

## COUNCIL ASSESSMENT REPORT

### SYDNEY WESTERN CITY PLANNING PANEL

<b>PANEL REFERENCE &amp; DA NUMBER</b>	PPSSWC-488 / DA24/0009
<b>PROPOSAL</b>	Upgrading of a 600m long section of Luddenham Road, a new 'interim' signalised 'T-intersection' with Luddenham Road (including a 'stub road', being an initial section of an identified / future 'Sub-Arterial Road' within the 'Sydney Science Park' site), associated works, and Torrens Title Subdivision of 3 Lots into 6 Lots to create 3 'Road Reserve' lots
<b>ADDRESS</b>	<p>The development site comprises of a 600m (approximately) long section of the existing Road Reserve of Luddenham Road at Luddenham and immediately fronting land within the following five (5) allotments:</p> <ul style="list-style-type: none"> <li>• No. 601 Luddenham Road, formally known as Lot 204 in DP 1280188 (being part of the broader Sydney Science Park);</li> <li>• No. 599 Luddenham Road, formally known as Lot 206 in DP 1280188 (being part of the broader Sydney Science Park);</li> <li>• Lot 205 in DP 1280188, which includes a section of the Sydney Metro - Western Sydney Airport corridor;</li> <li>• Lot 24 in DP 1277418, which includes a section of the Sydney Metro - Western Sydney Airport corridor; and</li> <li>• Lot 26 in DP 1277418, being a section of the Sydney Metro - Western Sydney Airport corridor.</li> </ul>
<b>APPLICANT</b>	Celestino Developments SSP P/L
<b>OWNER</b>	Sydney Science Park P/L, Sydney Metro and Penrith City Council (considered to be the owner of the Road Reserve of Luddenham Road)
<b>DA LODGEMENT DATE</b>	10 January 2024
<b>APPLICATION TYPE</b>	Development Application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Council related development over \$5 million
<b>ESTIMATED DEVELOPMENT COST</b>	\$7,047,731
<b>CLAUSE 4.6 REQUESTS</b>	None

<b>KEY SEPP/LEP</b>	State Environmental Planning Policy (Precincts—Western Parkland City) 2021 and State Environmental Planning Policy (Transport and Infrastructure) 2021
<b>TOTAL &amp; SUBMISSIONS ISSUES SUBMISSIONS</b> <b>UNIQUE KEY IN</b>	None
<b>DOCUMENTS SUBMITTED FOR CONSIDERATION</b>	Civil Engineering Drawings, Landscape Plan, Survey, Statement of Environmental Effects and supporting reports
<b>SPECIAL INFRASTRUCTURE CONTRIBUTIONS</b>	Pursuant to Environmental Planning & Assessment (Special Infrastructure Contribution - Western Sydney Aerotropolis) Determination 2022
<b>RECOMMENDATION</b>	Approval
<b>DRAFT CONDITIONS TO APPLICANT</b>	Yes
<b>SCHEDULED MEETING DATE</b>	19 November 2024
<b>PLAN VERSION</b>	8 November 2024
<b>PREPARED BY</b>	Robert Walker, Senior Development Assessment Planner
<b>DATE OF REPORT</b>	14 November 2024

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