

# State Significant Development Application Notification

SUBDIVISION OF 121 WILLMINGTON ROAD, LUDDENHAM, NSW 2745.

PROJECT REFERENCE SSD - 77336995

20<sup>th</sup> May 2025

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 undertake a social impact assessment for this SSD Application.

This SSD Application relates to a development located within the Western Sydney Aerotropolis Agribusiness Precinct.

Your feedback will offer insights into the community's view and help refine the SSD Application before it is assessed by the NSW Government's 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 its economic, environmental, or social impacts.

## WHERE IS THE DEVELOPMENT?

The development is located at 121 Willmington Road, Luddenham, NSW, 2745, approximately two kilometres northwest of the Western Sydney Nancy Bird-Walton International Airport.

## SSD APPLICATION

- ✓ Respond to the Aerotropolis Planning Framework and NSW Government's vision for the Western Sydney Aerotropolis Agribusiness Precinct.
- ✓ Unlock employment opportunities for the region.
- ✓ Activate the development by delivering critical infrastructure.



# WHAT IS THE 121 WILLMINGTON ROAD AGRIBUSINESS DEVELOPMENT?

The 121 Willmington Road development is a 52.5 hectare agribusiness zoned site. The development aims to foster agribusiness growth by taking advantage of its proximity to the Western Sydney International Airport and the planned road and rail links.

The development will create opportunities in integrated logistics, air freight, intensive agribusiness production, food innovation, and the distribution of fresh produce.



Figure 1. Aerial view of the development site.

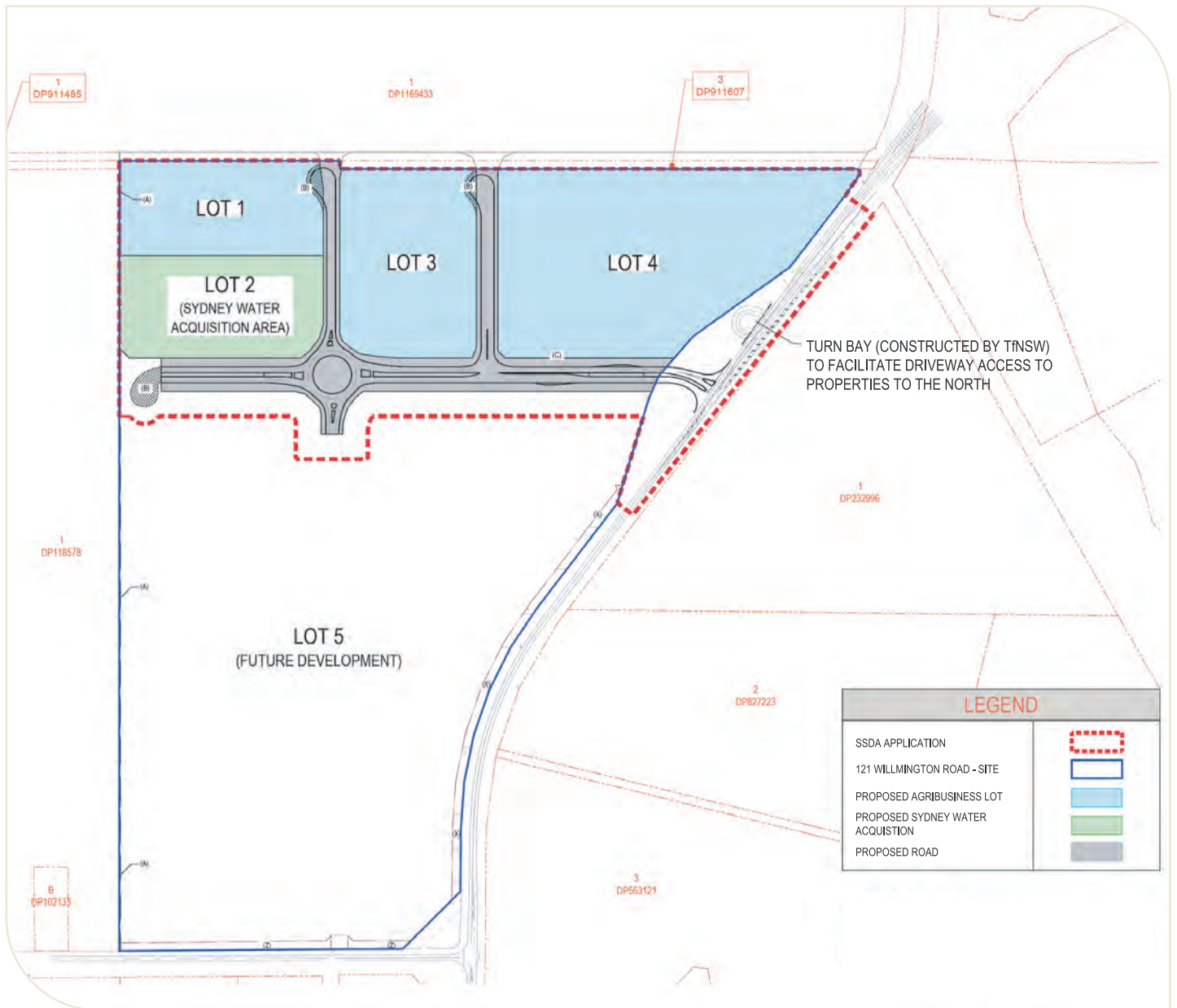


Figure 2. Subdivision Plan.

## WHAT IS PROPOSED IN THE SSD APPLICATION?

The SSD Application involves developing 20.6 hectares of land in the northern part of the 52.5 hectare agribusiness zoned site.

The SSD Application will seek approval for the following:

- Torrens title subdivision of the site into five (5) lots comprising:
  - Three (3) development lots (Lots 1, 3 & 4)
  - One (1) lot containing stormwater infrastructure (Lot 2)
  - One (1) super lot (Lot 5) which will be subject to future development applications
- Bulk earthworks, including the decommissioning of two dams.
- Roads and civil infrastructure works, including the delivery of utilities and the construction of a new intersection on Willmington Road.
- Integrated Water Cycle Management, including delivering stormwater basins.
- Landscaping, including tree removal and streetscape planting.



## 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](https://celestino.net.au).



### HAVE YOUR SAY

Please provide your feedback by scanning the QR code or visiting [celestino.net.au/our-portfolio/luddenham](https://celestino.net.au/our-portfolio/luddenham) to complete a short survey. The survey will close on 10<sup>th</sup> June 2025.

For further information, direct enquiries or to provide your feedback, please email [engage-willmingtonrd@willowtc.com.au](mailto:engage-willmingtonrd@willowtc.com.au).

