

**Western Sydney Aerotropolis  
Community Consultative Committee**

**Meeting no:** 22

**Date:** 6 August 2024

**Venue:** Zoom

<b>Attendees</b>	
<p><b>Community members</b></p> <p>Sam Aloï (SA)</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><b>Independent Community Commissioner</b></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><b>Other attendees</b></p> <p>Kate Robinson, office of the Independent Community Commissioner (KR)</p> <p>Mark Rusev, representing office of Member for Badgerys Creek</p>	<p><b>Government representatives</b></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>Leanne Laughton, Executive Manager, Environment and Sustainability, WSA Co (LL)</p> <p>Simon Cousins, Senior Manager Partnerships and Engagement, Transport for NSW (SC)</p> <p>Peter Gresser, Senior Manager Engagement, Sydney Metro (PG)</p> <p>Fernando Ortego, Western Sydney – Commercial Partnerships Manager, Sydney Water (FO)</p> <p>Vanessa Nieuwenhuis, Manager, Communications and Engagement, Bradfield City Authority (WPCA) (VN)</p> <p>Christine Gough, City Planning Manager, Penrith City Council (CG)</p> <p>Mark Hannan, Manager City Planning, Liverpool City Council (MH)</p> <p>Donna Lantavos, Program Director, DPHI (DL)</p> <p>David Hill, Senior Engagement Officer, WSA Co (DH)</p> <p>Jane Grose, Director, Employment Land Delivery Program, DPHI (JG)</p> <p>Jack Johnstone, Development Project manager, Sydney Water (JJ)</p> <p>Sasha Kovacina, TfNSW (SK)</p>

## Apologies

Gabriella Condello, community member

Ross Murphy, community member

Helen Anderson, community member

Justine Kinch, Western Parkland City Director, Transport for NSW

Dan Riley, Manager Development Engineering, Liverpool City Council

Katy Hannouch, Manager Community Engagement Airport Construction, WSA Co

Item	Description	Action
<b>1</b>	<b>Welcome, introductions and Acknowledgement of Country - RR</b>	
	RR introduces herself and invites attendees to make their own introductions.  All regular members make their introductions.  All first-time attendees make their introductions.	
<b>2</b>	<b>Actions from last meeting – RR and KR</b>	
	KR provides a status update on the actions. She says that Action 3 and Action 6 on the register are completed, and the others are explained below.  <u>Action 1</u> SV and KR have spoken offline about the Office of the Valuer General following up with her. There has been some follow up, although the matter is not resolved and will continue to be progressed offline.  <u>Action 2</u> The Office of the Valuer General has received a small number of enquiries and have concluded that they do not require a dedicated team for assisting enquiries relating to the Aerotropolis. RR and KR are following this through and will provide updates as they become available.	KR and RR to continue to follow up with the Valuer General about the potential of a dedicated Aerotropolis customer support team.

Item	Description	Action
	<p><u>Action 4</u>  SC says that the state and federal budgets have collectively allocated \$800 million to the Elizabeth Drive upgrade. SK will discuss the safety improvements involved in this new funded work later in the meeting.</p> <p>SC says that \$500 million has been allocated from the state budget for the Mamre Road upgrade, which, combined with \$500 million from the Australian Government, will provide \$1 billion.</p> <p><u>Action 5</u>  SC says that they are currently consulting with community on the planned bus services/routes. <a href="#">This link</a> is available for community members to provide their individual feedback.</p> <p>SC notes that in the last NSW government budget, \$24.7 million was provided for bus services in Western Sydney.</p>	
<b>3</b>	<b>Briefing: Western Sydney Airport local water standards - LL</b>	
	<p>LL presents on the local standards of water at WSA. She explains that this process is highly technical, and her presentation provides a high-level overview of their project and process.</p> <p>SA asks why the Minister would not approve the planning.</p> <p>LL explains that there are several requirements involved. If the Minister does not feel that these legal requirements are met adequately by the proposal/plan, he will reject the plan.</p>	
<b>4</b>	<b>Briefing: Sydney Water - Regional stormwater in the Aerotropolis</b>	
	<p>FO and JJ make a joint presentation on the regional stormwater in the Aerotropolis. The presentation is attached.</p> <p>JH notes that Sydney Water does not have responsibility for flood management - that is the responsibility of Council.</p> <p>FO confirms this. He says that they have adopted the 2020 flood modeling. At this stage they are not using the Liverpool flood model, although they have studied/are</p>	

