



Kye Sanderson
Senior Planner, Place and Infrastructure, Central (Western)
Metro West
Planning and Land Use Strategy
Department of Planning and Environment
4 Parramatta Square
12 Darcy Street, Parramatta
NSW - 2150
15th December 2022

Dear Kye,

RE: Western Sydney Aerotropolis Precinct Plan Amendment - Discussion Paper November 2022

Thank you for the opportunity to comment on the amendments to the Western Sydney Aerotropolis Precinct Plan in relation to Sydney Science Park (SSP) in Luddenham and building heights at 2700 Elizabeth Drive, Luddenham.

Sydney Metro acknowledges that the proposed amendments correspond to the planning controls that will affect building heights, floor space ratios and lot sizes within the Sydney Science Park (SSP) in Luddenham and building heights at 2700 Elizabeth Drive, Luddenham.

Sydney Science Park

Sydney Metro is generally supportive of the proposed amendments to the building heights, floor space ratio and lot sizes for the Sydney Science Park. It is noted that the March 2022 amendment to the State Environment Planning Policy (Precincts - Western Parkland City 2021) permits low density uses on the subject site.

Whilst Sydney Metro is supportive of the amendments to the Precinct Plan it should be noted that the Sydney Metro Western Sydney Airport - Final Business Case did forecast a number of jobs within the subject area which is now to proposed for residential uses. It is encouraged that future master planning on the Sydney Science Park site accommodate job shortfall within the 400-800m radius of the Metro station.

2700 Elizabeth Drive, Luddenham

Sydney Metro does not raise any objections to this proposal.

Should you require further input, please contact Nazia Pokar, Senior Manager, Place Making Western Sydney Airport, Property and Place, Sydney Metro [REDACTED]

Yours sincerely



Lara Dominish
Director, Place Making and Property – Western Sydney Airport
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Sydney Metro