



Overview of the Agribusiness Precinct Plan

November 2020

Acknowledgement of Country

Planning for the Western Sydney Aerotropolis acknowledges more than 60,000 years of continuous Aboriginal connection to the land that makes up NSW.

This Precinct Plan recognises that, as part of the world's oldest living culture, the Traditional Aboriginal and Torres Strait Islander Owners and Custodians of the Australian continent and adjacent islands share a unique bond to Country — a bond forged through thousands of years of travelling across lands and waterways for ceremony, religion, trading and seasonal migration.

Aboriginal people maintain a strong belief that if we care for Country, it will care for us. The Aerotropolis area is custodially cared for by three Aboriginal groups: the Darug, Dharawal and Gundungurra. Others, such as the Eora, Darkinjung, Wiradjuri and Yuin maintain trade or other obligatory care relationships with the area. The Deerubbin, Gandangara and Tharawal Local Aboriginal Land Councils also have local land holdings and responsibilities towards Aboriginal people living in the area.

This significant connection to Country has helped to shape this Precinct Plan.

Country takes in everything within the physical, cultural and spiritual landscape - landforms, water, air, trees, rocks, plants, animals, foods, medicines, minerals, stories and special places. It includes cultural practice, kinship, knowledge, songs, stories and art, as well as spiritual beings and people: past, present and future.

The 11,200 hectare of the Aerotropolis forms part of Country - the interconnected and complex system of water, landscape, geology, sky and culture important to Traditional Owners and Custodians. Country is emerging as an integral concept to urban design. It extends from the mountains, across the plains and rolling hills to the sea and beyond.

Artwork by Nikita Ridgeway



What is a Precinct Plan?

Consistent with State Environmental Planning Policy (Western Sydney Aerotropolis) 2020, precinct plans for the identified initial precincts have been prepared to provide a clear picture of the intended urban outcomes through to 2056 and beyond.

The precinct plans establish the strategic vision and general objectives, proposed land uses, performance criteria for development of land, and the approach to both infrastructure and water cycle management.

The precinct plans have been developed consistent with the objectives of the Western Sydney Aerotropolis Plan, and describe the intended outcomes to support the Aerotropolis' place within the Western Parkland City.

This brochure provides a summary of key precinct elements. For a full outline of requirements, refer to the Precinct Plan report.



The Aerotropolis

The Western Sydney Aerotropolis will be Australia's next global gateway. Leveraging the Western Sydney International (Nancy-Bird Walton) Airport and a significant pipeline of infrastructure projects, the Aerotropolis will become an economic powerhouse driving the productivity of New South Wales and Western Sydney through this century and beyond.

The Aerotropolis will play a critical role making Greater Sydney a 30-minute city. Connecting with the metropolitan centres of Liverpool, Penrith and Campbelltown, the Aerotropolis will provide unprecedented opportunities for the people of Western Sydney.

The Western Sydney Aerotropolis Plan (WSAP) will shape the emergence of the Aerotropolis in a parkland setting. Integrating urban development with city shaping infrastructure and blue-green corridors, the WSAP sets out a sequenced approach to how a world class city will be planned and developed over the coming decades.

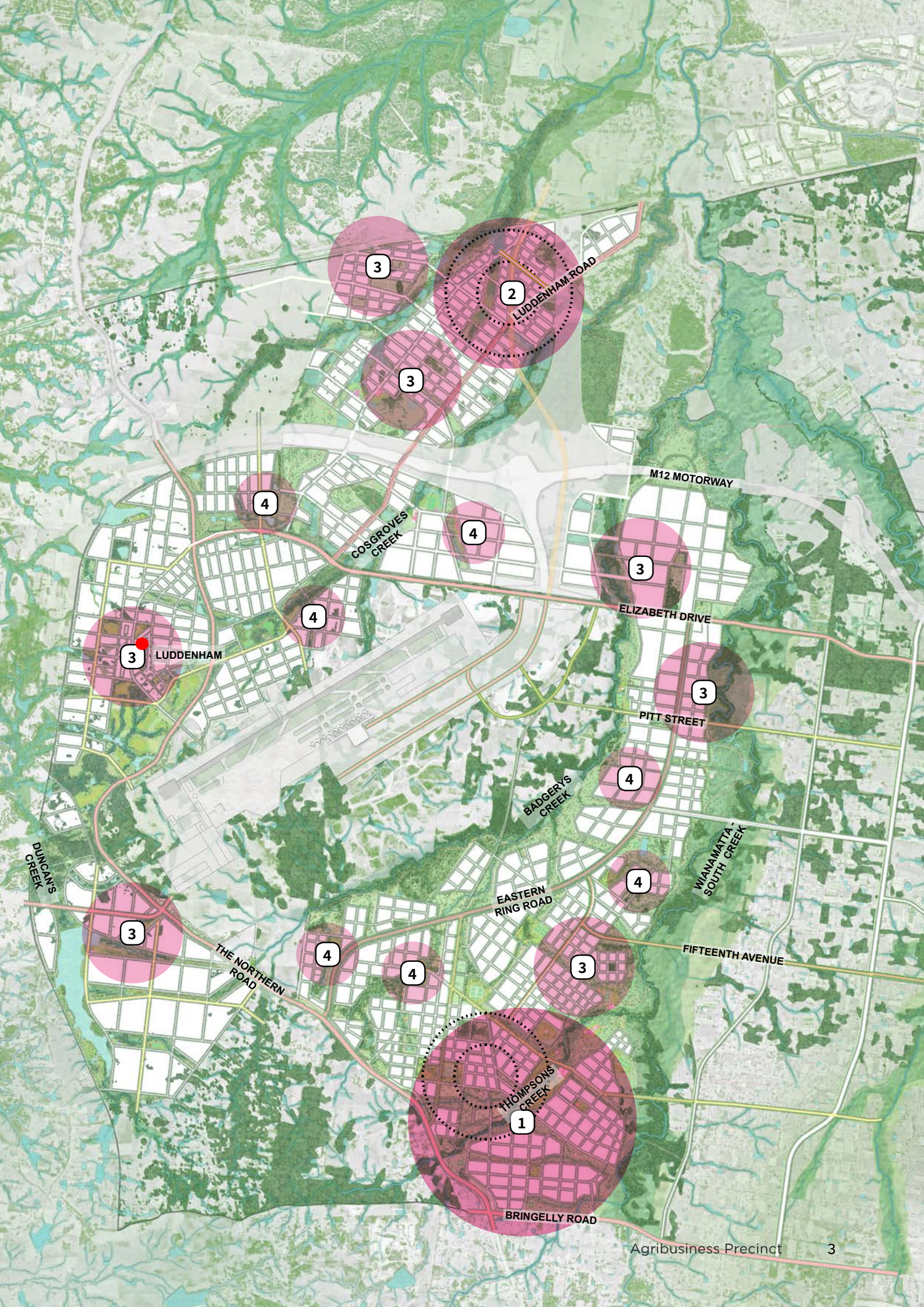
The initial precincts addressed are:

