

**SYDNEY
SCIENCE
PARK**

State Significant Development Application Notification

SSD #1 OF 565-601 LUDDENHAM ROAD, LUDDENHAM, NSW 2745.
PROJECT REFERENCE SSD-78774218

20th May 2025

(Source: Celestino 2025. Artist's impression only. Subject to approval.)

Dear Community Member,

We are writing to advise you of a State Significant Development (SSD) Application in your local area.

Willowtree Communications, engaged by the applicant Celestino Developments SSP Pty Limited, will conduct community engagement and a social impact assessment for this SSD Application.

Your feedback will offer insights into the community's view and help refine the SSD Application before its assessment by the Department of Planning, Housing, and Infrastructure (DPHI).

WHAT IS A SSD APPLICATION?

A SSD Application is a type of planning application in New South Wales for projects that are considered important to the State due to their economic, environmental, or social impacts.

WHERE IS THE DEVELOPMENT?

The development is at Sydney Science Park, located at 565-601 Luddenham Road, Luddenham, NSW 2745. Sydney Science Park is situated approximately three kilometres north of Western Sydney's Nancy Bird-Walton International Airport (refer to Figure 1). The Luddenham Metro station will be located within Sydney Science Park.

SSD APPLICATION OBJECTIVES

- ✔ Supports the NSW Government's vision to activate development within the Western Sydney Aerotropolis.
- ✔ Responds to the Aerotropolis Planning Framework that sets the planned future context for the site.
- ✔ Adopts a precinct-wide approach to guide and streamline future planning approvals.
- ✔ Facilitates the initial stages of development, employment and housing.
- ✔ Activates Celestino's investment in enabling infrastructure, including water, sewer, and electrical services.

WHAT IS SYDNEY SCIENCE PARK?

Sydney Science Park is a 271-hectare mixed-use greenfield development that is identified as a Specialised Centre within the Western Sydney Aerotropolis Northern Gateway Precinct.

Celestino's vision for Sydney Science Park is to create a mixed-use city with jobs in research, education, health and retail that is integrated with a mixture of homes and over 80 hectares of open space.

WHAT IS PROPOSED IN THE SSD APPLICATION?

The SSD Application seeks sitewide concept approval and detailed approval for the first stage of the Sydney Science Park development:

1. Concept Approval - Sitewide Strategies (refer to Figure 2):

- Connecting with Country
- Ecology and environment
- Open space
- Utility infrastructure
- Civil works, including bulk earthworks and integrated water cycle management



Figure 1. Sydney Science Park location.

