

Western Sydney Aerotropolis
Community Consultative Committee

Meeting No: 13

Date: 4 October 2022, 6:30pm - 8pm

Venue: Zoom

Attendees	
Community members Sam Aloï Helen Anderson Paul Buhac Gabriella Condello Rob Heffernan Joe Herceg Carleen Markuse Ross Murphy Paul Taglioli Sascha Vukmirica Diana Vukovic Wayne Willmington	Government representatives Catherine Van Laeren, Executive Director, Western Parkland City, Department of Planning and Environment Wendy Carlson, Precinct Place Manager, Western Parkland City Authority (WPCA) Elizabeth Low, Senior Communications Manager, Sydney Metro Jack Johnstone, Sydney Water Rob Parker, Manager Community Engagement Airport Construction, Western Sydney Airport Glen Weekley, Executive Planner, Penrith City Council Scott Sidhom, A/Manager City Planning, Liverpool City Council
Other attendees Ahn Le, community member Katy Hannouch, General Manager Community Engagement and Partnerships, Western Sydney Airport Rebecca Rafter, Senior Manager M12 and Corridors, Transport for NSW Moz Mungkung, Senior Road Safety Analyst, Transport for NSW Jo Hall, Place Manager, SW and Aerotropolis, Transport for NSW Peter Anderson, Executive Director, Planning and Place, Western Parkland City Authority Maruf Hossain, Coordinator Drainage and Floodplain, Liverpool City Council	Office of the Independent Community Commissioner Professor Roberta Ryan, Independent Chair Georgia Peters, minute taker Kate Robinson

Apologies

- Natasha Borgia, City Planning Manager, Penrith City Council
- Fernando Ortego, Western Sydney Commercial Partnerships Manager, Sydney Water
- Steve Hartley, Executive Director, Resilience and Urban Sustainability, Department of Planning and Environment
- Michael Johnson, Community Engagement Manager, Sydney Water
- Justine Kinch, Western Parkland City Direct, Transport for NSW
- Roger Moss, community member
- Sascha Vukmirica, community member

Item	Description	Action
1	Welcome and introductions - RR	
	<p>RR welcomes everyone to the meeting.</p> <p>JH, RR, MM, GW, PA, SS, JJ and MH introduce themselves. Their roles are included in the above table.</p> <p>FO is an apology and JJ is in his place; JK is an apology with JH and RR attending in her place; NB is an apology and GW is attending in her place. RM is also an apology.</p>	
2	Actions from last meeting - KR	
	<ol style="list-style-type: none">1. Briefing regarding the South Creek strategy is still in progress.2. The multi-utility corridor item will be carried over.3. The appointment of the flood study consultant has not yet occurred, but there is confirmation that this consultant will be present at the next meeting.4. The maps of the new flood line have been sent. This item is complete.5. Regarding the responsibility for storm and wastewater management at Bradfield: WC confirms that Sydney Water is responsible for this, but it will also be coordinated by the multiutility team.6. The presentation on crash data is to occur today.7. Internet servicing plan update. <p>WC says there is no single answer. All businesses in Bradfield will have the option to choose their ISP.</p> <ol style="list-style-type: none">8. Complete.9. Complete.10. Regarding the renaming of roads. <p>SS updates that they are meeting with the geographical naming board. They do not want to erase current road names, but they want to acknowledge the Aboriginal history of the area. After meeting with the</p>	

