

PLANNING PROPOSAL REF	PP-2025-1360
PLANNING PROPOSAL DESCRIPTION	Alspec Industrial Business Park – 221-235 Luddenham Road, Orchard Hills
DATE OF LPP MEETING	24 September 2025
PANEL MEMBERS	Steve Alchin (Chair) Steve Driscoll (Expert) Kate Bartlett (Expert) Harold Dulay (Community Representative)
APOLOGY	None Listed
DECLARATIONS OF INTEREST	None Listed

Executive Summary

This report seeks advice from the Local Planning Panel regarding a Planning Proposal for the Alspec Industrial Business Park (AIBP) at 221-235 Luddenham Road, Orchard Hills.

The Planning Proposal seeks to amend Penrith Local Environmental Plan 2010 (PLEP 2010) to increase the Height of Building (HOB) control to a portion of the site from 24 metres to 40 metres. The proposed amendment will enable progression of a concurrent State Significant Development Application (SSDA) for a high bay warehousing development by ensuring the building height is compliant with PLEP 2010.

The Planning Proposal will be reported to Council in coming weeks with a recommendation to forward the Planning Proposal to the Minister for Planning and Public Spaces to seek a Gateway Determination. A Gateway Determination will allow public exhibition and community and agency consultation to occur once any Gateway conditions are met.

Background

The Planning Proposal relates to 221-235 Luddenham Road, Orchard Hills, as shown in the table below:

Address	Legal Description	Area	Existing zoning
221-235 Luddenham Road, Orchard Hills, NSW, 2748	Lot 1 DP 1293805	104,959sqm	E4 General Industrial

The site underwent a previous rezoning in May 2024 which rezoned part of the site from RU2 Rural Landscape to part E4 General Industrial and part C2 Environmental Conservation. The Planning Proposal also applied a maximum HOB control of 24 metres, a minimum lot size control of 1000sqm, and minimum lot density provisions. This rezoning established the framework under which the AIBP and subsequent DAs could be progressed. Since this time, several DAs have been prepared and lodged with Council, as well as one SSDA lodged with the Department of Planning, Housing and Infrastructure.

A Voluntary Planning Agreement (VPA) was prepared in support of the Planning Proposal. The VPA facilitates the delivery of new and upgraded roads, traffic management facilities for Luddenham Road and Patons Lane, and the dedication of land for the future widening of Luddenham Road. The VPA was executed 14 May 2024.

Current Situation

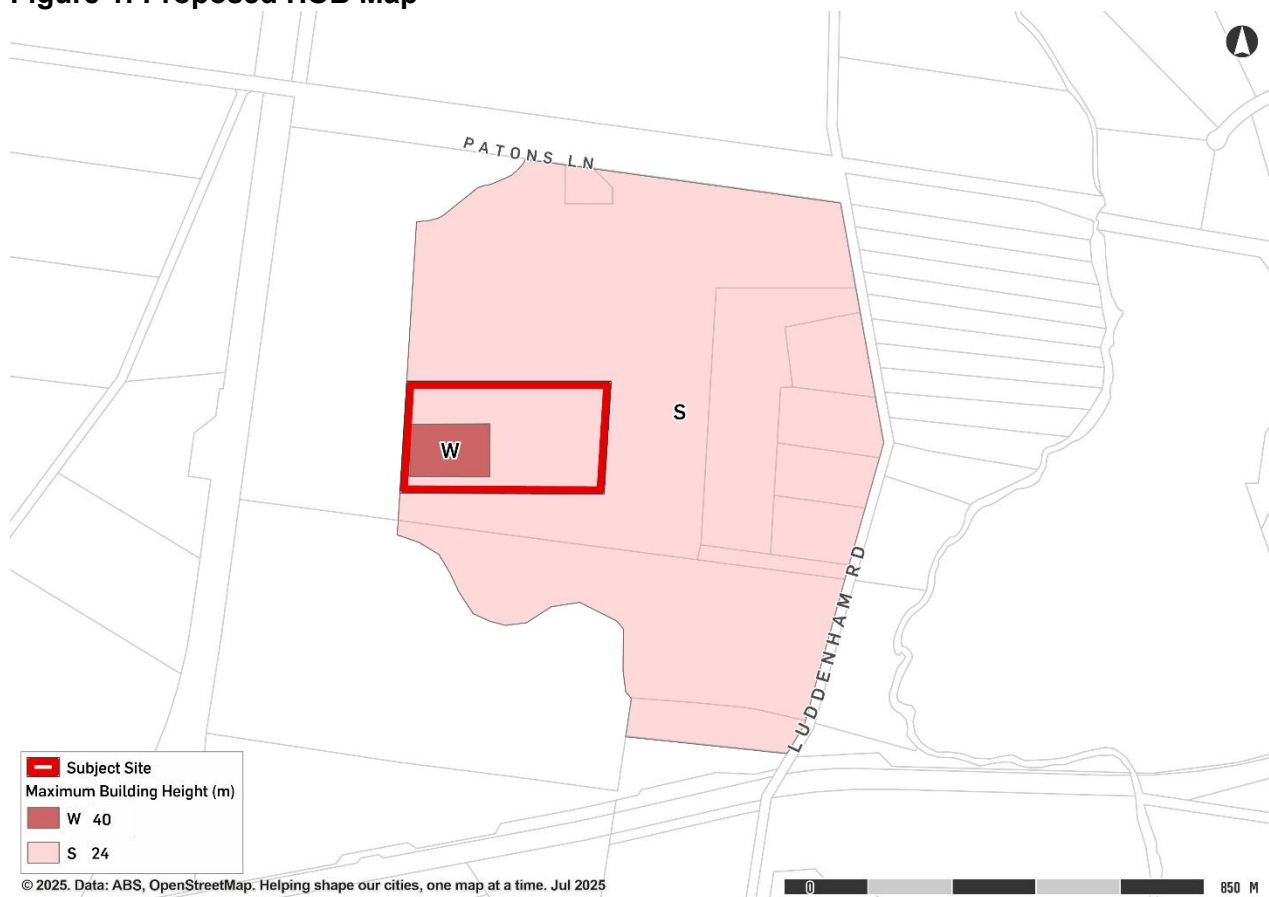
A Planning Proposal (provided as Attachment 1) has been submitted to Council which seeks to amend LEP 2010 to increase the HOB control to a portion of the site from 24 metres to 40 metres. This amendment will enable progression of a concurrent SSDA for the construction and operation of a new storage and distribution warehouse, which includes a high bay warehousing component at the western portion of the site. The proposed amendment will enable progression of this SSDA by ensuring the building height is compliant with PLEP 2010.