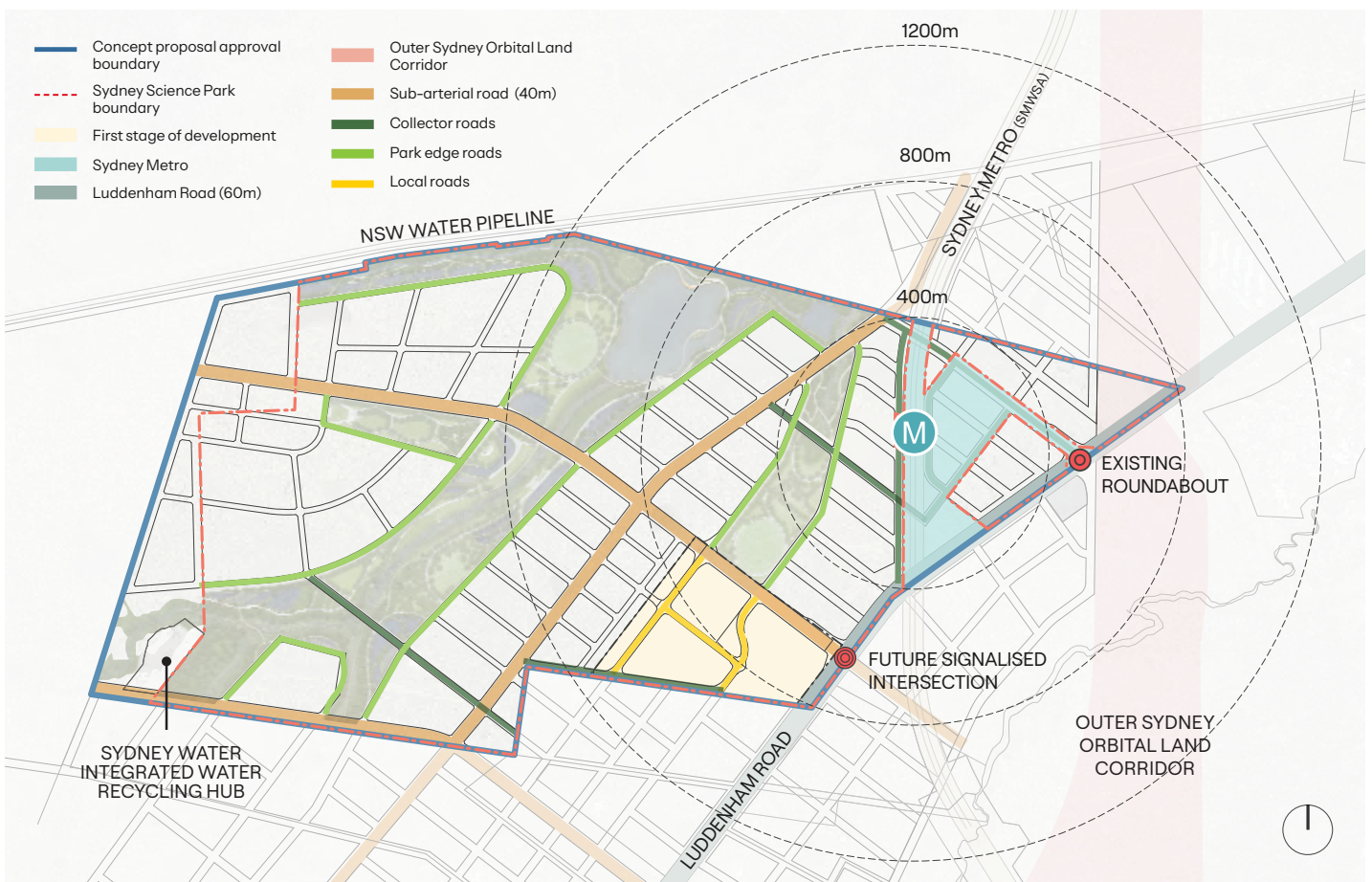


Figure 2. Sitewide concept plan.

2. Detailed Approval – Stage 1 and Estate Works (refer to Figures 3 & 4):

- Stage 1 development, including clearing, sediment control, bulk earthworks, roads, stormwater, utility infrastructure and landscaping
- Subdivision into five superlots (Lots 1 – 5)
- Estate works, including clearing, sediment control, bulk earthworks and lead-in utility infrastructure