- Aerotropolis Core
- Badgerys Creek
- Wianamatta - South Creek (adjacent to Aerotropolis Core and Badgerys Creek)
- Northern Gateway
- Agribusiness

1. Metropolitan centre – A Metropolitan Cluster or Aerotropolis City Centre acts as a regional-scale mixed-use centre focusing on retail, services and business activity, serviced by a metro station.
2. Specialised centre/precinct – strategic innovation and focused on an employment generator or theme - and contains a metro station.
3. Local centre – local convenience and a mix of uses, but does not have to include residential. Smaller scale and more local convenience
4. Neighbourhood hub – the District plan refers to employment activity hub or Indigenous business hub. In the enterprise zone this could be a hub of business, with community facilities.



Centre hierarchy



The Agribusiness Precinct

The Agribusiness precinct draws upon the agricultural and horticultural history of the area, continuing to provide food security and supplying Sydney and export markets.

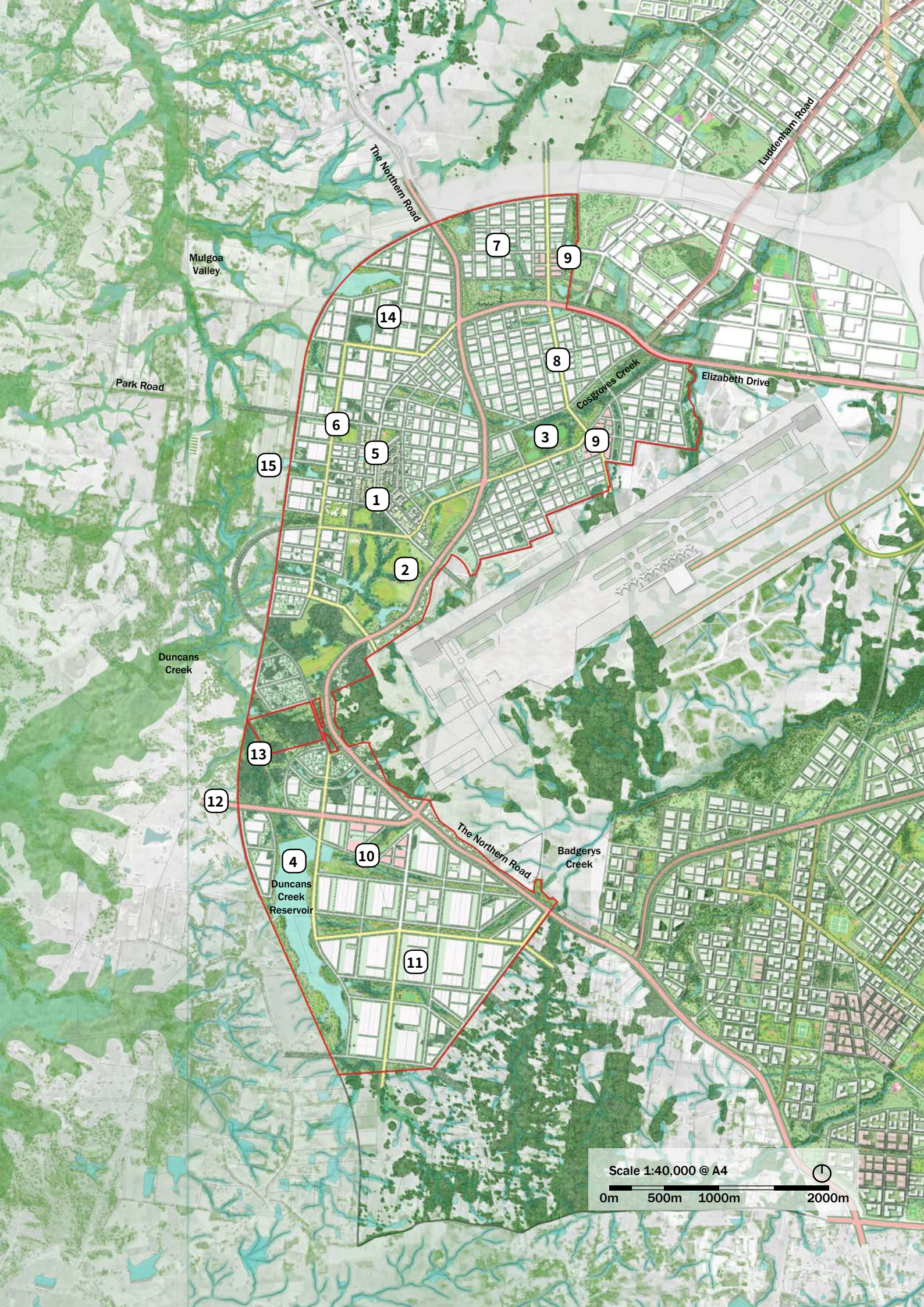
The agribusiness precinct will support the production and value-adding of sustainable, high quality fresh produce and pre-prepared consumer foods whilst achieving ongoing conservation outcomes in a manner that reflects the enduring spirit of Country.

