

Planning Proposal for 205 Adams Road Luddenham (RZ-3/2024)

FACT SHEET



Figure 1: aerial image of the site subject to the planning proposal (highlighted in red)

The Proposal

Liverpool City Council is exhibiting a proponent-initiated Planning Proposal which seeks to amend Schedule 1 of the Western Parkland City SEPP at 205 Adams Road, Luddenham (Lot 2 DP623799). The site can be seen in Figure 1 above.

The aim of the Planning Proposal is to facilitate a 'hotel or motel accommodation' on the site. This is to support the short-term accommodation demand generated by the opening of Western Sydney Airport and broader Aerotropolis development.

What is the Western Parkland City SEPP?

The Western Parkland City SEPP contains planning controls for development in Austral Leppington North and the suburbs surrounding the Western Sydney Airport.

This includes land use zoning and other key planning controls to guide future development in the area. The planning controls also include the types of development permitted on a particular site.

How can I make a submission?

- Online via [this form](#)
- Email: lcc@liverpool.nsw.gov.au quoting reference number RZ- 3/2024
- NSW Planning Portal [here](#), quoting planning proposal PP-2024-660
- In writing, quoting reference number RZ-3/2024 and addressed to the:
Chief Executive Officer,
Liverpool City Council,
Locked Bag 7064,
Liverpool BC NSW 1871

Please note written submissions must be received by **5pm 24 April 2026** to be considered.

Need more information?

For further details on the proposal, please contact Masud Hasan, Senior Strategic Planner via email at hasanm@liverpool.nsw.gov.au

What happens next?

Once the public exhibition is closed, all public submissions will be considered and reported to Council. If Council decides to proceed with the amendments, they will be forwarded to DPHI for finalisation and implementation.



Figure 2: Massing diagram of the hotel or motel accommodation (looking South-West)