	<p>geographical naming board, it will be available for public comment. He says that there has not been any discussion about renaming the two roads raised in the previous meeting by DV.</p> <p>11. Regarding the closure timeline for the asbestos site.</p> <p>RP says that it is an ongoing site. It is permanent, it will be stored there indefinitely.</p> <p>12. Regarding the Devonshire roundabout.</p> <p>RRafter says that they are investigating the impact of adding a roundabout there through a traffic flow assessment and that they are also looking at adding a Clifton Rd roundabout. There is no timeline for when these designs will be available for the group. The construction of the roundabout is projected for the end of the year.</p> <p>DV asks how a truck will do a U-turn around Salisbury and Clifton Rds.</p> <p>RRafter says they are investigating widening Clifton Road as part of these roundabout assessments.</p> <p>JH thanks CVL for sending through the maps. He asks CVL about the riparian street map. It still shows the unapproved flood lines, why hasn't this been taken off?</p> <p>CVL says that they used the wrong map. CVL apologises that they did not use the right map. CVL will follow this up.</p> <p>DV raises that having a roundabout at Devonshire Rd will impact Salisbury Rd. She asks if it is possible to have a different concept looking at widening Devonshire Rd or Salisbury Rd, or introducing a slip lane.</p> <p>RRafter says they can look into a slip lane. The traffic assessments involve looking at these roads and their impacts, so this can be incorporated into this process. RRafter adds that these lanes will likely be bigger than a usual lane to account for the volume of trucks using those roads.</p> <p>PT raises the water servicing for private properties surrounding Bradfield.</p> <p>JJ says that the Bradfield development has not been planned out. He offers to go back to FO to ascertain more details.</p>	<p>CVL to follow up the use of the incorrect map for the riparian street information.</p>
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	<p>PA says that through the masterplanning process, the major players will discuss timing and coordinating this servicing.</p> <p>PT is not confident that the community will be included in this process regarding water servicing. The properties around Bradfield are not being serviced in the immediate future.</p> <p>RR says that this question will be returned to Sydney Water.</p> <p>PB asks about the Precinct Plans. He notes that the information on the website as of 30 September was out-of-date. It was from November 2020 data.</p> <p>CVL says that the links from the Department's website will get you to the information PB is referring to. She notes that the website has changed recently.</p> <p>PB finds it frustrating that the information is moving around on the website.</p> <p>WW asks for any updates on Luddenham.</p> <p>CVL is waiting for information from WSA Co about the noise impact. She has followed up and once she receives this will be able to provide WW with more details.</p> <p>GC raise that the green space on the riparian corridor map is contradictory and she suggests that the map gets corrected.</p>	<p>JJ to follow up on the water servicing question for residents neighbouring Bradfield.</p> <p>CVL to confirm that the information on the website is up to date.</p>
3	Update WPCA: Bradfield Masterplan – PA	
	<p>PA presents on the Bradfield Masterplan. PA has been working with the Authority for 15 months. He is the Executive Director.</p> <p>DV asks about Badgerys Creek Rd in light of the construction of the new building. What is this going to mean for traffic flow on the road?</p> <p>PA says they have taken the impact into consideration as part of the planning process. The new building will generate approximately 60 new jobs. New roads will be developed alongside these buildings which should alleviate the impact on Badgerys Creek Rd.</p> <p>The first building has a visitor space so people can understand how the city will be developed.</p>	

	<p>PA says that the construction for the new building will start in six weeks. There is information on the website. The building will generate its own power. At the end of this month, they will be engaging with the community about this process.</p> <p>JH asks who has been awarded the construction contract?</p> <p>PA says that Taylors will be doing the construction. Their website has information about how they are doing this construction.</p>	
4	Presentation TfNSW: Aerotropolis crash data - MM	
	<p>RR asks if they analyze and compare the data to other places?</p> <p>MM says that they compare it to population and volume of vehicles.</p> <p>RM says that this data is inaccurate since there is no obligation to report an incident if no one is seriously injured. Can they access data from insurance claims?</p> <p>MM says that he wouldn't call it inaccurate. He would say it is underreported. They also look at infringements. He agrees that the data is not reflective of that. He notes that near misses seen by community members cannot be reflected.</p> <p>GC asks if the community feedback can be taken back to his manager. Can they start conversations about getting data from insurance claims? MM says he will pass this on. RR will also take this up.</p>	<p>MM to provide the slides from his presentation.</p> <p>MM to provide community feedback to his manager.</p>
5	Agency updates	
5.1	Department of Planning and Environment - CVL	
	<p>CVL provides a short update. They have moved forward with the development control plan. The briefing note will be with her this week, and this will then go through the approval process.</p> <p>The technical assurance panel will soon start to meet regarding the Bradfield Town Centre. These are high level representatives to provide feedback on high level master plans. This early stage is about making sure that they meet agency needs in terms of policy commitments. This will happen over the next month.</p> <p>RR opens for questions.</p> <p>PT asks about the sewers for all the properties on the south end of Badgerys Creek. These properties were supposedly a priority, but the</p>	