Luddenham Village sits high on the ridgeline, at the core of the Precinct, fully connected to local, district and regional centres by transportation and parkland networks.

The Agribusiness Precinct Framework is structured in response to its distinctive topography, the predominant north south ridgeline traced by the Old Northern Road and shadowed by the Northern Road with creek-lines originating at the head of the broad valleys.

The Agribusiness precinct is anticipated to accommodate up to 5,400 jobs by 2036, resourcing this from within the aerotropolis and adjoining local government area.

1. Growth within and around Luddenham Village is structured to enhance and protect the character and history of the village.
2. A new Agribusiness Park merges public access with indigenous land management practices, including indigenous regenerative land management. The park is located to preserve and enhance landscaped view corridors towards the Blue Mountains and form part of a regional tourism network.
3. Cosgroves Creek Park is a parkland network framed along Cosgroves Creek with playing fields, running and cycling tracks that extends from Luddenham Village, across The Northern Road across Elizabeth Drive to the Northern Gateway Precinct.
4. Duncans Creek reservoir is rehabilitated, using waterway rehabilitation techniques, providing passive recreation for workers, visitors and nearby residents incorporating details to mitigate bird and waterway functionality.
5. The Old Northern Road is transformed into a green boulevard through Luddenham Village. The character of the Road will evolve into a 'main street' lined with retail, hospitality and commercial offerings.
6. Historic elements within Luddenham Village will be revitalised to meet the needs of the existing and emerging community and visitors. Its sensitive renewal will ensure it can support both the existing and emerging community.
7. A coordinated enterprise development, north of Elizabeth Drive with associated parkland and strong connectivity to the rest of the Agribusiness Precinct, the Northern Gateway and North Luddenham across the M12.
8. A parallel Northern Road connects across the Agribusiness precinct from Anton Road north across Cosgrove Creek and Elizabeth Drive.
9. Neighbourhood hubs are located along creek parkland edges and act as a centre for employment activity.
10. A local employment centre develops adjacent to the airport along the Northern Road with amenity and outlook over Duncans Creek reservoir.
11. A large employment precinct develops adjacent to the airport. The street layout is developed to facilitate large format land uses clearly framed by parkland.
12. Potential connection to the future Outer Sydney Orbital will maximise connectivity between the precinct, the airport, greater Sydney and NSW.
13. Areas of sensitive ecology form part of a conservation area.
14. Intensive Food production is supported on the large and relatively flat land holdings in the northern area of the Precinct.
15. The planned OSO corridor will consider critical landscape, active and vehicular crossings along its length.