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	<p>aware of it. They are working with the Liverpool Council to ensure that there is alignment between their plan and the perspective of the Liverpool Council, whose flood study was the basis of the rezoning.</p> <p>FO says that most planning adopts the NSW planning model, and where it is relevant they collaborate with/double check with Liverpool Council to ensure they are on the same page.</p> <p>JH asks if this project will improve water systems in the area.</p> <p>FO says that the goal of Sydney Water is to improve waterway health, and that the new city has good water flows and flood mitigation.</p> <p>JG emphasises that currently, the amount of water flowing back into the creeks and soil is at a very low level. The work of Sydney Water is in mitigating the impacts of the future development so that the creeks are not ruined as a result of development. Put simply, the project is intended to ensure that the waterway health is not worsened through development.</p> <p>RR clarifies for the group that the work by Sydney Water cannot make the water quality worse, but can only mitigate and improve the situation.</p> <p>FO explains that the modelling is an ongoing process of refinement.</p> <p>FO explains that the iNSW flood model, which was used as a planning control for the Aerotropolis, has been used as a base by Sydney Water. Throughout the design process, they identify any differences between this model data and that of the Liverpool flood study.</p> <p>PB says that the study only covered a tiny section of the agribusiness precinct. He sees the rest of it as 'guesswork'. It is his perspective that Sydney Water is creating a plan that is based on information that is largely inaccurate. The draft scheme plan is based on work that was not thoroughly done, in the first place.</p> <p>RR suggests that Liverpool Council (MH) and Sydney Water (FO) confer offline to provide more clarity on the data that was used for this planning.</p>	<p>MH and FO to confer offline to provide the group with some more clarity on the data that was used for Sydney</p>

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		Water's regional stormwater planning.
<b>5</b>	<b>Agency updates</b>	
	<ul style="list-style-type: none"> <li>• <b>DPHI – IV</b></li> </ul> <p>IV explains that the DPHI has undergone some structural changes; now, the department is structured around functional rather than locational roles.</p> <p>Overall IV says that she and her team do not have any major updates to share.</p> <p>IV acknowledges WW's correspondence via Roberta last week offline. She thanks him for his continued advocacy for Luddenham Village. IV cannot provide an update on timing and progress for planning around Luddenham tonight, but she acknowledges that WW and the Luddenham community are seeking clarity and have been for some time.</p> <p>WW says that the proposed Luddenham Village is supposedly not affected by flight noise, so this should not be delaying the planning.</p> <p>He notes that some landowners are having to sell their land, and are ultimately selling to industrial/commercial operators. This trend will seriously disrupt the quality of the area and the community.</p> <p>IV updates that the Bradfield City Central master plan was exhibited early this year. The next step for Inghams is exhibition.</p> <p>IV says there has been some movement in contributions; there was a regulation amendment to allow Penrith and Liverpool councils to levy higher contributions of the 7-12 (local contributions) than the current maximum levy rate of 1%. Both councils have adopted these updated contribution rates.</p>	

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	<p>SA asks if a percentage of these contributions will go towards the acquisition of open space?</p> <p>CG says that there is a percentage of allocated funds for acquisition of open space. 5-6% account for this.</p> <p>Currently there is no money in the plan, as it has just been adopted.</p> <p>CG also explains that if DAs come in where a landowner has land to be acquired, the Council may enter into a voluntary planning agreement with them to offset their contribution rates.</p> <p>There are also hardship provisions available.</p> <p>MH says that at Liverpool Council, circumstances are largely the same, except that rather than 5.6%, at Liverpool Council the rate is 4.6%.</p> <p>RR asks what the life of the plan is.</p> <p>MH says that it has a long life, and will have reviews every 5 years.</p> <p><b>• Transport for NSW – SK</b></p> <p><b>SK presents on the TfNSW Safety Initiatives for Elizabeth Drive. This presentation is attached.</b></p> <p>RR asks what the timing is for increasing the height of the road.</p> <p>SK says that this height increase will be part of the same timing as the rest of the project.</p> <p>SK thanks the group for their consistent efforts for the safety of Elizabeth Drive.</p> <p>SA asks what happened to the properties on Devonshire Road as Elizabeth Drive is risen. SK indicates two edges of the road shown in the presented maps. These will be drained into catchments.</p> <p>PB asks if the funding has been allocated to a specific part of Elizabeth Drive.</p>	

