

**Western Sydney Aerotropolis
Community Consultative Committee**

Meeting no: 25

Date: 10 June 2025

Venue: Zoom

Attendees	
<p>Community members</p> <p>Joe Herceg (JH)</p> <p>Paul Taglioli (PT)</p> <p>Sascha Vukmirica (SV)</p> <p>Diana Vukovic (DV)</p> <p>Paul Buhac (PB)</p> <p>Wayne Willmington (WW)</p> <p>Sam Aloï (SA)</p> <p>Gabriella Condello (GC)</p> <p>Ross Murphy (RM)</p> <p>Independent Community Commissioner</p> <p>Professor Roberta Ryan, Independent Community Commissioner (RR)</p> <p>Isa Crossland Stone, minute taker, office of the Independent Community Commissioner (ICS)</p> <p>Other attendees</p> <p>Tanya Davies, State Member for Badgerys Creek</p> <p>Kate Robinson, office of the Independent Community Commissioner (KR)</p>	<p>Government representatives</p> <p>Isabel Virgona, Acting Director State Rezoning, Department of Planning, Housing and Infrastructure (DPHI) (IV)</p> <p>Carolyn Scott, Acting Manager, State Rezoning, DPHI (CS)</p> <p>Donna Lantavos, Program Director Special Activation Precincts, DPHI</p> <p>Paul Higham, Head of Business Development, Growth & Development, Sydney Water (PH)</p> <p>Fernando Ortego, Western Sydney – Commercial Partnerships Manager, Sydney Water (FO)</p> <p>Fiona Thompson, Community Engagement, Aerotropolis Stormwater, Sydney Water (FT)</p> <p>Claire Webster, Senior Engagement Manager, Sydney Metro (CW)</p> <p>Simon Cousins, Senior Manager Partnerships and Engagement, Transport for NSW (SC)</p> <p>Nathaly Parish, Advisor, Engagement and Events, Bradfield Development Authority (NP)</p> <p>Vanessa Nieuwenhuis, Manager, Communications and Engagement, Bradfield Development Authority (VN)</p> <p>Christine Gough, City Planning Manager, Penrith City Council (CG)</p> <p>David Hill, Senior Engagement Officer, WSA Co (DH)</p> <p>Wayne Duffy, Senior Environment Consultant, WSA CO (WD)</p> <p>Kirk Osborne, Executive Manager, Land Use and Approvals, WSA CO (KO)</p>

	Scott Ilfield – General Manager, Airport Planning and Design, WSA CO (SI)
Apologies	
Dan Riley, Manager Development Engineering, Liverpool City Council (DR)	
Mark Hannan, Manager City Planning, Liverpool City Council (MH)	
Katy Hannouch, General Manager, Community Engagement and Partnerships, WSA Co (KH)	
Helen Anderson, community representative (HA)	

Item	Description	Action
1	Welcome, introductions and Acknowledgement of Country - RR	
	RR welcomes all attendees to the meeting. KR introduces the guest attendees SI, KO, WD and DH from WSA Co, who will be presenting the Western Sydney International preliminary draft Master Plan. Each of these attendees make their own introductions to the group.	
2	Approval of the previous meeting's minutes	
	The minutes are approved.	
3	Actions from last meeting – RR and KR	
	SC updates that the median right turn lane on Elizabeth Drive to access Clifton is complete. He also updates that a pedestrian median at the shops at Kemps Creek is complete. SC updates that the design for the right turn lane at Elizabeth Drive and Western Road is complete, with construction expected in the next few months and completion by the end of the year. KR updates, on behalf of Liverpool City Council, that the spoil has been removed at the intersection of Elizabeth Drive and Western Road, clearing the sight lines. With respect to the signage at the Corner of Masterfield Street and Rossmore Avenue West, KR also updates that the give way sign has been knocked down and is being fixed in the next few weeks. With respect to Liverpool Council's mowing of the property boundaries, KR shares that Liverpool Council's policy is to only	