Mulgoa Valley

Park Road

Duncans Creek

4
Duncans Creek Reservoir

Badgerys Creek

Scale 1:40,000 @ A4

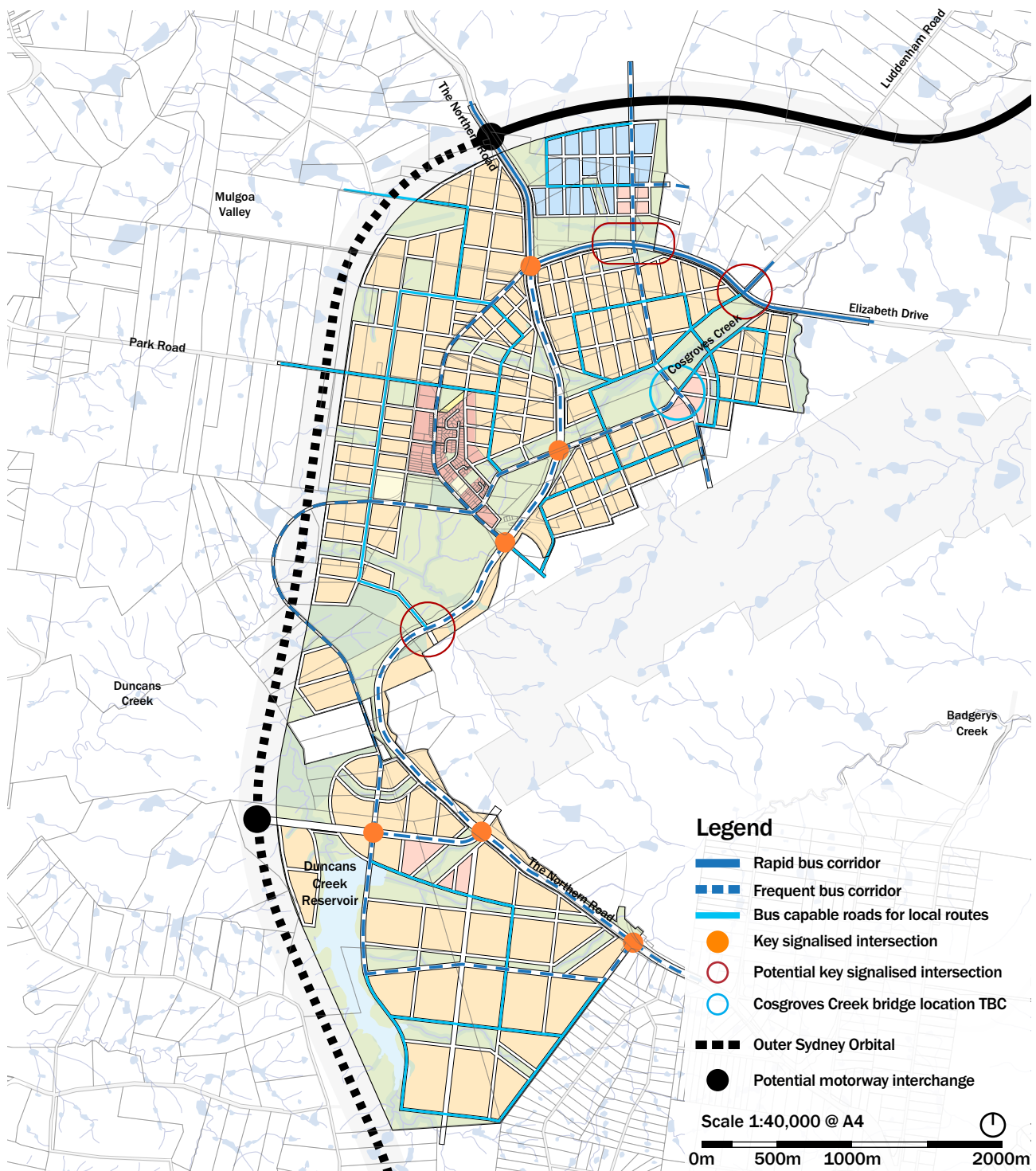
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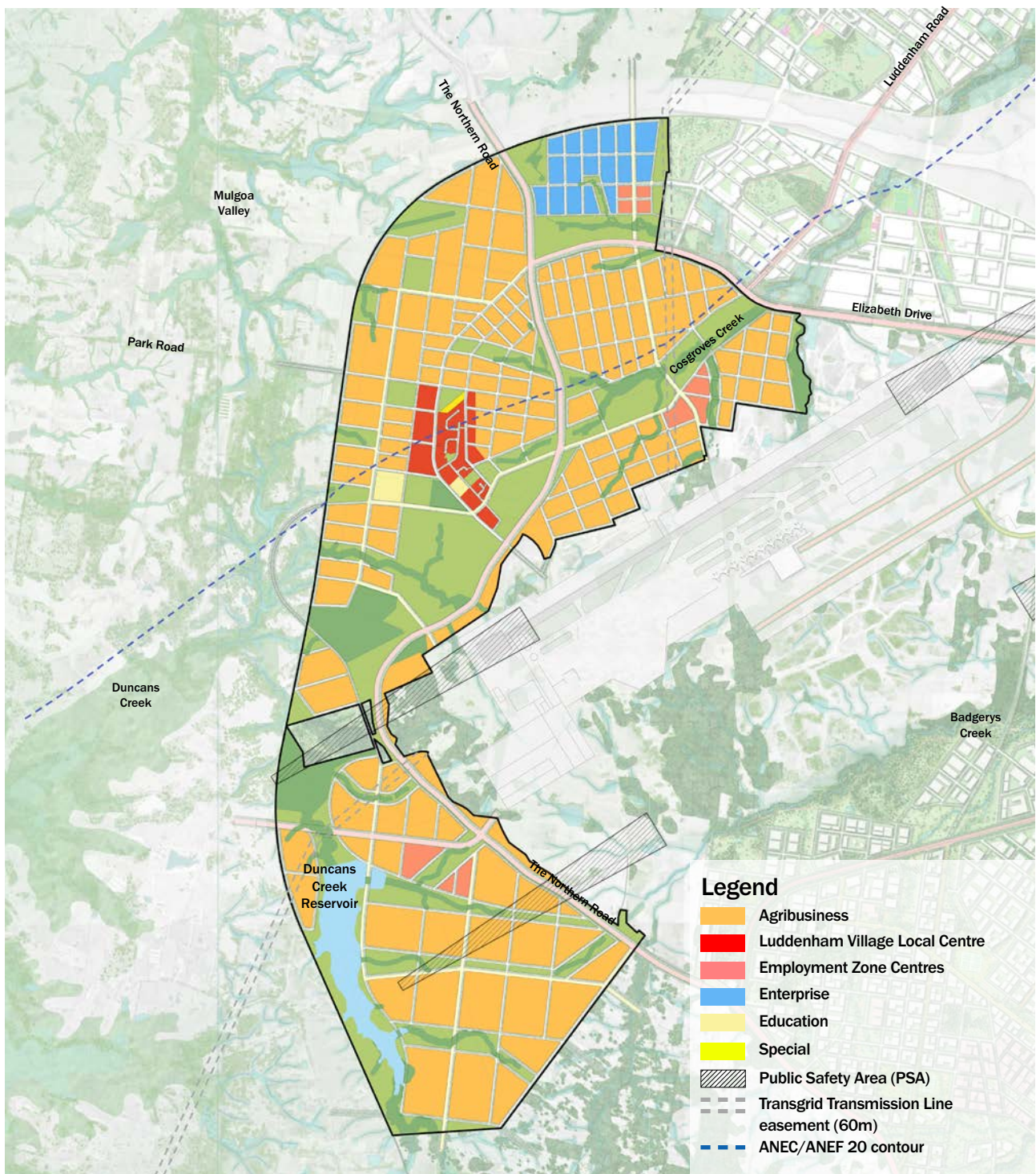
View east across Duncans Creek and Reservoir
Parkland with agribusiness development beyond





