

## Introduction

The Aerotropolis Planning Package and supporting technical studies for the initial precincts were finalised in March 2022. The planning package included amendments to the State Environmental Planning Policy (Precincts – Western Parkland City) (the Aerotropolis SEPP), the final Aerotropolis Precinct Plan (the Precinct Plan), the Aerotropolis Special Infrastructure Contributions Plan and the Luddenham Village Interim Strategy.

This Discussion Paper has been prepared to detail proposed amendments to the Aerotropolis Precinct Plan, in response to matters identified by two landowners, since its finalisation. These proposed amendments to the planning controls 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.

Feedback on this Discussion Paper will assist in the preparation of the amendments to the Aerotropolis Precinct Plan. Once these amendments are finalised, the Aerotropolis Precinct Plan will be updated to reflect these changes.

### Sydney Science Park

The SSP is a strategic centre located in the Northern Gateway Precinct of the Western Sydney Aerotropolis. The SSP site was initially rezoned in October 2016. This rezoning involved an amendment to the Penrith Local Environmental Plan 2010 (Penrith LEP 2010) which rezoned the site from RU2 Rural Landscape to B7 Business Park, B4 Mixed use, and RE1 Public Recreation zones. This rezoning allowed for:

- 340,000sqm of research and development floor space;
- 100,000sqm of educational floor area and associated student accommodation;
- A town centre comprising up to 30,000sqm of retail space;
- 3,400 dwellings;
- Primary school site;
- New roads and infrastructure; and
- Landscaping, open space, sporting fields, and parks.

The finalised Aerotropolis Precinct Plan applied a range of controls to the SSP including floor space ratios, height of buildings and minimum lot sizes for lower density residential development. This amendment had the effect of reducing the number of potential dwellings within part of the SSP site, below that which was permissible prior to its finalisation.

This amendment to the Aerotropolis Precinct Plan seeks to reinstate capacity for the initial 750 dwellings on part of the SSP site, consistent with controls that were originally applied to the subject area in October 2016, under the Penrith LEP 2010 and the associated Penrith City Council Development Control Plan 2014. The proposed new controls are also consistent with site-specific controls for the Sydney Science Park in Section 5.2.5 of the recently finalised Western Sydney Aerotropolis Development Control Plan – Phase 2 (Aerotropolis DCP). These dwellings are to be delivered within a portion of the SSP site shown hatched red in Figure 1 on the following page.