	<p>Planning Department's treatment plan has excluded the properties on the South. The water board wasn't looking at this problem. Is there any opportunity for the facility to be expanded so these properties can be included?</p> <p>CVL says that this conversation needs to happen with Sydney Water.</p>	
5.2	Transport for NSW – JH & RRafter	
	<p>RRafter says that works are being prepared for M12. They will be closing Elizabeth Dr at the end of October. This notification will be coming out in the next few weeks. There will also be a social media campaign with the details. It will be closed from 21 October to 24 October.</p> <p>RM asks about the large dam where the roundabout is, west of Badgerys Creek Rd intersection. He asks why the dam has been emptied?</p> <p>RRafter takes this on notice.</p> <p>DV asks about residents on Lawson Rd with the Elizabeth Dr closure.</p> <p>RRafter says that there will be traffic controllers there to help with resident access.</p> <p>DV asks about the condition from Western and Marsden Rds. Potholes are causing people to swerve into the opposite lane. Can you work on this?</p> <p>JH provides an update regarding the speed limit change on Elizabeth Dr. This will be reduced from 80km/h to 60km/h. She says that this is something the community was keen to see happen.</p> <p>Implementation is projected to happen in 6 weeks but there has been indication that this will happen earlier.</p> <p>RM clarifies that the community was not concerned about the speed, they want a roundabout.</p> <p>RRafter says that Devonshire and Clifton Rds are priorities in terms of roundabout construction. This will aid with the construction plan.</p> <p>RR is confused about the lack of progress with the roundabout construction. RR stresses that people's lives are at risk.</p> <p>RM says that the community is threatening to go to the media.</p>	<p>RRafter to find out why the dam has been emptied (Badgery's Creek Rd).</p> <p>RRafter to investigate the potholes on Western and Marsden Rds.</p>

	DV says that Elizabeth Dr should have been updated a long time ago.	
5.3	Sydney Water - JJ	
	<p>JJ provides an update regarding the stormwater draft plan. Feedback has been reviewed and it will be re-exhibited.</p> <p>The Aerotropolis water plan will be exhibited soon.</p> <p>DV asks about the permanent pumping station on Pitt St. She asks why the community isn't getting serviced for the next few years when they will be providing for the airport and Bradfield? Why won't the community get this sewer line?</p> <p>JJ says that the WSA needs this line so they can start doing their testing and open in line with their timeline, for 2025. They have paid to accelerate the Sydney Water servicing. DV's property will be serviced alongside the other precinct. They do not have the financial capacity to do anything further.</p> <p>DV asks if the Federal Government paid for the Pitt St infrastructure?</p> <p>JJ says that this would be partially funded by the Federal Government and by Sydney Water. The part that WSA is paying for is the acceleration of this servicing.</p>	
5.4	Sydney Metro - LL	
	<p>They are moving on with site establishment, including piling works, which are extremely noisy. The hard hoarding has commenced. They will do monthly construction updates online for Orchid Hills and Luddenham works.</p> <p>They have their third and final contract for trains/maintenance at the end of the year. They have been in discussion about the issues at PT's property and this will be resolved this month.</p>	
5.5	Western Parkland City Authority - RR	
	No update.	
5.6	WSA Co - RP	
	<p>Construction of the runway commenced today. The Adams Rd opening will happen on 1 November.</p> <p>The contractor is almost finished constructing their compound. This will be mostly earth works.</p>	<p>KH to follow-up on the information for DPE regarding operational noise to progress the planning for Luddenham.</p>

	<p>DV asks about the retention basin. She says she emailed RP asking that the water is released ahead of a major rain event later this week. They are completely full. Why hasn't the water been released?</p> <p>RP says that the recent 50mm of rainfall filled it halfway. He notes that there are six pumps working 24/7.</p> <p>DV says that the retention basins are causing issues they have never seen before.</p> <p>RR says that she is taking these matters up. RR notes that other residents are noticing issues with fencing and dust impacts from the Airport site.</p> <p>PB asks KH about the large mound covered in plastic near Elizabeth Dr.</p> <p>KH says that it is not asbestos. She will ask about what is under the plastic and report back.</p>	<p>KH to get information about the large mound on Elizabeth Dr.</p>
5.7	Liverpool City Council - SS	
	<p>SS says that there was an inquiry about overgrown grass on Lawson Road. SS investigated this and found that the maintenance team have been unable to get to that road because of the recent weather and resourcing issues. They will be getting to it in the next three weeks, subject to weather.</p> <p>DV says that this overgrowth hasn't been touched in 2 years. Snakes and bushfire hazards are real and this needs to be rectified as soon as possible.</p> <p>SS will report on the above in the next meeting.</p> <p>DV notes that there has been damage on Lawson Rd because of truck activity. They also need to rectify the speed limit on this Road. People are doing 80km/h in a 60km/h zone.</p> <p>KR adds that SS should investigate Overett Avenue in Kemp's Creek.</p> <p>MH provides an update about the flood study consultant. The consultant has been appointed and will likely be able to attend the November meeting.</p> <p>GC asked if the consultant will be conducting any ground truthing studies also what the area of focus will be i.e. the WSC priority area or</p>	<p>SS to provide an update about the overgrowth on Lawson Rd.</p> <p>SS to investigate the speed limit on Lawson Rd and Overett Avenue.</p> <p>SS to explore the conditions of investment properties on Lawson Rd. DV to send through these addresses.</p>