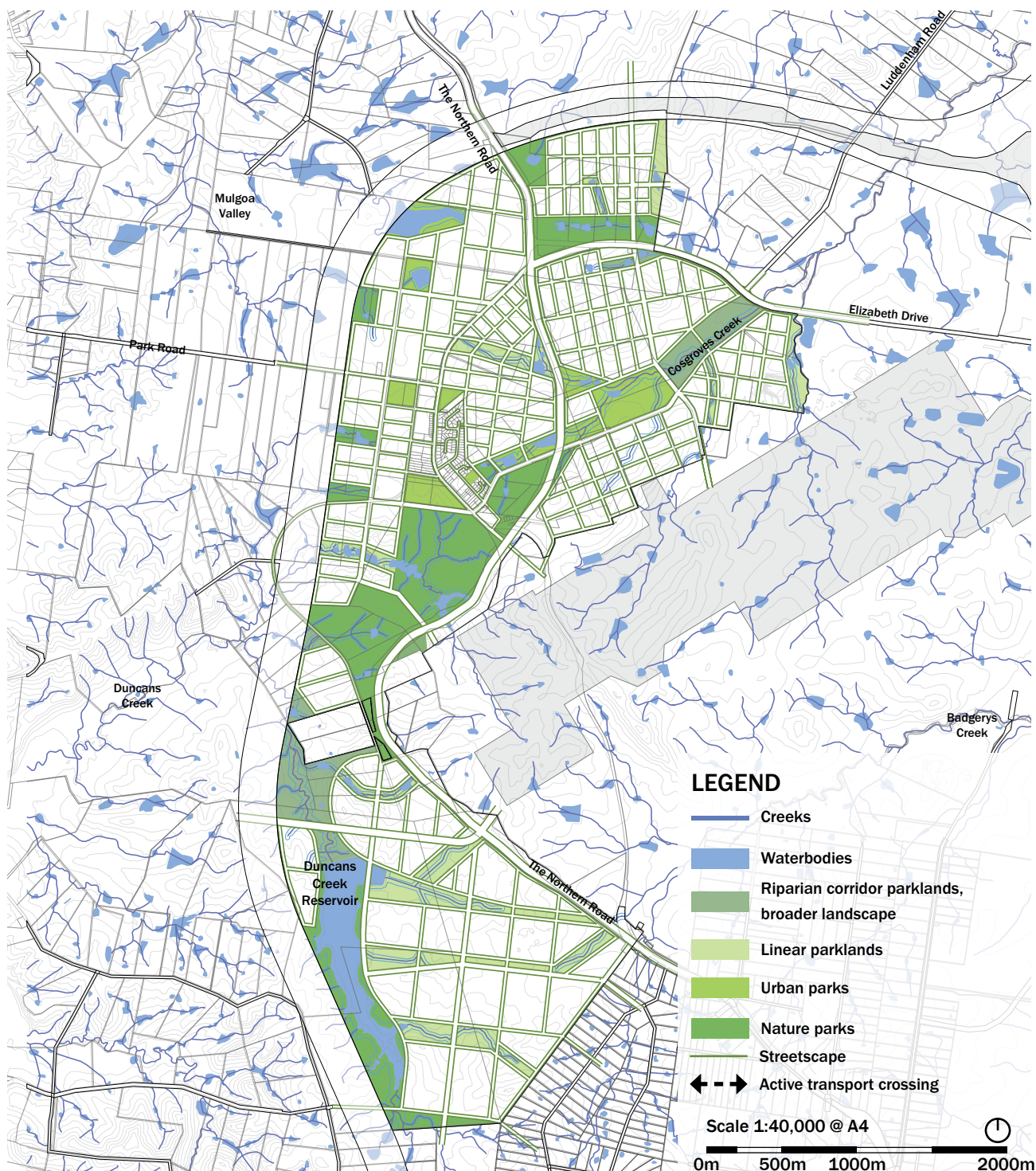
The Transport Framework

- The Agribusiness Precinct will be supported by a connected network of streets that support Agribusiness and employment activity.
- Arterial roads provide regional and freight accessibility.
- Centres are supported by a connected and frequent series of bus corridors.
- The future Outer Sydney Orbital will connect to the motorway network and border the western fringe of the precinct.



