facilitating a timely approval process, helping to avoid delays and ensuring the efficient delivery of critical community services. By working within these frameworks, the project can proceed without hindrance, allowing the community to benefit from the planned amenities and services as quickly as possible.

OBJECTIVE 6: BETTER VALUE CREATING AND ADDING VALUE

Good design generates ongoing value for people and communities and minimises costs over time. Creating shared value of place in the built environment raises standards and quality of life for users, as well as adding return on investment for industry.

This project prioritises a streamlined, functional design that enhances cost efficiency without compromising quality. By focusing on purposeful elements rather than unnecessary embellishments, resources are effectively used to create a durable, well-designed space that retains value over time. This approach also supports an accessible aesthetic that resonates with the community, ensuring a welcoming environment for all.

The shopping centre will be a key economic driver for Leppington, generating a broad range of job opportunities across retail, hospitality, management, maintenance, and security, as well as in facilities like the gym, cinema, and swim school. These jobs will support the local economy, reduce the need for commuting, and foster community growth, with excellent access via public transport enhancing convenience for workers and visitors alike.

The diverse mix of retail, dining, entertainment, and service options will establish the centre as a vibrant community hub, attracting visitors from surrounding areas and contributing to Leppington’s economic growth. This blend of commercial value and social benefit raises the standard of living for residents while offering long-term return on investment for the local industry.

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OBJECTIVE 7: BETTER LOOK AND FEEL ENGAGING, INVITING AND ATTRACTIVE

The built environment should be welcoming and aesthetically pleasing, encouraging communities to use and enjoy local places. The feel of a place, and how we use and relate to our environments is dependent upon the aesthetic quality of our places, spaces and buildings. The visual environment should contribute to its surroundings and promote positive engagement.

Legibility is a key design principle that enhances the overall aesthetic appeal of a space. This project is logically designed with simple massing moves, making it easy for people to identify and connect with different parts of the development, while maintaining a consistent approach throughout. The design ensures clarity and visual coherence, creating a welcoming and intuitive environment.

Human-scale design is prioritised to ensure that spaces and interfaces are comfortable and easy to navigate. Considerations such as appropriate building heights, sidewalk widths, and street furniture placement are carefully addressed to create a harmonious, people-centric environment. By focusing on human-scale principles, the design fosters positive social interactions and strengthens community engagement.

The choice of materials is critical in shaping both the aesthetic and functional quality of the development. Robust, pre-finished materials that age gracefully and require minimal maintenance enhance both the longevity and visual appeal of the project. By selecting materials that harmonise with the surrounding context, the design reinforces the character of the area, contributing to a strong sense of place and encouraging positive engagement among residents and visitors alike.

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THANK YOU



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APPENDIX

1 - REFER TO ARCHITECTURAL DRAWINGS