It is noted that the amendment will not result in additional Gross Floor Area (GFA) and only seeks to facilitate high bay warehouse storage.

The proposed amendments are identified in the table below and Figure 1.

Application	Existing HOB Control	New HOB Control
Area W, as identified in the draft HOB map.	24 metres	40 metres No other changes to HOB are proposed.

Figure 1: Proposed HOB Map



Visual Impact Assessment

A Visual Impact Assessment has been submitted in support of the Planning Proposal. The assessment explored eight different viewpoint locations to illustrate how the proposed HOB

increase would impact the surrounding vicinity. The Visual Impact Assessment is provided at Appendix 3 of the Planning Proposal. Viewpoint locations and images are also provided at Attachment 2 of this report.

- Viewpoint 1 is within 1.3 kilometres of the subject site at 443-457 Luddenham Road, Luddenham and looks north towards the project from a rural landscape. The overall impact of the project from this viewpoint is considered to be moderate.
- Viewpoint 2 is located within 625 metres from the subject site on Luddenham Road and the significance of the visual impact is considered to be none. The future development will essentially be hidden by vegetation from this viewpoint.
- Viewpoint 3 is within 576 metres of the subject site and is located adjacent to 262 Luddenham Road, Orchard Hills and looks north west. The majority of the proposed building would be screened by existing vegetation within the private properties to the east of AIBP. The significance of the visual impact at this location is judged to be minor.
- Viewpoint 4 is 628 metres of the subject site from Luddenham Road (Adjacent to SIBP), Orchard Hills and looks in a westward direction. The significance of the visual impact is considered to be moderate as the high-bay element would form as a new highly recognisable element within the view which would be recognised as an industrial development. The development of lot 1 within the AIBP will screen subject site from this viewpoint and would effectively reduce the visual impact as a result of the HOB increase.
- Viewpoint 5 is approximately 1.5 kilometres from the subject site at Luddenham Road (Approach from North), Orchard Hills and looks in a southward direction. The significance of this viewpoint is considered to be minor/negligible as surrounding future development of the AIBP will occur behind the existing tree line.
- Viewpoint 6 is approximately 300 metres from the subject site at the future Metro Western Sydney Airport corridor and looks in an eastward direction. The significance of the visual impact is considered to be moderate to minor.
- Viewpoint 7 is approximately 1.1 kilometres from the subject site at 405 Luddenham Road, Luddenham and looks in a northward direction. The significance of the visual impact is minor with the development of the AIBP being screened behind the existing tree line.
- Viewpoint 8 is approximately 3.35 kilometres from the subject site at 2 Homestead Road, Orchard Hills and looks in a southward direction. The significance of the visual impact is moderate to minor with future development of the AIBP being behind the existing tree line.

As the AIBP will develop over the next decade alongside the development of the Mamre Road Industrial Precinct and Western Sydney Aerotropolis, the overall impacts are considered moderate to minor. The views that will be experienced by passing motorists from Luddenham Road and from land dedicated for the future Outer Sydney Orbital, and pedestrians in very close proximity to the site are transient and temporary as the surrounding area develops. On this basis, the proposed height increase is deemed acceptable.