# Western Sydney Aerotropolis Precinct Plan amendment

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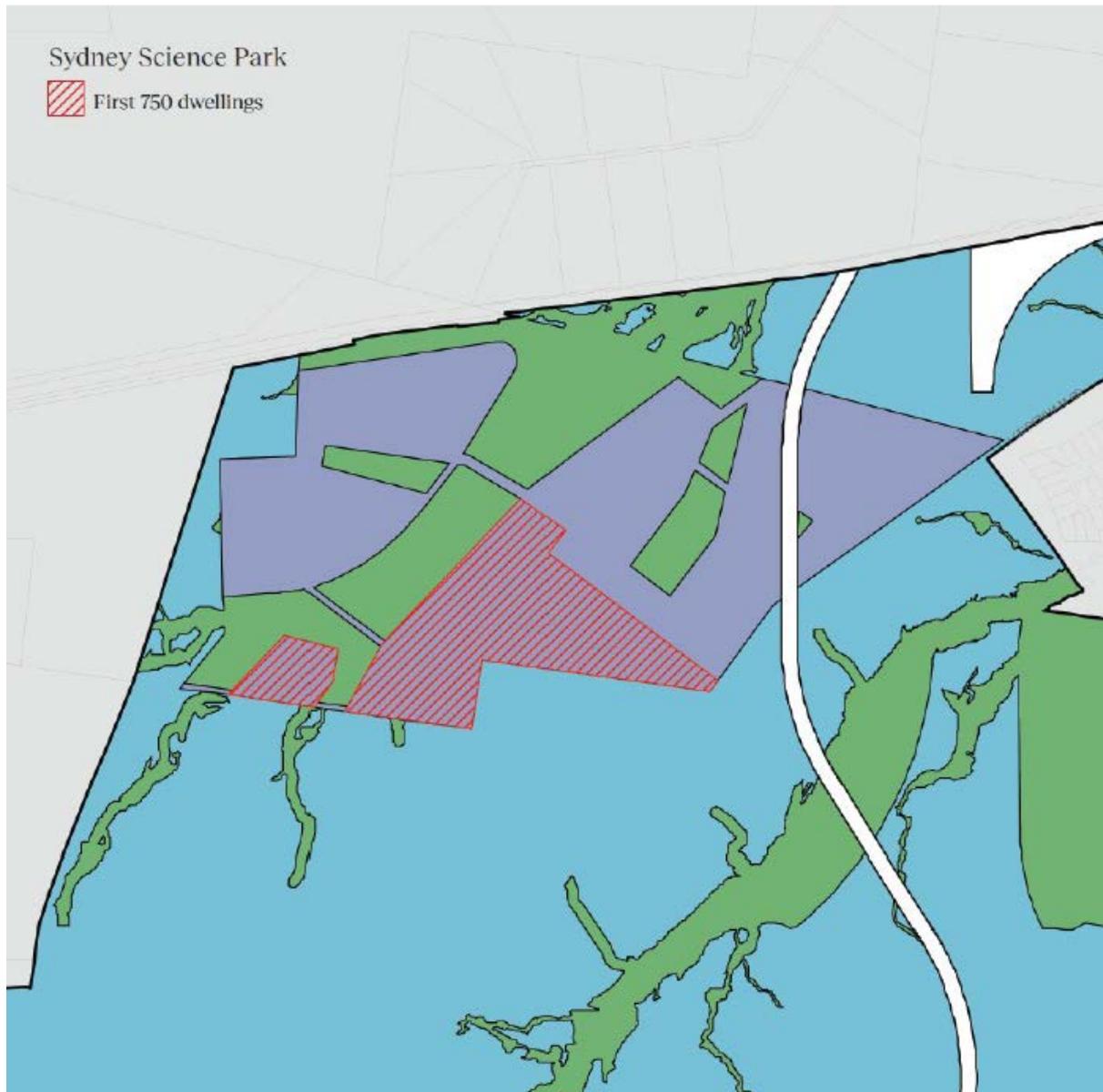


Figure 1: Sydney Science Park amendment (first 750 dwellings) area

## **2700 Elizabeth Drive, Luddenham**

An additional Aerotropolis Precinct Plan amendment is proposed to correct an error where a maximum height of building control was missed for this site at 2700 Elizabeth Drive, Luddenham (see Figure 2 on the following page). It is proposed to fix this error by applying a maximum height of building control to all parts of the site zoned for development.



Figure 2: 2700 Elizabeth Drive, Luddenham amendment area (the area outlined in blue, on a white background is the area without a height control)

## The Amendments

The proposed amendments to the Aerotropolis Precinct Plan involve:

- Amended minimum lot sizes for low density residential development in the SSP;
- Amendment to Section 5.3 Floor Space Ratio of the Aerotropolis Precinct Plan to remove the FSR control for part of the SSP (see Figure 1) and inclusion of an additional clause requiring consistency with the built form controls for SSP in the Aerotropolis DCP;
- Amendment to Section 5.2 Height of the Aerotropolis Precinct Plan and inclusion of an additional clause requiring consistency with the built form controls for SSP in the Aerotropolis DCP; and
- Amendment to Section 5.2 Height of the Aerotropolis Precinct Plan to include a maximum building height for all developable land at 2700 Elizabeth Drive Luddenham (see Figure 1).

### Minimum lot sizes for low density residential development in the SSP

When the Aerotropolis Precinct Plan was made in March 2022 an accompanying amendment was made to the Aerotropolis SEPP that permitted certain forms of residential development, including Dwelling houses, Dual occupancies and Semi-detached dwellings to parts of the SSP greater than 1.2km from the proposed Luddenham Metro station (the proposed Metro station).

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The intent of this amendment was to allow for lower density residential development on parts of the SSP site, further away from the proposed metro station and to reserve areas closer to the proposed Metro station for higher density residential and employment development.

To accompany these additional permitted residential uses, minimum lot sizes were introduced into Section 4.2 of the Aerotropolis Precinct Plan, as shown in Table 1 below.