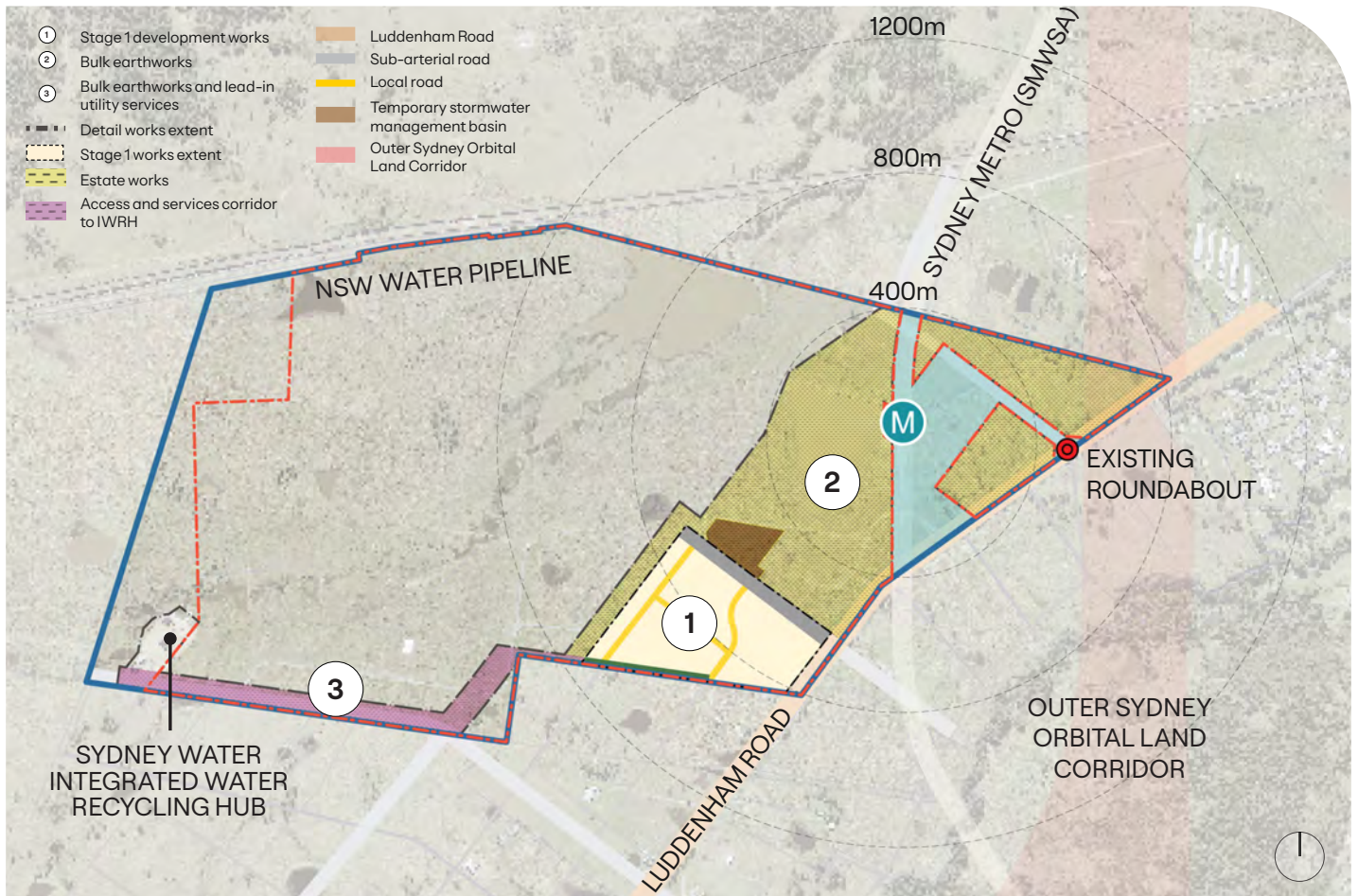


Figure 3. Stage 1 and estate works scope.