Strategic merit

The proposal is located within a precinct currently zoned E4 General Industrial and will support the realisation of the AIBP. The increase to building height will encourage diverse industrial and employment activities.

The Planning Proposal aligns with state and local strategic plans:

Greater Sydney Region Plan: A Metropolis of Three Cities

The Planning Proposal is consistent with the Greater Sydney Region Plan as it will enable delivery of large warehousing development which will support the economic growth of the region and in close proximity to the WSI Airport. Establishment of the AIBP will grow investment, business and employment opportunities for existing and future residents of the LGA and the broader Western Economic Corridor. The proposal will support delivery of high bay warehousing which will maximise freight and logistics operations.

Local Strategic Planning Statement (LSPS)

The relevant Planning Priorities in the LSPS are:

- Planning Priority 1: Align development, growth and infrastructure
- Planning Priority 11: Support the planning of the Western Sydney Aerotropolis
- Planning Priority 12: Enhance and grow Penrith's Economic Triangle.

This Proposal is consistent with Planning Priority 1, 11 and 12 of the LSPS:

- Planning Priority 1: The AIBP will deliver an industrial precinct that will support freight and industrial activities to service the LGA and surrounding region. An existing Voluntary Planning Agreement (VPA) has been executed for the site which secures the delivery of new and upgraded road infrastructure.
- Planning Priority 11: The proposed development will offer industrial land uses in proximity to the Western Sydney Aerotropolis and will support the significant growth and change currently occurring.
- Planning Priority 12: The AIBP will contribute to the delivery of industries and job opportunities. Freight and logistics industries will be located in a prime location to leverage the economic opportunities growing within Penrith. The project will aid in creating future industrial lands which are critical to ensuring communities have access to jobs and services close to home.

Employment Lands Strategy

The relevant Direction in Council's Employment Lands Strategy is:

- Direction 3 – Build on our strengths and facilitate new enterprises.

The AIBP will help deliver short- and medium-term job demands for the Penrith LGA and the broader Precinct. The proposal will facilitate greater flexibility in height limits applying to part of the site, thereby encouraging diverse industrial and employment activities within the precinct.

DCP Amendment

In isolation to the Planning Proposal, an amendment to chapter *E18 Luddenham Road Industrial Business Park* of Penrith Development Control Plan 2014 (DCP 2014) is proposed to respond to feedback raised during the assessment of previous DAs for the AIBP. This amendment includes

the following changes:

- Introduction of a Lot Yield Map to guide the assessment of subdivision proposals and to ensure compliance with lot yield controls in LEP 2010.
- Minor amendment to correct drafting errors relating to road cross sections.
- Include the outcomes of the previous estate wide cumulative noise assessment as an appendix.

Conclusion

This report seeks advice from the LPP regarding a Planning Proposal for the AIBP at 221-235 Luddenham Road, Orchard Hills. The Planning Proposal seeks to amend LEP 2010 to increase the HOB control on a portion of the site from 24 metres to 40 metres. The proposed amendment will facilitate the delivery of high bay warehousing development on 'lot 11' of the subject site.

The Planning Proposal is consistent with all relevant strategic plans, including Council's Local Strategic Planning Statement and Employment Lands Strategy.

The Planning Proposal will be reported to Council in coming weeks with a recommendation to progress the Planning Proposal to the Minister for Planning and Public Spaces to seek a Gateway Determination. The Local Planning Panel's advice will be included in this report.

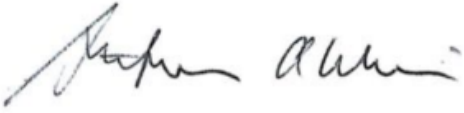

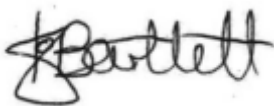
ATTACHMENTS

- Attachment 1: Planning Proposal and appendices
- Attachment 2: Viewpoint locations and images

Panel Advice provided pursuant to Section 2.19 of the EP&A Act 1979

The Panel has considered the Planning Proposal and the preliminary assessment prepared by Council officers and provides the following advice:

1. The Planning Proposal is generally supported for the following reasons:
 - a. The Planning Proposal is consistent with the Greater Sydney Region Plan and Western City District Plan.
 - b. The Planning Proposal is consistent with the Local Strategic Planning Statement and Employment Lands Strategy.
 - c. The Planning Proposal will assist in economic development and fostering local employment through the amendment in the HOB control of the PLEP 2010.
2. It is recommended that the Planning Proposal be progressed through the Gateway process.

Steve Alchin (Chair) 	Steve Driscoll (Expert) 
Kate Bartlett (Expert) 	Harold Dulay (Community Representative) 