Table 1 Section 4.2 Subdivision and Block Structure of the Aerotropolis Precinct Plan 2022

Requirements									
SU4	Development consent must not be granted to development on a lot at Sydney Science Park (as identified in the SEPP) for a purpose shown in Column 1 of the following Table unless the area of the lot is as specified opposite in Column 2—								
	<table border="0"> <thead> <tr> <th>Column 1</th> <th>Column 2</th> </tr> </thead> <tbody> <tr> <td>Dwelling house</td> <td>Equal to or greater than 450 square metres</td> </tr> <tr> <td>Dual occupancy</td> <td>Equal to or greater than 650 square metres</td> </tr> <tr> <td>Semi-detached dwellings</td> <td>Equal to or greater than 250 square metres</td> </tr> </tbody> </table>	Column 1	Column 2	Dwelling house	Equal to or greater than 450 square metres	Dual occupancy	Equal to or greater than 650 square metres	Semi-detached dwellings	Equal to or greater than 250 square metres
Column 1	Column 2								
Dwelling house	Equal to or greater than 450 square metres								
Dual occupancy	Equal to or greater than 650 square metres								
Semi-detached dwellings	Equal to or greater than 250 square metres								

Feedback since the Aerotropolis Precinct Plan was finalised have highlighted that the minimum lot sizes would result in significantly lower residential densities to what was previously permitted in the SSP, and would hinder the delivery of initial housing development in the SSP.

On this basis the following lot size requirements in Table 2 below are proposed to apply to the part of the SSP site outlined in Figure 1. These lot sizes align with what was permitted in the SSP previously under the Penrith LEP density provisions and are to apply to the delivery of the initial 750 homes.

It is not proposed to change the preference for higher-density housing forms to be located in the mixed-use centre, around the proposed Metro station or to amend the overall 3,400 dwelling cap that applies to the SSP site.

Table 2 Proposed new Section in 4.2 Subdivision and Block Structure of the Aerotropolis Precinct Plan 2022

Requirements									
SU4	Development consent must not be granted to development on a lot within the area shown red hatched within Sydney Science Park (as identified in the SEPP), as shown at Figure 1 of this Precinct Plan for a purpose shown in Column 1 of the following table unless the area of the lot is as specified opposite in Column 2 —								
	<table border="0"> <thead> <tr> <th>Column 1</th> <th>Column 2</th> </tr> </thead> <tbody> <tr> <td>Dwelling House</td> <td>Equal to or greater than 120 square metres but not greater than 450 square metres</td> </tr> <tr> <td>Dual Occupancy</td> <td>Equal to or greater than 270 square metres but not greater than 650 square metres</td> </tr> <tr> <td>Multi dwelling house</td> <td>Equal to or greater than 800 square metres</td> </tr> </tbody> </table>	Column 1	Column 2	Dwelling House	Equal to or greater than 120 square metres but not greater than 450 square metres	Dual Occupancy	Equal to or greater than 270 square metres but not greater than 650 square metres	Multi dwelling house	Equal to or greater than 800 square metres
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	Residential Flat Building	Equal to or greater than 800 square metres
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**Note:** Residential Flat Buildings (RFBs) have been added to the above to ensure the controls for the SSP are grouped together and expressed consistently with the previous Penrith LEP 2010 controls. Inclusion of RFBs in the Precinct Plan residential density table will not change permissibility in Schedule 1 of the Western Parkland City SEPP.

## Amendment to Floor Space Ratio

The Aerotropolis Precinct Plan includes Floor Space Ratio (FSR) controls for all mixed-use zoned land. For the part of the SSP subject to this amendment, these FSRs range from 0.55:1 to 1.8:1. When the SSP was originally rezoned under the Penrith LEP and up to the introduction of the Aerotropolis Precinct Plan in March 2022, no FSR controls were applied to the site.

It is proposed that the existing FSR controls (as shown in Figure 3) be removed for the part of the SSP subject to this amendment (as shown in Figure 4) and for an additional clause to be added to Section 5.3 Floor Space Ratio of the Aerotropolis Precinct Plan which reads:

*Development for the purpose of dwelling houses, dual occupancies, and multi-dwelling housing on land shaded red hatched in Figure 1 is to satisfy built form controls expressed in the Western Sydney Aerotropolis Phase 2 DCP Section 5.2.5*

These built form controls have also been adapted from those in the Penrith DCP that previously applied to the SSP and will ensure that the development of the initial 750 dwellings can proceed in a way that is consistent with what had previously been approved.