	<p>the entire WSC? MH advise the consultant will be arranging engagement with the community.</p> <p>DV asks about properties being bought by developers on Lawson Rd. She asks if Council can contact these developers/investors about the overgrowth? DV will provide SS with these addresses.</p>	
5.8	Penrith City Council - NB	
	No update.	
6	AOB	
	<p>RR has raised the future of Luddenham planning with the Secretary of the Federal Department responsible for the airport and has asked about getting the airport to the table. She has received a commitment from the Department and plans to speak to WSA Co. RR is optimistic about this.</p> <p>SA raises the acquisition process for hardship. He has received information from a resident indicating that these processes are being needlessly delayed and complicated. The process was supposed to be straightforward. The person who he has heard from has property on the train line.</p> <p>PT believes that Transport NSW is buying those.</p> <p>RR says that she is able to talk to the landowner if needed.</p> <p>PB has sent an email to CVL about the question raised earlier regarding the website and he confirms that the masterplan is out of date by two years.</p> <p>RR and KR thanks everyone for their participation.</p>	
7	Next meeting	
	1 November 2022, 6:30pm – 8pm.	

Western Parkland City Authority

Bradfield City Centre

CCC presentation





Metropolis of Three Cities



Planning Framework

Western Sydney Aerotropolis Plan 2020



The **Western Sydney Aerotropolis Plan** sets a vision for the Western Sydney Aerotropolis as Australia's next global gateway, built around the world-class Western Sydney International (Nancy-Bird Walton) Airport.



Western Sydney
Aerotropolis

30,000 residents

100,000 jobs



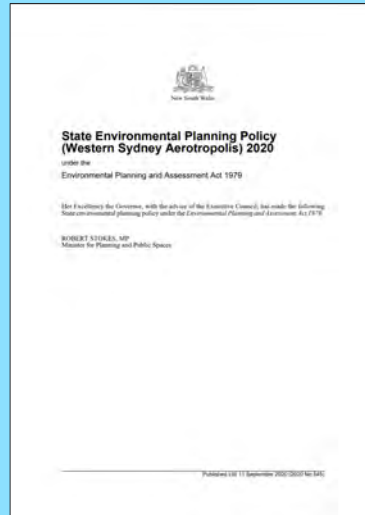
The Aerotropolis Planning Framework

The Bradfield Master Plan is guided by the Aerotropolis Planning Framework



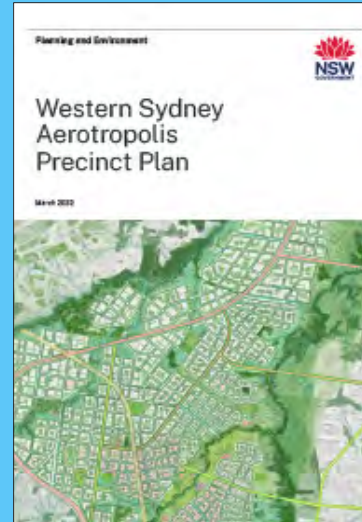
**Western Sydney
Aerotropolis Plan
2020**

Strategic Vision



**Aerotropolis SEPP
2020 & Amended
in 2022**

Planning Legislation with
key planning maps to
support the vision



**Precinct Plan
2022**

Provides more detail to
support the SEPP and inform
the Master Plan



**Master Plan
2022**

The master plan responds to
planning requirements and
guides future development



**Aerotropolis Draft
DCP
2022**

Provides controls to
supplement the Western
Sydney Aerotropolis Plan,
precinct Plan and Master
Plans

The Vision

Green



A true 'parkland city', promoting green infrastructure through networks of open space and waterways. Attracting green economic opportunities and sustainable industries.