The Land Use Framework

- Luddenham Village forms a compact Local Centre at the heart of the precinct, with appropriately scaled land uses that benefit from its walkable scale.
- Employment zone centres are provided across the precinct to support community amenity and diversity.
- Flexible enterprise land uses are provided in the north of the precinct adjacent to the Northern Gateway.
- An Integrated Logistics Hub, Food and Pharma Hub, Integrated Intensive production Hub and an Australian Centre of Excellence in Food Innovation may be located within the precinct.
- Agribusiness uses are anticipated throughout much of the precinct and will be oriented to benefit from the amenity of the open space and parkland network.
- Tourism and cultural uses are anticipated in Luddenham Village as well as areas of ecological value and landscape amenity.



The Open Space Framework

- The existing creeklines within the Agribusiness are fine tributaries stringing through the slopes from the ridgelines eventually connecting to form tributaries to the main creeklines in the valleys. The creeklines are used as a spine to form a series of connecting parks that link the landscape through the urban form.
- Riparian parklands provide biodiversity and habitat corridors.
- Waterways will be maintained in a natural state and form a spine to linear open space networks.
- Community amenities, passive and active recreation, including playgrounds and fitness nodes will be located in urban parklands.
- Nature parks are central to the Agribusiness Precinct, established around areas with remnant vegetation and managed with a primary focus on environmental protection.