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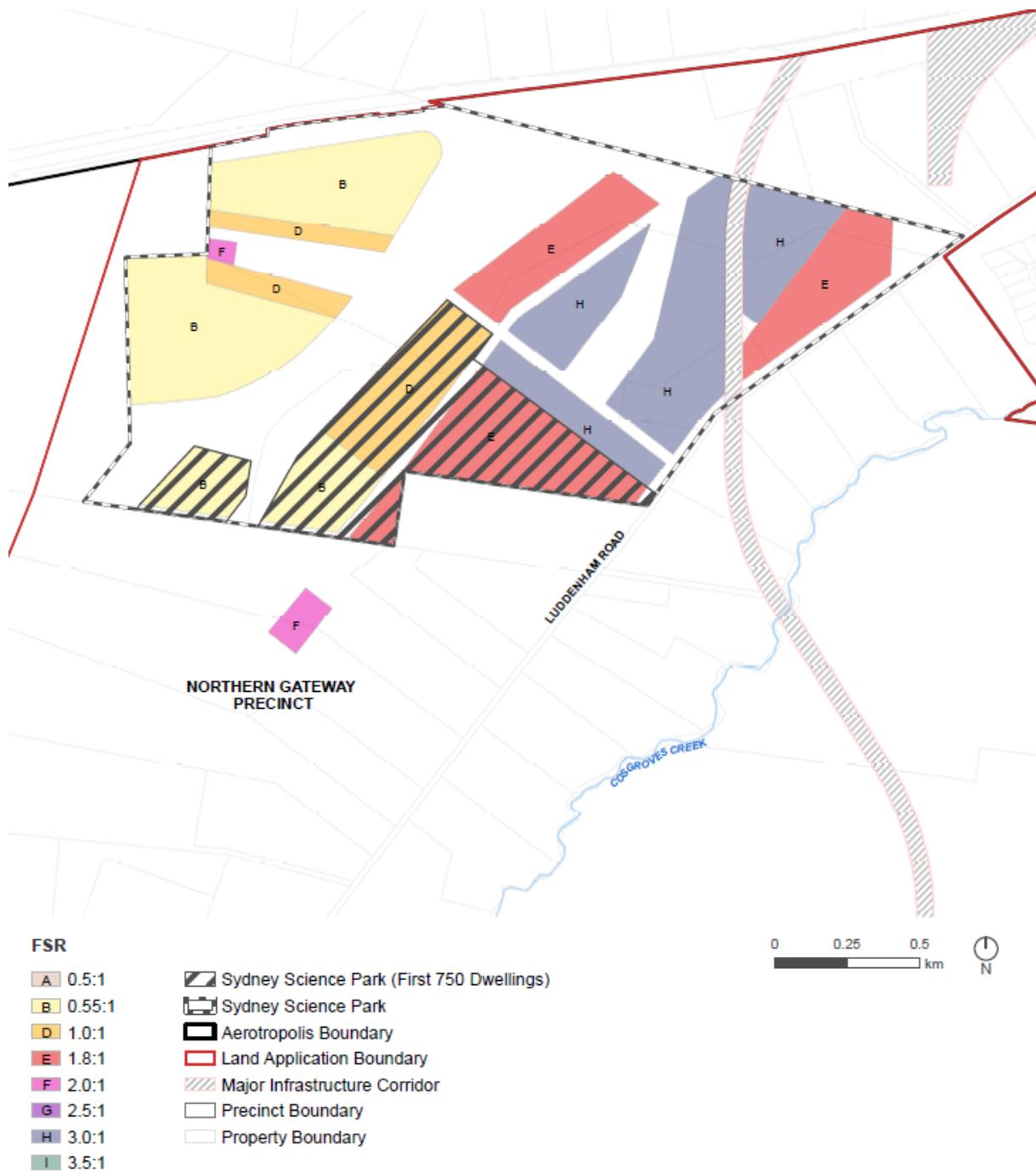