	mow up to the road verge. A contact at the council has been provided for GC to follow up her initial concerns on this point.	
4	Briefing: Western Sydney International preliminary draft Master Plan - SI	
	<p>SI introduces and presents a high-level overview of the Western Sydney International preliminary draft Master Plan.</p> <p>SV asks what roads have been involved in the research and modelling for this plan, as the roads are currently already overburdened.</p> <p>SI agrees that this is the main concern at the moment. He explains that WSA CO and TfNSW are not aligned in their assumptions and therefore not aligned in their traffic and road modelling. He says that they are well aware of this, working with TfNSW and sharing their modelling (and differences in data) with TfNSW.</p> <p>SI says that one of the major issues is that there is currently no baseline for modelling. When a baseline can be identified after the airport is operational, they will be able to establish a baseline and adjust assumptions and modelling based on this.</p> <p>SC says that the master plan articulates TfNSW’s approach, including key dates for road works.</p> <p>GC says that it will be helpful to know what discussions have been had around focusing on infrastructure in the early/coming stages of development, to avoid moving backwards due to stalled infrastructure delivery.</p>	
5	Update: Sydney Water draft Aerotropolis Scheme Plans - FT	
	<p>FT and PH present on the Sydney Water draft Aerotropolis Scheme Plans, which were exhibited in April of this year.</p> <p>TD asks PH about the plans to increase the developable lands as much as possible. TD says that one of her constituents has had a 40m-wide open drain on her property. She asks PH to explain why a large drain such as this one has been identified on someone’s property.</p> <p>PH says that Sydney water has adopted these identified points for the purposes of the scheme design, and have not been the ones to map/identify.</p> <p>TD asks for PH to contact her and explain this in plain language to be delivered to her constituents.</p> <p>TD says that some residents have had their land marked for acquisition for development, and that has been identified as only being able to be purchased by developers.</p>	<p>PH to meet with TD offline, to explain Sydney Water’s draft scheme plans and impacts on small landowners.</p>