Elizabeth Drive

Park Road

Luddenham
Village

Adams Road

Agri-Park

Cosgroves Creek
Parkland

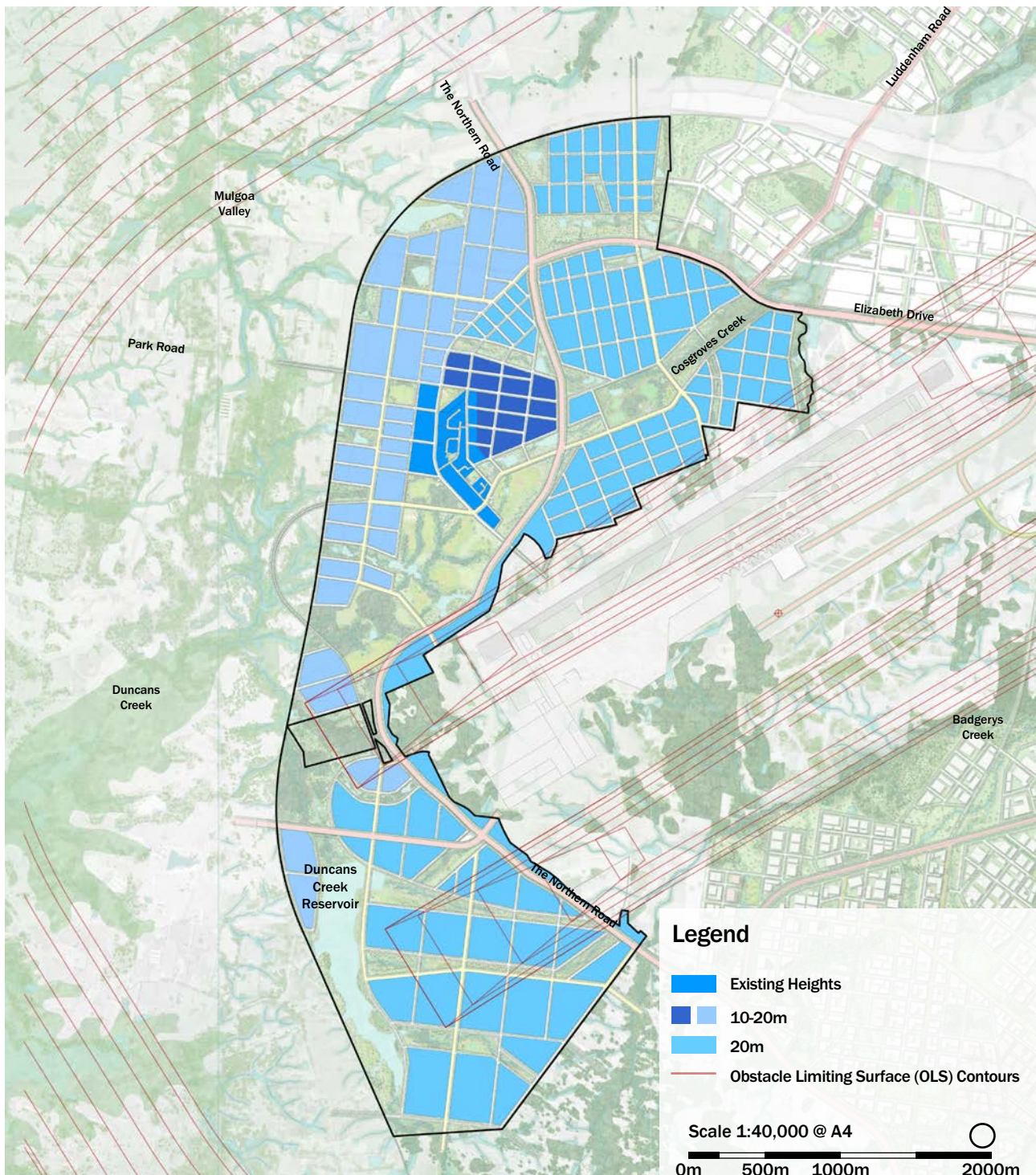
Cosgroves Creek

The Northern Road

Duncans
Creek
Reservoir

Badgerys
Creek

View looking north across
the Agribusiness precinct



The Height and Built Form Framework

- Height and location of buildings is responsive to the strategic views across Country from the north south predominant ridgeline through the precinct.
- Height and scale of buildings responds to the intended function and typology.
- Buildings are designed to address streets and open space.
- Buildings are designed consistent with passive cooling principles, maximising the potential for cross ventilation and minimising solar heat gain.
- Buildings and associated construction methodologies are designed to maintain adequate clearance for air navigational activity over and around the Aerotropolis.
- Heights allow the density and population targets to be achieved.
- Buildings maintain landscape vistas and character by limiting heights to within tree canopy heights and locating new development outside key vistas
- Ensure landscape, as opposed to built form, is the predominant view on the horizon.

Maximum heights of buildings

		Agribusiness
		Maximum Height (metres above ground level)
Enterprise / Agribusiness	Luddenham Village	Existing height controls
	Centre - Local	10 - 20
	Centre - Local Employment	10 - 20
	Enterprise / General Employment	10 - 20

Note: Notwithstanding maximum heights, all buildings and structures, including equipment used during construction (such as cranes) are required to be contained within Obstacle Limitation Surface (OLS) limits established in the Western Sydney Aerotropolis Plan.

Guideline for employment density

Precinct	Jobs/hectare
All Precincts	City Centre: 130 – 400 jobs/ hectare Urban Services: 25 – 35 jobs/ hectare Office Park: 130 – 250 jobs/ hectare Campus Style Business Park: 75 – 130 jobs/ hectare General Industrial: 25 – 30 jobs/ hectare Large Logistics: 18 – 25 jobs/ hectare Education/ Community: 30 – 50 jobs/ hectare High Density Residential/ Mixed Use: 100 – 150 persons/ hectare Medium Density Residential Mixed Use: 35 – 85 persons/ hectare
Agribusiness	For Agribusiness zone, the employment density for Large Logistics: 10 – 30 jobs/ hectare

Maximum block sizes

Land Use	Subdivision Block Size
Mixed use centre	Maximum 150x150m
Employment zone centres	Maximum 150x150m
Business uses	Maximum 150x150m
Light industry enterprise	Maximum 150x150m
High density residential mixed use	Maximum 150x150m
Medium density residential mixed use	Maximum 150x150m
Community infrastructure and schools	Maximum 150x150m
Agribusiness (outside centres including local)	Maximum 350 x 350m
Enterprise zone (outside centres including local)	Maximum 350 x 350m

