

CURRENT SITE ZONING AND ALLOWABLE USES



Sydney Science Park was rezoned by Penrith City Council and State Government entirely for mixed uses of B4 (mixed-use) and B7 (office and light industrial) zones with a range of additional permitted uses, enabling a broad mixed of activities across the site. The figure below is an illustration of high-level mixed-use opportunities at Sydney Science Park. ▼

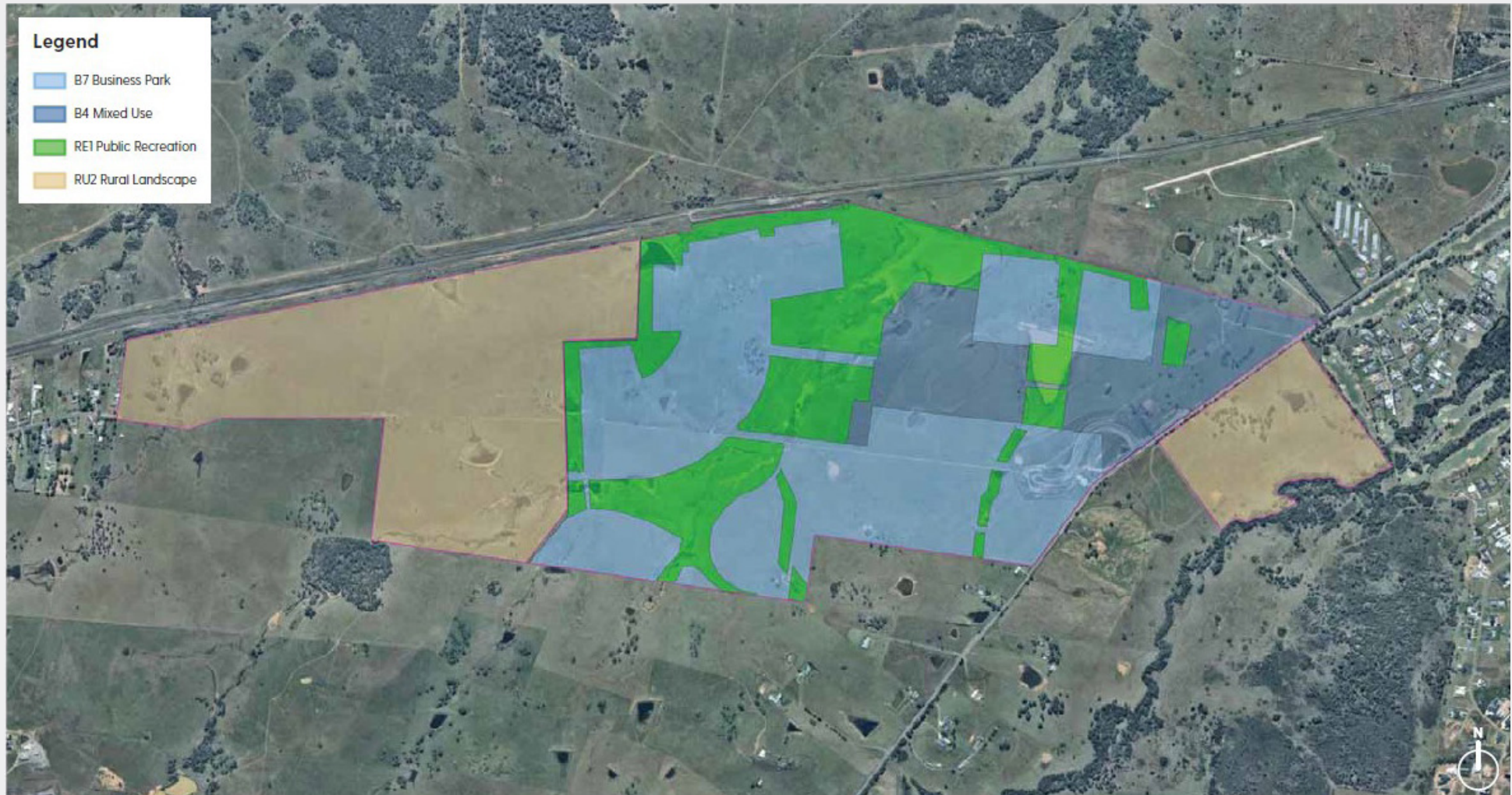


Illustration of the mixed use zoning at Sydney Science Park.

THE VISION AND ALLOWABLE USES



PLAY

TRADE

LIVE

INNOVATE

LEARN



**340,000 m²
Commercial,
Office & Research
Floor Space**



**100,000 m²
Education
Space**



**30,000 m²
Retail Floor
Space**



3,400 Dwellings



287 Hectares



**Onsite
Metro Station**



**10,000
Residents**



**10,000
Students**



**12,000
Knowledge Jobs**



Parkland



Sporting Fields



Playgrounds