	<p>Many of these land owners are elderly and at this stage they want to leave their properties. How can the process of having developers purchase land be accelerated for people who want to leave their properties sooner?</p> <p>FT tells TD of the potential for hardship applications; this may be a helpful avenue for some of the constituents TD is speaking of. Hardship provisions are available under the Act.</p> <p>RR explains that Sydney Water is committed to acquiring the basins, but there is no proposal for Sydney Water to acquire land on which they have identified easements in the mapping.</p> <p>TD asks: for people on whose land easements have been identified, what are the avenues for selling this land?</p> <p>PH explains that these pieces of land would be sold to anyone who want to buy it. The identified easements do not detract from the value of the land – easements are valuable and are necessary for any development.</p> <p>SA says that few developers will be interested in buying land which have easements. He says that this discussion has been ongoing for years.</p> <p>PH says that Sydney Water is not the waterway manager. They are also not the designated stormwater manager for the Wianamatta South Creek, so they are not responsible for stormwater management in that area.</p> <p>PB would like to clarify his understanding: he says that this is a developer-led delivery, so these basins will need to be acquired and developed by developers. It seems that Sydney Water will only acquire land under hardship claims after a business case has been implemented.</p> <p>PH says that if the basins are on a developer’s land, Sydney Water would likely be able to acquire it under a commercial agreement. If the basin was privately-owned, Sydney Water still may acquire the portion of land that is identified for the basin directly from the landowner.</p> <p>PB expects that this will defer development. It seems that a developer is forced to ‘make things work’, otherwise they will not be able to develop. It seems that the expectation is that landowners and developers can essentially be coerced into enabling development according to the plans. PB feels that there are a range of legal questions that have not been addressed here.</p> <p>JH says that the basins will be acquired for a public purpose, and therefore the Just Terms Act comes into play.</p>	
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	<p>JH says that in the mixed-use area, Sydney Water has identified new trunk drainage easements that have never been there previously. If they are building new drainage in places where existing easements are not located surely this drainage is for public purpose.</p> <p>PH says that they are for public purpose.</p> <p>JH says that it does not make sense if drainage is installed for a public purpose, that Sydney Water would not acquire the land.</p> <p>PH says that the DCP is clear that drainage for a public purpose is to be gifted.</p> <p>JH asks why they do not just use the existing easements, in this case, rather than creating more and not acquiring them. He feels that there are a range of legal issues associated with this proposal and its assumptions. It is not reasonable for landowners to have something put on their land and not be compensated.</p> <p>RR adds that it also undermines the housing creation objectives.</p> <p>PH is not able to comment further.</p> <p>JH and PH will confer offline with respect to JH's expressed concerns.</p> <p>RR reminds the group that there is discussion around reducing the size of the drainage, as the scheme is developed.</p> <p>RR suggests that the public needs to understand the source of information regarding water streams and how the government will manage issues related to them.</p> <p>DV asks about the airport site land on Lawson Road. There are no constraints on that site, while there are constraints on private land all along the road. Why is the airport land exempt?</p> <p>RR explains that it is because the land is owned by the Commonwealth and under Federal legislation, so state planning rules and water quality/quantity requirements don't necessarily apply.</p> <p>RR says that it seems that these concerns of the community are currently not adequately canvassed in the Plan.</p> <p>As far as she understands, the airport land accounts for approximately 20% of the land in the Aerotropolis. The local environmental objectives (particularly with respect to local water targets) should be referred to in the plans, and RR asks DH to take this back to WSA Co, and will also liaise with PH as needed.</p>	
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6	Agency updates	
	<p>Department of Planning, Housing and Infrastructure</p> <p>CS says that the DPHI is working with Sydney Water to work through what the scheme will mean 'on the ground'. This also needs to consider the overall blue-creek corridor.</p> <p>Transport for NSW</p> <p>SC updates that the construction of the ultimate upgrade of that section of Elizabeth Drive is due to be completed by 2030.</p> <p>RM asks what TfNSW took into consideration when they designed the right-hand turn from Elizabeth Drive into Western Road.</p> <p>RM says that there have been major traffic accidents at this intersection, and urges TfNSW to act quickly to avoid more serious incidents.</p> <p>SC will follow this up and come back to RM offline as soon as possible.</p> <p>KR and RR will be in touch with SC with respect to this issue and address this issue as soon as possible.</p> <p>PT says that the work zone speed limits on Elizabeth Drive haven't yet been removed despite the work being completed months ago.</p> <p>PT also notes that Endeavour Energy has damaged Badgerys Creek Road, causing potholes and some road collapse, and is not fixing the damage. He fears major road accidents will occur due to the road's condition</p> <p>SC says that TfNSW has planned major works for the road, to be undertaken when Endeavour has finalised their works in a few months' time. The works will be complete by the end of the year.</p> <p>PT says that in the meantime, there is no maintenance on the road to maintain safe conditions. In the immediate term, the road is unsafe and this is not acceptable. They should at least do temporary work to maintain safe standards.</p> <p>KR and RR will take this forward in their meeting with the Minister for Roads.</p> <p>Sydney Metro - CW</p> <p>CW gives an update on Sydney Metro's recent works:</p> <ul style="list-style-type: none"> • Over 3.5 kilometers of track have been installed (80% complete). 	<p>SC to follow up RM's concerns around the turn from Elizabeth Drive from Western Road.</p>

- Preparatory work is underway for the M12 bridge and track installation in the tunnel.
- The St Mary's footbridge has had 38 planks laid.
- Steel frames for lift shafts have been installed at Luddenham station.

JH would like to know whether the metro will be open for the opening of the new airport.

CW says that they are working towards it, but due to some delays with materials, etc., they are unlikely to be open at the same time.

They are currently working on alternative transport options (such as buses) in the event that trains are not ready.

Sydney Water

Beyond their official presentation there are no further updates from Sydney Water.

Bradfield Development Authority – TM

TM says that there is a community day scheduled for June 28, and TM will share the link with the group via KR.

TM adds that in the last couple of weeks, they announced the digital infrastructure partner for Bradfield, and a range of infrastructure services, including free wifi and service multi-function holds within city parks and streets.

This information is all available on the BDA website.

WSA Co

Beyond their official presentation there are no further updates from WSA Co.

Liverpool City Council

There is no representative from Liverpool City Council.

Penrith City Council - CG

CG says that Penrith Council made their submission on the Sydney Water Scheme and is working with Sydney Water.

The Council will be reviewing how the scheme affects their policies, mainly in relation to the contributions plan. They will also be closely examining issues around fragmentation and how RE1 land works with drainage land.

7	Community discussion	
	<p>WW raises an anomaly on p.373 of the Airport plan, where the ANEF map is labeled incorrectly. The map shows ANEF contours but is labeled "ANEC."</p> <p>DH believes that the labelling is correct, but he will follow up at WSA Co to confirm tomorrow and be in touch with WW directly.</p>	
8	Next meeting	
	TBC	