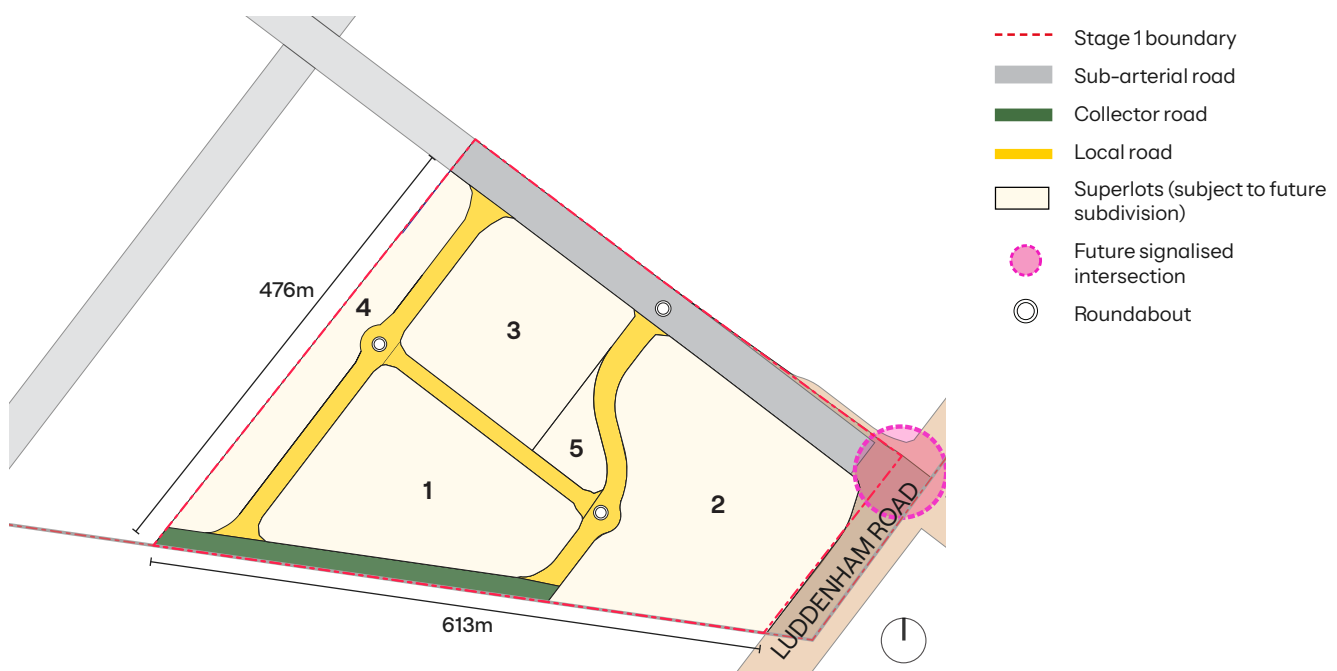


Figure 4. Stage 1 subdivision layout.

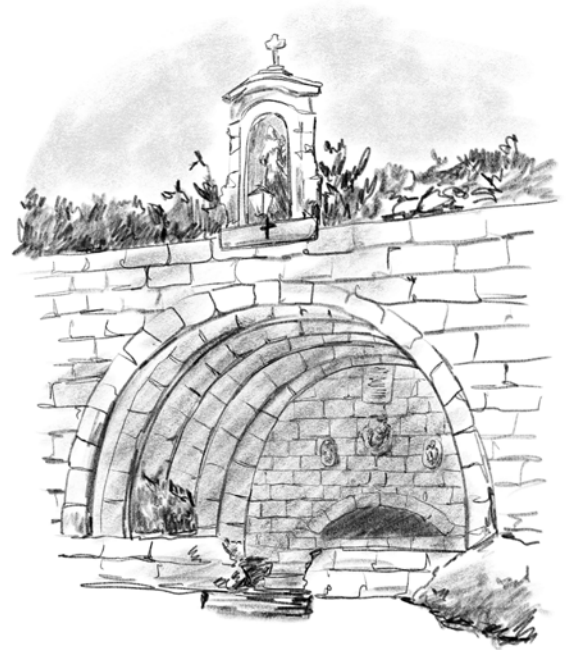
ABOUT CELESTINO

Celestino is an Australian owned family business, focused on delivering residential, commercial and industrial developments.

We aim to create tomorrow's success stories by providing our valued customers with a wide variety of opportunities to live, work and play in visionary developments around Australia.

Our projects strive to be sustainable and environmentally respectful, while also being places where people can enjoy the best that life has to offer. We are focused on creating great places and leaving a legacy that will benefit future generations.

For more information about Celestino and their projects, visit celestino.net.au.



HAVE YOUR SAY

Please provide your feedback by scanning the QR code or visiting celestino.net.au/our-portfolio/sydneysciencepark to complete a short survey. The survey will close on 10th June 2025.

For direct enquiries, please email engage-ssp@willowtc.com.au

For further information, please visit www.planningportal.nsw.gov.au/major-projects/projects/sydney-science-park-ssd-1