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	<p>SC says that the \$800 million only funds a portion of the eastern section of Elizabeth Drive.</p> <p>DV is concerned about the works on Elizabeth Drive, as well as its current state. Currently, there is no safe access to Elizabeth Drive for her community. There are serious community safety concerns with the current re-routing; particularly in relation to the speed of right turn movements.</p> <p>DV requests that Cuthel Road be reopened and for security cameras to be installed here allowing landowners who live there to use this road safely in the interim.</p> <p>SC thanks DV. He says that there are more safety initiatives in the works, and he will give updates at the next meeting.</p> <p><b>• Sydney Water – FO and MG</b></p> <p>FO says that there are early works for construction of the Pitt Street pumping station.</p> <p>FO will reach out to DV offline to discuss this and will meet with RM offline later this week as well.</p> <p>FO reminds the members that there is a visit to the advanced water recycling centre starting at at Lunden House in Luddenham. He requests that all attendees wear steel capped boots.</p> <p><b>• Sydney Metro – PG</b></p> <p>PG updates that the Aerotropolis Metro Site is officially now named Bradfield Station.</p> <p>The tunnel-boring machines (TBMs) have all completed their journeys.</p> <p>The PUDCIP will be released very soon, and this designs will be shared then. This release will be announced by Sydney Metro.. There will be community pop ups as well as a virtual consultation room for community members.</p>	<p>FO to contact DV to discuss Pitt Street pumping station.</p> <p>FO to meet with RM.</p>

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	<p>KR will assist with sharing this update with the CC members when the time comes.</p> <p>• <b>WSA Co – DH</b></p> <p>DH has no major updates to report.</p> <p>He says that last week the Minister attended to announce the completion of the roof. The landside work is progressing very well.</p> <p>DH understands that dust can be an issue at the worksite, and the company will continue to monitor this.</p> <p>Aeronautical lighting has been installed. The lighting installation has so far been very successful.</p> <p>• <b>Liverpool City Council - MH</b></p> <p>MH says that the Aerotropolis 7-11 plan has been endorsed by Council, and will come into effect on Wednesday 14 August. They are currently in the 14-day notification period.</p> <p>They will collect funds at a rate of 4.6%.</p> <p>MH notes that he has two items to update RM on, but since RM is a last-minute apology tonight, he will provide RM with these offline.</p> <p>• <b>Penrith City Council- CG</b></p> <p>GC updates that the contributions plan has been endorsed by Council.</p> <p>Similar to Liverpool Council, PCC will also be changing to a 7-11 plan within the next 5 years. As the precinct matures, there will be more ability to prepare a 7-11 plan.</p> <p>CG acknowledges WW’s recent letter to the Council, and says that the Council will be providing him with a response.</p> <p>JH asks if the developers pay contributions when development is approved, during construction or after completion?</p> <p>MH says that it depends. Different plans entail payment in different manners. At this stage, the money is not yet</p>	<p>MH to respond to RM offline.</p>



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	<p>available for either of the Councils' plans. They have to wait for the DAs to start coming in, and therefore the funds to start coming in.</p> <p>JH asks who judges the estimate of the building value. Does this determine the contribution?</p> <p>MH says that the cost of the DA is the basis of the estimate.</p> <p><b>Bradfield Development Corporation – VN</b></p> <p>VN explains that what was formerly called the Western Parkland City Authority is now the Bradfield Development Authority. They are still the main point of contact for queries relating to the Bradfield City Centre.</p> <p>VN updates that INSW will take responsibility for infrastructure coordination across the Aerotropolis.</p> <p>VN welcomes the group to contact the Bradfield Development Authority with any concerns or questions during this period of change.</p> <p>VN will send KR a few key media releases after this meeting.</p>	<p>KR to share information re the Bradfield Authority from VN with the community.</p>
<b>6</b>	<b>Community discussion</b>	
	<p>WW reports to that there are several community pop ups in the coming weeks to discuss changes to the planned flight routes.</p> <p>PT refers to the Goldmate decision, which KR explains to the group. The group discusses the decision, and what it may mean for landowners in the Aerotropolis.</p>	
<b>7</b>	<b>Next meeting</b>	

<b>Item</b>	<b>Description</b>	<b>Action</b>
	TBD	