Connected



The Southern Hemisphere's most connected city – locally, regionally and globally networked through airport and new rail, freight, roads and digital infrastructure

Advanced



Thriving knowledge and innovation ecosystem – an Advanced Manufacturing Research Facility and New Education & Training Model supporting the growth of clean, green and advanced industries.

The Site Today

CREEK



Dense, leafy character that traverses along the Thompsons Creek corridor, which is currently inaccessible.



RIDGE-LINE



The highpoint of The Site and main entry experience. Undulated land falls from west to east creating views of The Site.



WETLAND



Area of wetlands/ground water on the Western edge of The Site featuring two water bodies amongst the woodlands.



GRASSLAND



This broad and gently undulating area covers the central parts of The Site featuring overgrown grassland with views across The Site.

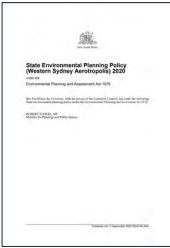


WOODLAND



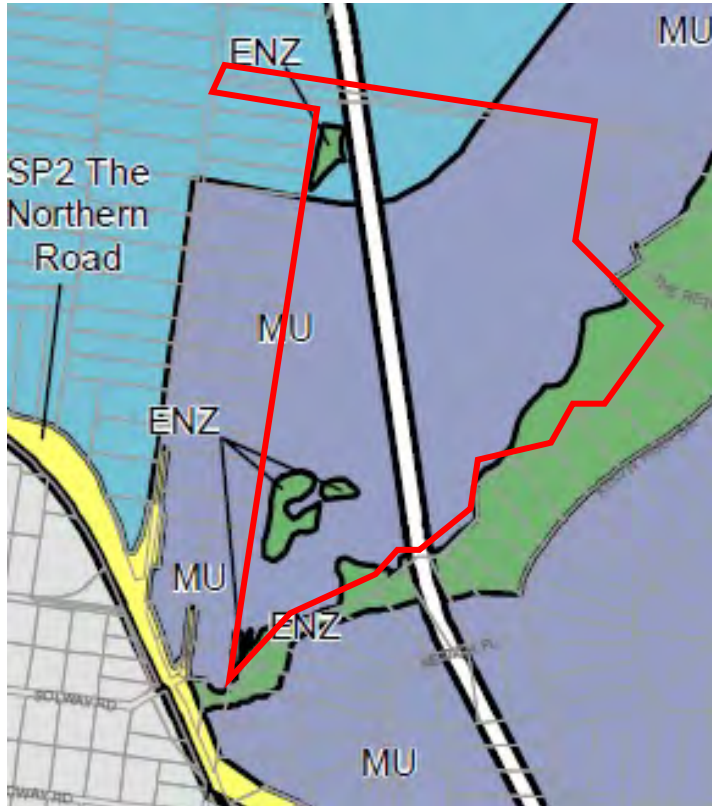
Dense patches of Cumberland Plain and Alluvial Woodlands. These habitat areas are dispersed amongst clear pathways dissecting through.





Planning Framework

SEPP Plans 2020 & Amended in 2022



2021 Land Zoning Map

- ENT Enterprise
- ENZ Environment and Recreation
- MU Mixed Use
- SP2 Infrastructure
- MIC SEPP (Major Infrastructure Corridors) 2020

Bradfield Land Uses

Enterprise

"To encourage employment and businesses related to professional services, high technology, aviation, logistics, food production and processing, health, education and creative industries."