Figure 3: Sydney Science Park existing FSR

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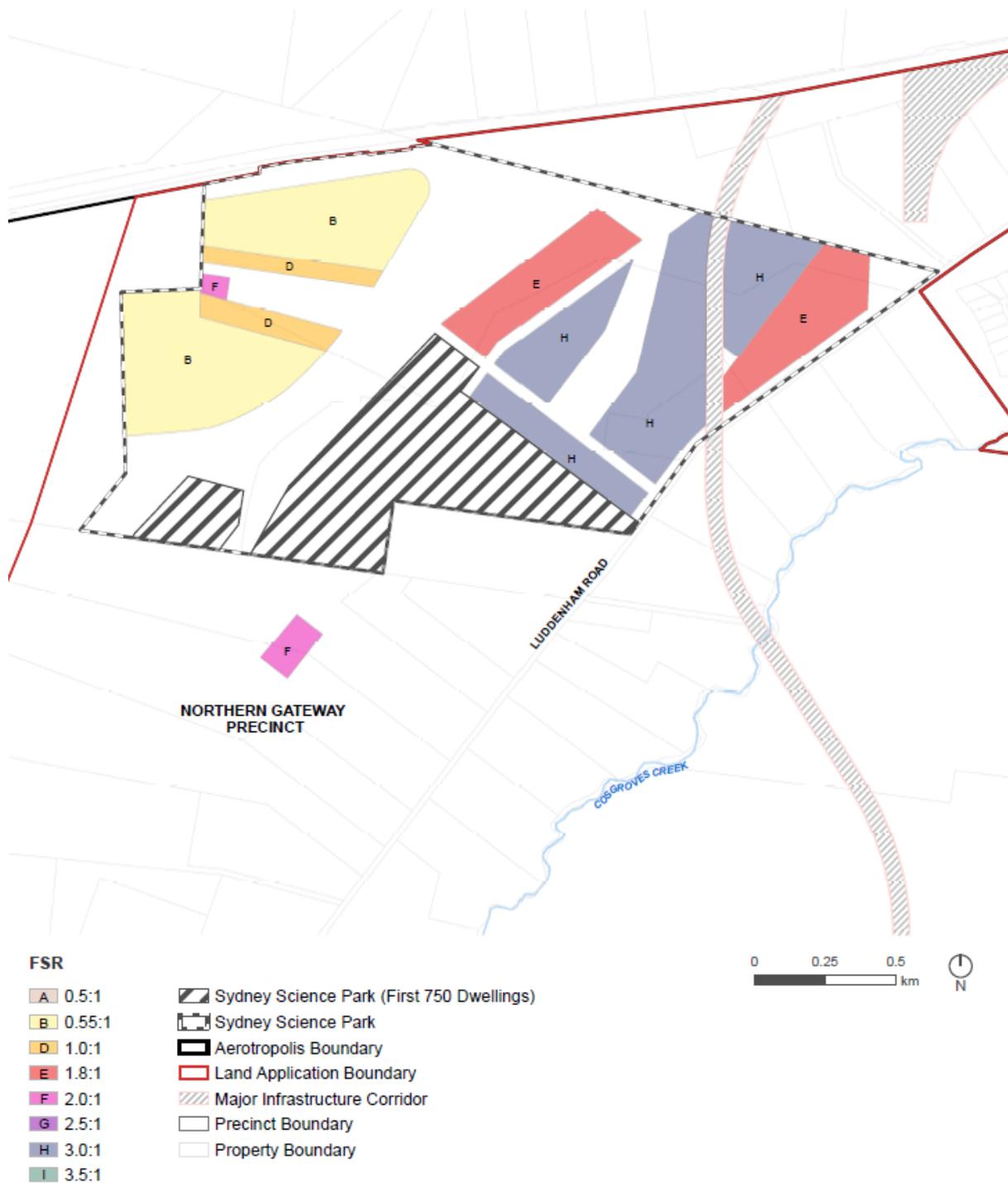


Figure 4: Sydney Science Park proposed FSR

## Amendment to Height of buildings

The Aerotropolis Precinct Plan includes maximum height of building controls for all developable land. For the part of the SSP subject to this amendment, these height of building controls range from 12m to 27m. While there is no change proposed to the height of buildings, a new clause is proposed to be included in Section 5.2 Height of the Aerotropolis Precinct Plan.

