



Our reference: InfoStore
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Catherine Van Laeren
Executive Director, Central River City and Western Parkland
Department of Planning, Industry and Environment
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Sent by email: [REDACTED]

Dear Cath

**Draft submission on the Western Sydney Aerotropolis Precinct Plan
Amendment Discussion Paper – November 2022**

Thank you for the opportunity to comment on the Western Sydney Aerotropolis Precinct Plan Amendment Discussion Paper – November 2022. Due to reporting timeframes our submission has not been formally endorsed by Council.

Council Officers would like to make the following comments on the proposed amendments to the Western Sydney Aerotropolis Precinct Plan for Sydney Science Park:

1. The proposed amendment to Section 4.2 Subdivision and Block Structure as the proposed amendment is consistent with the planning controls that applied to Sydney Science Park under Penrith LEP 2010.
2. Regarding the proposed amendments to the Floor Space Ratio (FSR) controls, Council officer preference is to maintain key density controls in the Western Sydney Aerotropolis Precinct Plan. This is to provide certainty to the community on the future density of this part of Sydney Science Park.
3. As the primary permissible residential land uses are dwelling houses, dual occupancies, and multi dwelling houses, a single maximum FSR should apply to the area identified for the first 750 dwellings. The FSR should be set to allow for the construction of the densest permissible dwelling product of multi dwellings housing. Council officers would recommend an FSR of no greater than 0.75:1 is applied to ensure the

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minimum provision of private open space; deep soil planting and car parking can be achieved.

4. If dwelling houses, dual occupancy and multi dwelling housing are going to be the dominant land use in the area allocated for the first 750 Dwellings, consideration should be given to amending Figure 12 Height of Buildings of the Western Sydney Aerotropolis Precinct Plan, to apply a single maximum Height of Building Control to reflect the dominant land use. A maximum Height of Building control of 10 metres is considered appropriate and would allow for the construction of a 3-story dwelling where required.
5. The proposed amendment only discusses the ability to deliver the first 750 dwellings and does not provide any detail on the 35,000m² of non-residential development that is required to be delivered as part of the delivery of the first 750 dwellings. Further information needs to be provided on the relationship between the delivery of the first 750 dwellings and the requirement to deliver 35,000m² of non-residential development. We have not been able to assess whether additional built form and density controls are required for non-residential development in the area identified for the first 750 dwellings.

Whilst Council does not object to the proposed amendment to facilitate the first 750 dwellings for Sydney Science Park, we were always of the understanding that the use of the Penrith Local Environmental Plan 2010 controls were an interim measure until the precinct planning was finalised.

Council's expectation of the completed precinct plan was that more detailed work would have been undertaken to prepare a suite of new planning controls that reflected the State Governments vision for the Sydney Science Park and development commensurate with a suburb adjacent to a Metro Station. In this regard, could the Department advise if there is a program for this work to be undertaken?

If you have any further questions regarding this matter, please contact Glen Weekley, Executive Planner on [REDACTED] or [REDACTED]

Yours sincerely,

[REDACTED]

Natasha Williams
City Planning Manager