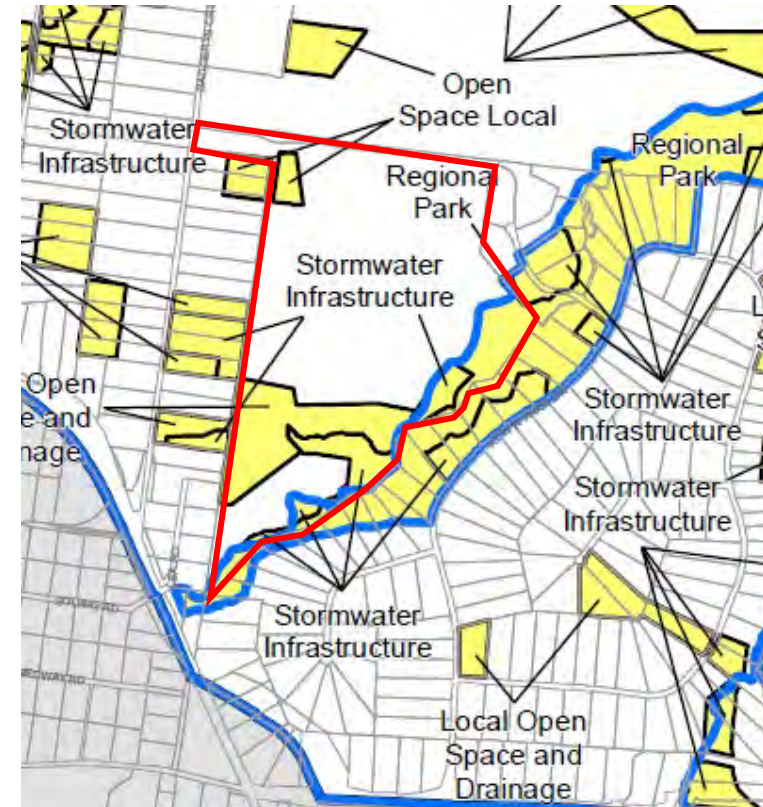
Mixed Use

"To promote business, office, retail, entertainment and tourist uses".

- Commercial
- Retail
- Residential

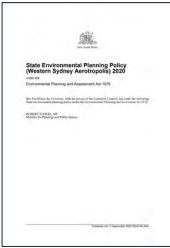
Environment & Recreation

"To promote business, office, retail, entertainment and tourist uses".



2021 Land Reservation Acquisition Map

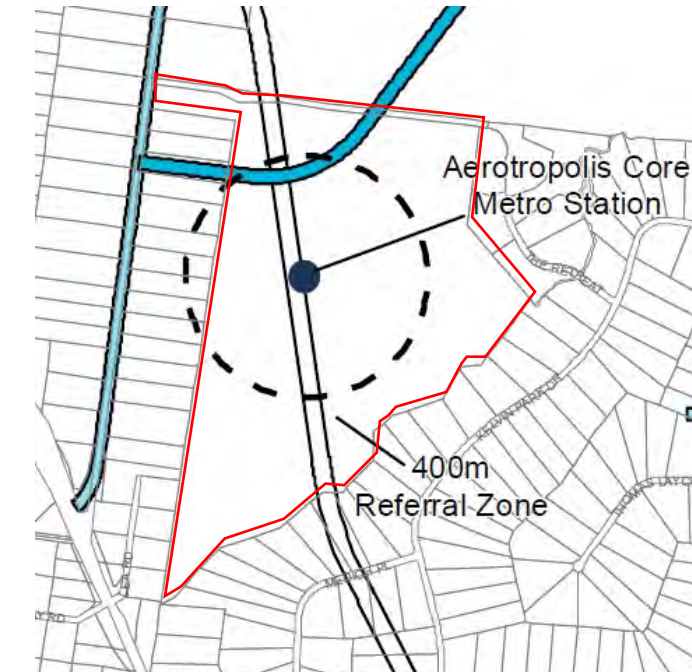
- Land Application
- Precinct Boundaries
- Local Open Space and Drainage
Regional Park
Stormwater Infrastructure



Planning Framework

SEPP Plans 2020 & Amended in 2022

2021 Transport Corridors Map



Rail Network

- Metro Station
- Metro Alignment
- 400m Referral Zone
- East West Rail Link

Road Network

- Primary Arterial (60m)
- Fifteenth Avenue (45m)
- Arterial (40m)