*Development for the purpose of dwelling houses, dual occupancies, and multi-dwelling housing on land shaded red hatched in Figure 1 is to satisfy built form controls expressed in the Western Sydney Aerotropolis Phase 2 DCP Section 5.2.5.*

These built form controls have been adapted from those in the Penrith DCP that previously applied to the SSP and will ensure that the development of the initial 750 dwellings can proceed in a way that is consistent with what had previously been approved.

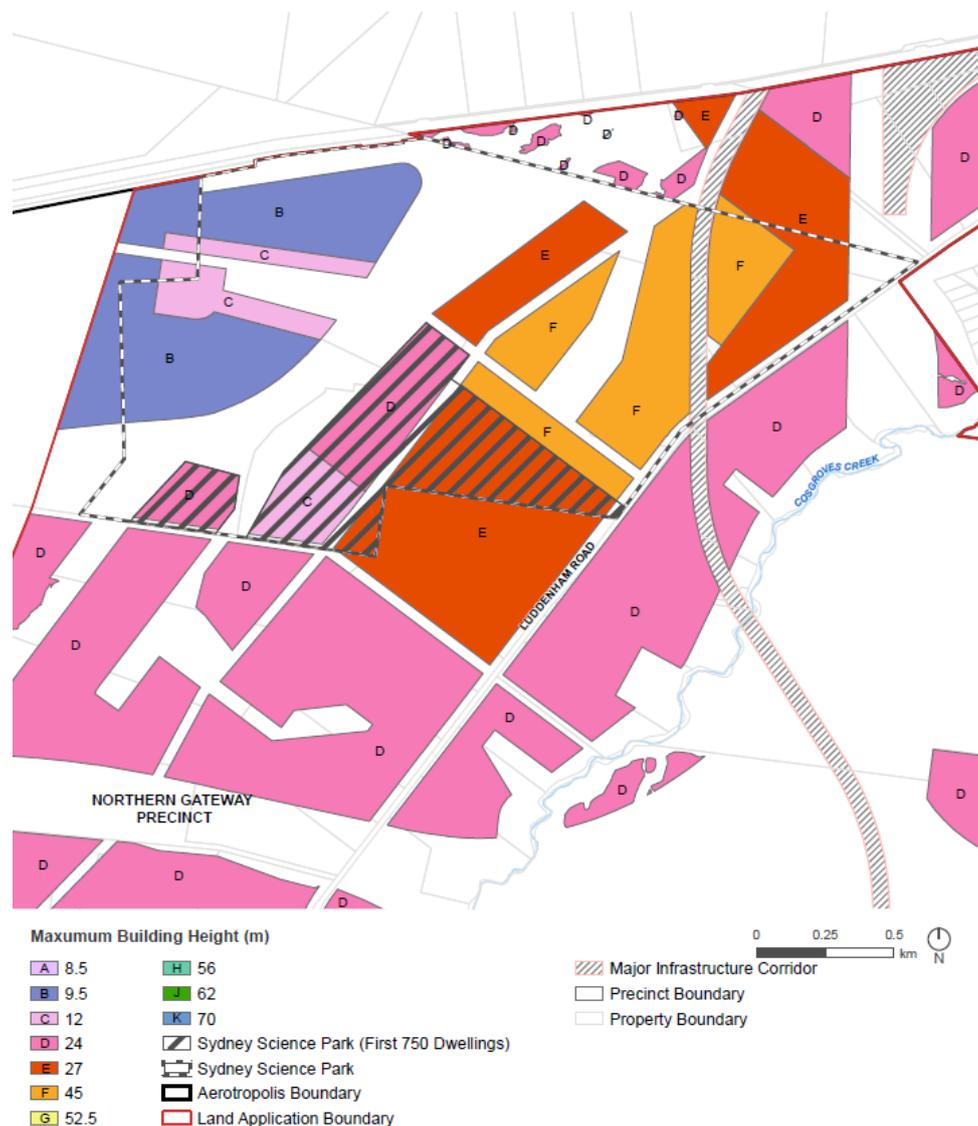


Figure 5: Sydney Science Park height of buildings

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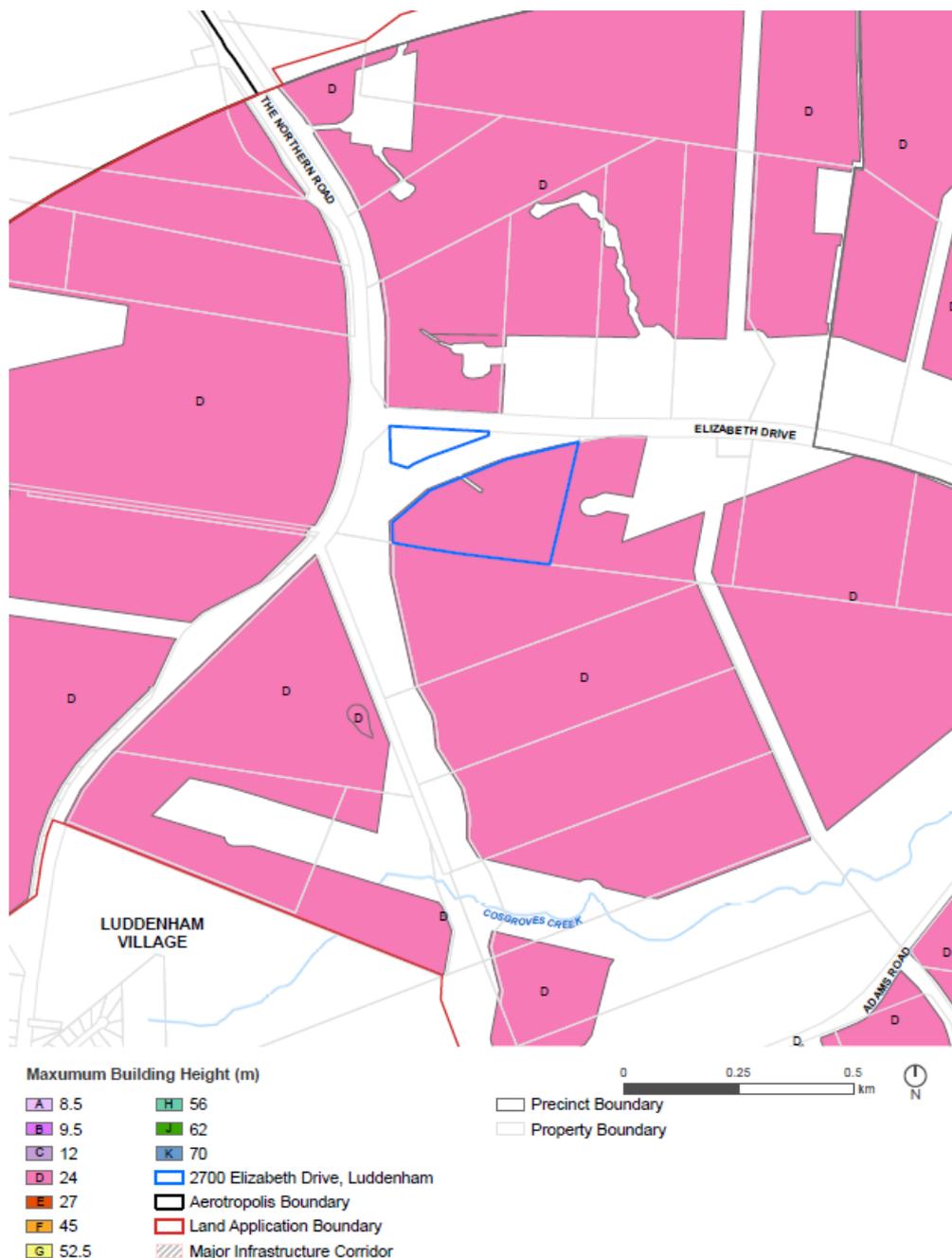


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## Amendment to Height of building for site at 2700 Elizabeth Drive, Luddenham

When the Aerotropolis Precinct Plan was made maximum building height controls were applied in Section 5.2 to all land that has been zoned for development. However, in error a small section of 2700 Elizabeth Drive, Luddenham which is zoned for development did not have a maximum building height applied (shown in figure 6).

To correct this error, a height of building control of 24m is proposed to apply to all parts of 2700 Elizabeth Drive, Luddenham which have been zoned for development (shown in figure 7).