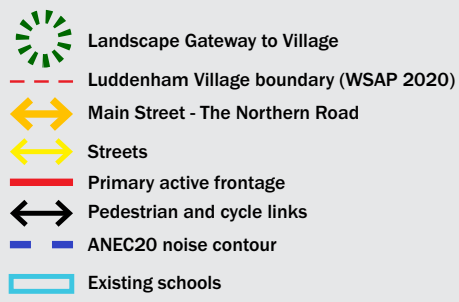
Luddenham Local Centre

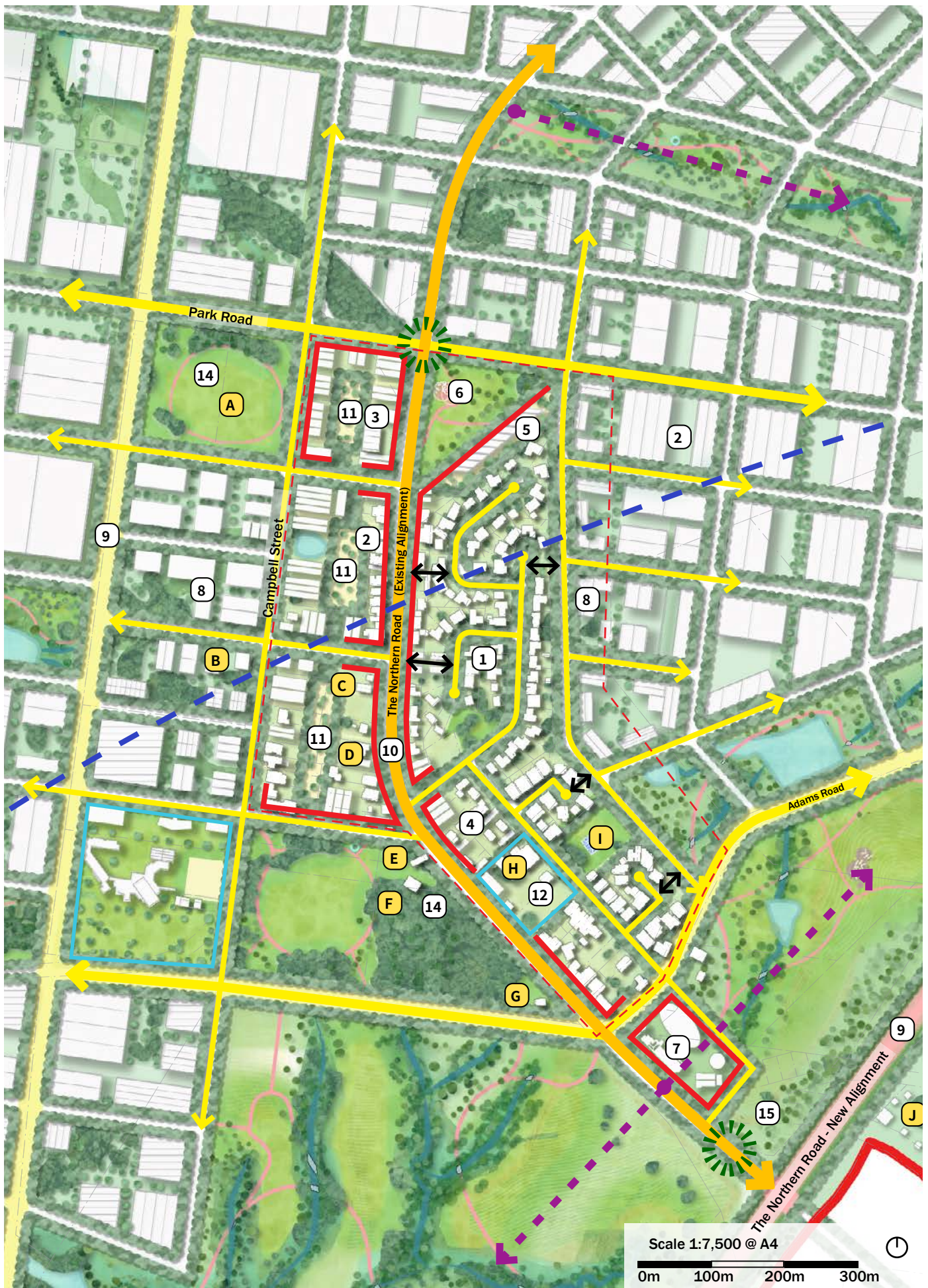
Luddenham Village will support the growth of the broader Aerotropolis as well as the Agribusiness Precinct. It is already home to several businesses, agricultural land and residences. The Village is to become a destination for local, regional, national and international visitors to celebrate the merging of the rich history of Western Sydney with its future position on the global stage due to the construction of the Airport.

Luddenham Village is to emerge as a Tourist and Cultural hub for the Aerotropolis celebrating and being anchored by, the rich cultural heritage and elevated visitors of Western Sydney, whilst servicing employees within the Agribusiness precinct.

It is to become a destination for food and arts, providing opportunities for social and cultural engagement. The village is to recognize key sites that anchor movement corridors in a highly pedestrianized environment. Cultural wayfinding will guide visitors as they navigate through the village.

The Village is to remain compact but will be a distinctive centre that protects and enhances its heritage sites. New and emerging technologies will be embraced alongside design excellence and appropriate development while maintaining the village's character, amenity and lifestyle.

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| <ol style="list-style-type: none"> 1. Existing residential dwellings 2. Loading docks and hard stand is located away from the village and parkland 3. New development will prioritise active frontages to the Northern Road and adjacent streets 4. Sensitively scaled infill development within existing residential uses 5. New local community centre with branch library and childcare centre 6. New gateway park at the intersection of Park Road and the old Northern Road celebrates one's arrival into Luddenham and provides a buffer between Agribusiness land uses and the residential village. 7. Existing local shops set within the Agri-Park. A potential future site for an Agri-Park cultural centre or museum that would benefit from the strategic view corridors and views across Country. 8. Knowledge workers from research and innovation Agribusinesses benefit from the activity of Luddenham including hospitality offerings | <ol style="list-style-type: none"> 9. Freight movements are limited through Luddenham so as to improve pedestrian amenity and safety. The realigned Northern Road and new subarterial roads provide alternative routes. 10. The Northern Road is transformed into a tree lined 'Green Boulevard', providing shade and contributing to the landscape character of place 11. The interior of deep blocks is activated with flexible landscaped shared zones that combine parking with space for local produce markets and events. 12. Luddenham Public School expands within a compact footprint to maximise the amount of green space and provide additional landscape linkages between adjacent parkland. 13. Pedestrian and cycle links improve connectivity between Luddenham Local Centre and surrounds. 14. Heritage items such as Luddenham Showground and the Luddenham Progress Hall are sensitively rejuvenated to accommodate the expanding community around Luddenham Village | <ol style="list-style-type: none"> 15. The Agri-Park forms a landscape arrival Luddenham Village from the south and provides a landscape buffer from the airport. <p>A Showground
B Brick Cottage
C Weatherboard Cottage
D Weatherboard Cottage
E Luddenham Progress Hall
F Luddenham Uniting Church
G St James Anglican Church
H Luddenham Public School
I Wilmington Reserve
J Lawson's Thistle Inn</p>  |
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Have your say on the Aerotropolis Precinct Plan

We invite you to provide feedback on the proposed Aerotropolis Precinct Plan.

You can have your say on the Department's website at:

planning.nsw.gov.au

Or write to:

Department of Planning, Industry
and Environment
Locked Bag 5022
Parramatta NSW 2124

Visit:

www.wscd.sydney/planning-partnership
www.planning.nsw.gov.au

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