2021 Flood Planning Map

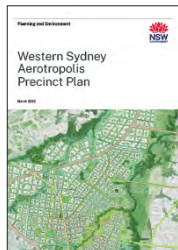


- Land Application
- 1 in 100 AEP Flood Extent

2021 High Biodiversity Value Areas Map



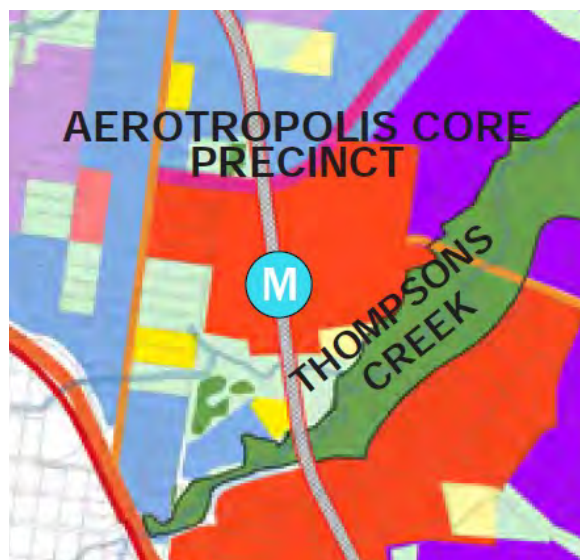
- Land Application
- Precinct Boundaries
- High Biodiversity Value Area (Existing Native Vegetation)



Planning Framework

Precinct Plan 2022

Land Use and Structure Plan



- | | |
|-----------------------------------|-------------------------------|
| Commercial centre - mixed use | Major Infrastructure Corridor |
| Local/Neighbourhood Centre | M12 motorway |
| Business and enterprise | Outer Sydney Orbital |
| Mixed use residential | East West Rail Link |
| Agribusiness | Metro Station |
| Enterprise and light industry | Land Application Boundary |
| Education | Watercourses |
| Special Infrastructure | Property Boundary |
| Specialised centre mixed use | Precinct Boundary |
| Open Space / Stormwater Land | |
| Environment and Recreation | |
| Primary arterial road | |
| Primary arterial road (rapid bus) | |
| Sub-arterial | |

Active Transport Network

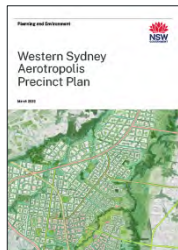


- | | |
|--|-------------------------------|
| Principal regional cycle path network (off road) | M12 motorway |
| Principal regional cycle path along the OSO | Outer Sydney Orbital |
| Cycle Paths on Collector Roads | Major Infrastructure Corridor |
| Cycle paths through open space | Watercourses |
| Wianamatta - South Creek Crossing | Land Application Boundary |
| Key Intersections | Property Boundary |
| Area of investigation for a future signalised intersection | Precinct Boundary |
| Metro Station | |

Street Hierarchy



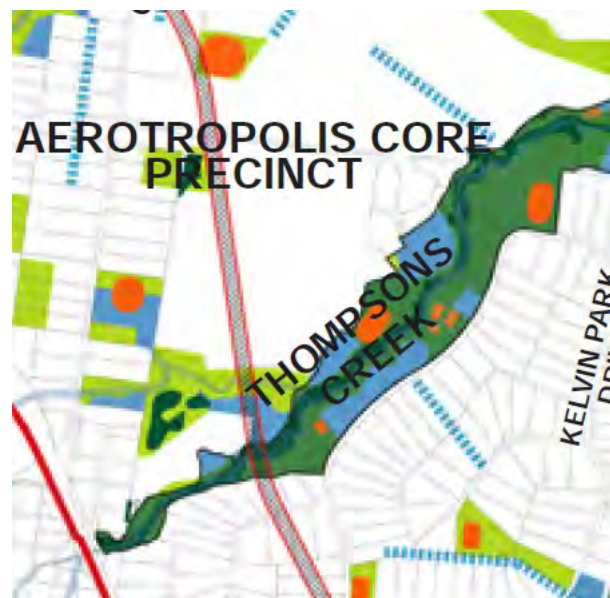
- | Major Roads | Laneways and Service Roads |
|---|--|
| Primary arterial road | Service Street |
| Primary arterial road (rapid bus) | Park Edge Active Path |
| Sub-arterial road | Key signalised intersection |
| Collector | Planned signalised intersection (subject to investigation) |
| Local Street | Area of investigation for a future signalised intersection |
| Park Edge Street | Major Infrastructure Corridor |
| Riparian Street | Watercourses |
| M12 motorway | Land Application Boundary |
| Outer Sydney Orbital | Property Boundary |
| Indicative roadway (subject to further investigation) | Precinct Boundary |



Planning Framework

Precinct Plan 2022

Blue-Green Infrastructure Framework



Open Space Network

- Local open space and drainage
- Regional Park
- Active Open Space (Sportsfield)
- Indicative Open Space