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Figure 6: Existing height of buildings 2700 Elizabeth Drive, Luddenham

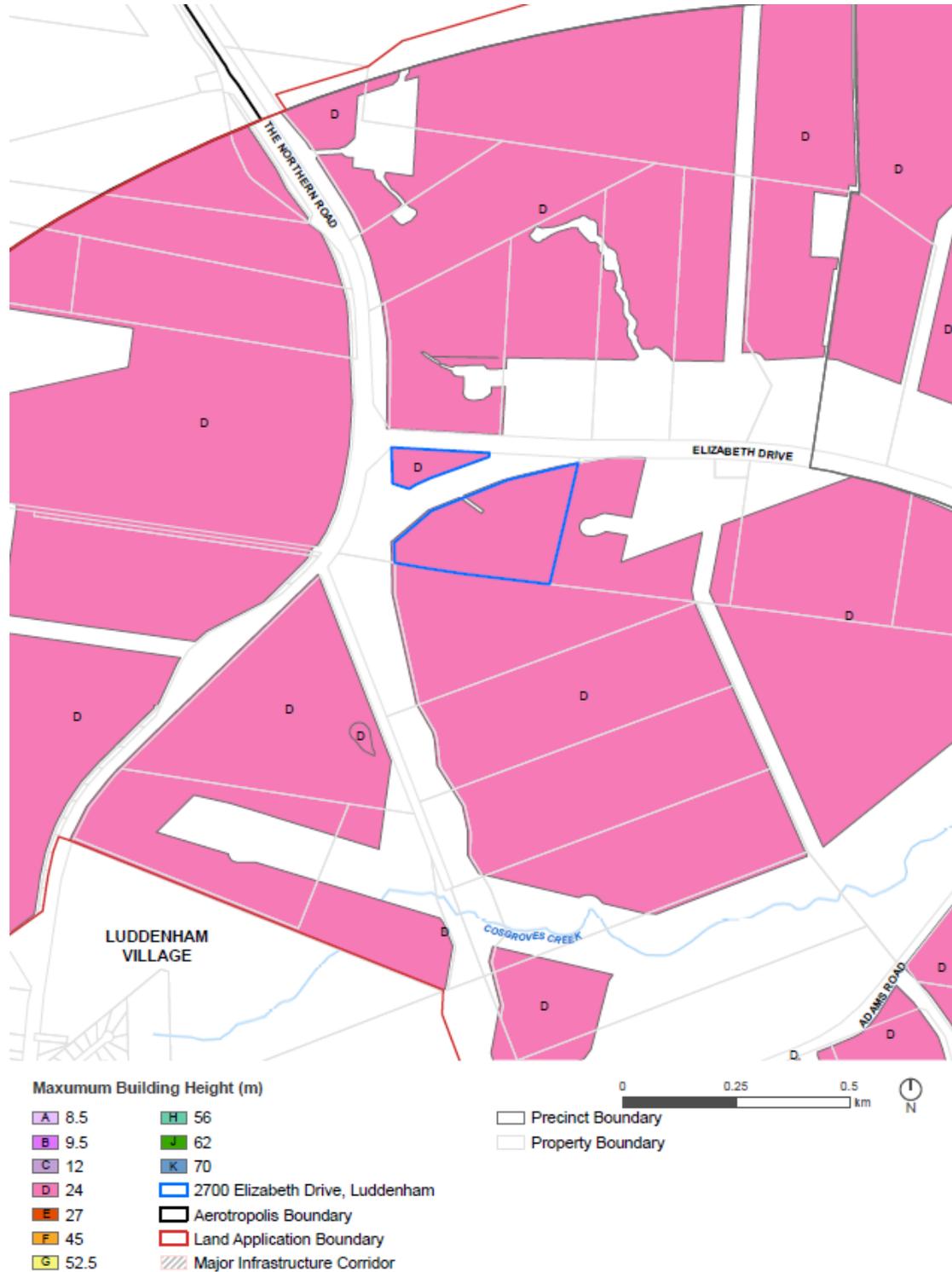


Figure 7: Proposed height of buildings 2700 Elizabeth Drive, Luddenham

## Way forward

The public exhibition period for the Aerotropolis Precinct Plan amendment will run for 28 days from 18 November to 16 December 2022. During this time the Department will accept submissions, which can be made via the planning portal, using the following url:

<https://www.planningportal.nsw.gov.au/draftplans/exhibition/amendment-aerotropolis-precinct-plan>