Biodiversity

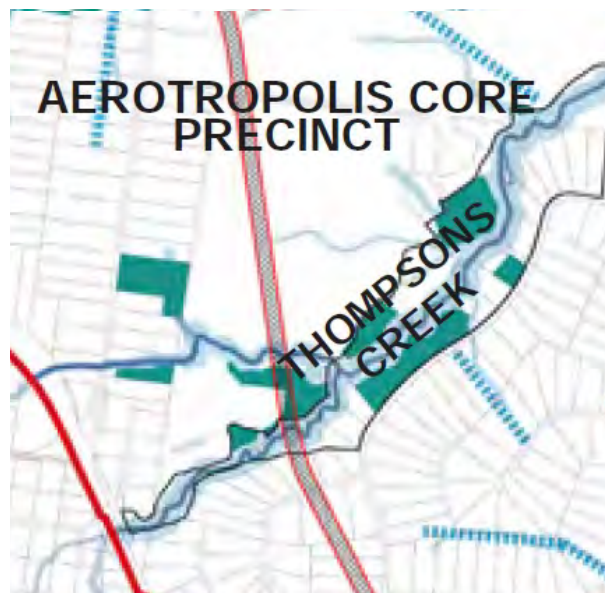
- Strategic Conservation Areas
- High Biodiversity Value Area (Existing Native Vegetation)

Water Cycle Management

- Stormwater Infrastructure
- Watercourses
- Sydney Water Reservoir
- Riparian Streets
- Riparian Corridor

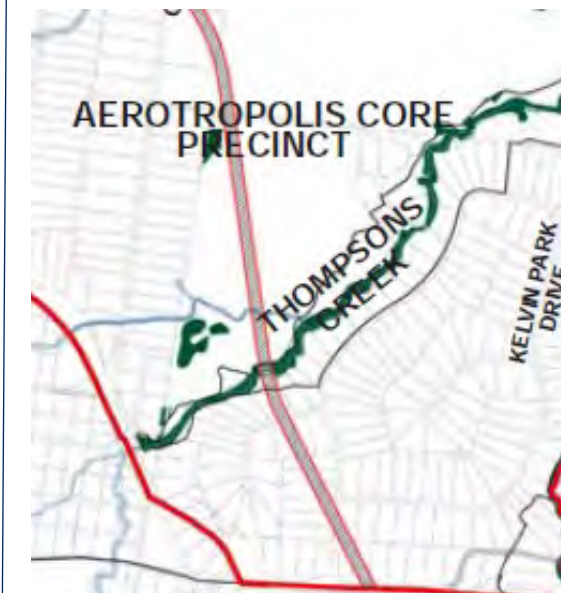
- Major Infrastructure Corridor
- Land Application Boundary
- Property Boundary
- Precinct Boundary

Total Water Cycle Management



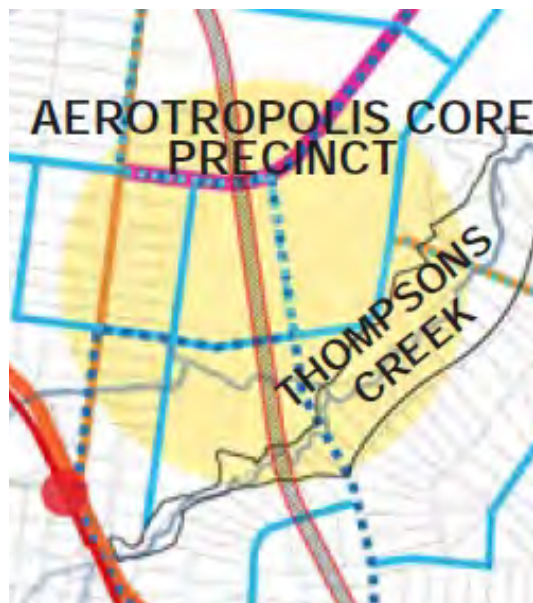
- Multifunctional Stormwater Assets
- Riparian Corridor
- Watercourses
- Riparian Streets
- Major Infrastructure Corridor
- Land Application Boundary
- Property Boundary
- Precinct Boundary

Protected Existing Native Vegetation and Protected areas under the Cumberland Plain Conservation Plan



- CPCP - avoided for biodiversity purposes
- ENV to be retained
- Watercourses
- Major Infrastructure Corridor
- Land Application Boundary
- Property Boundary
- Precinct Boundary

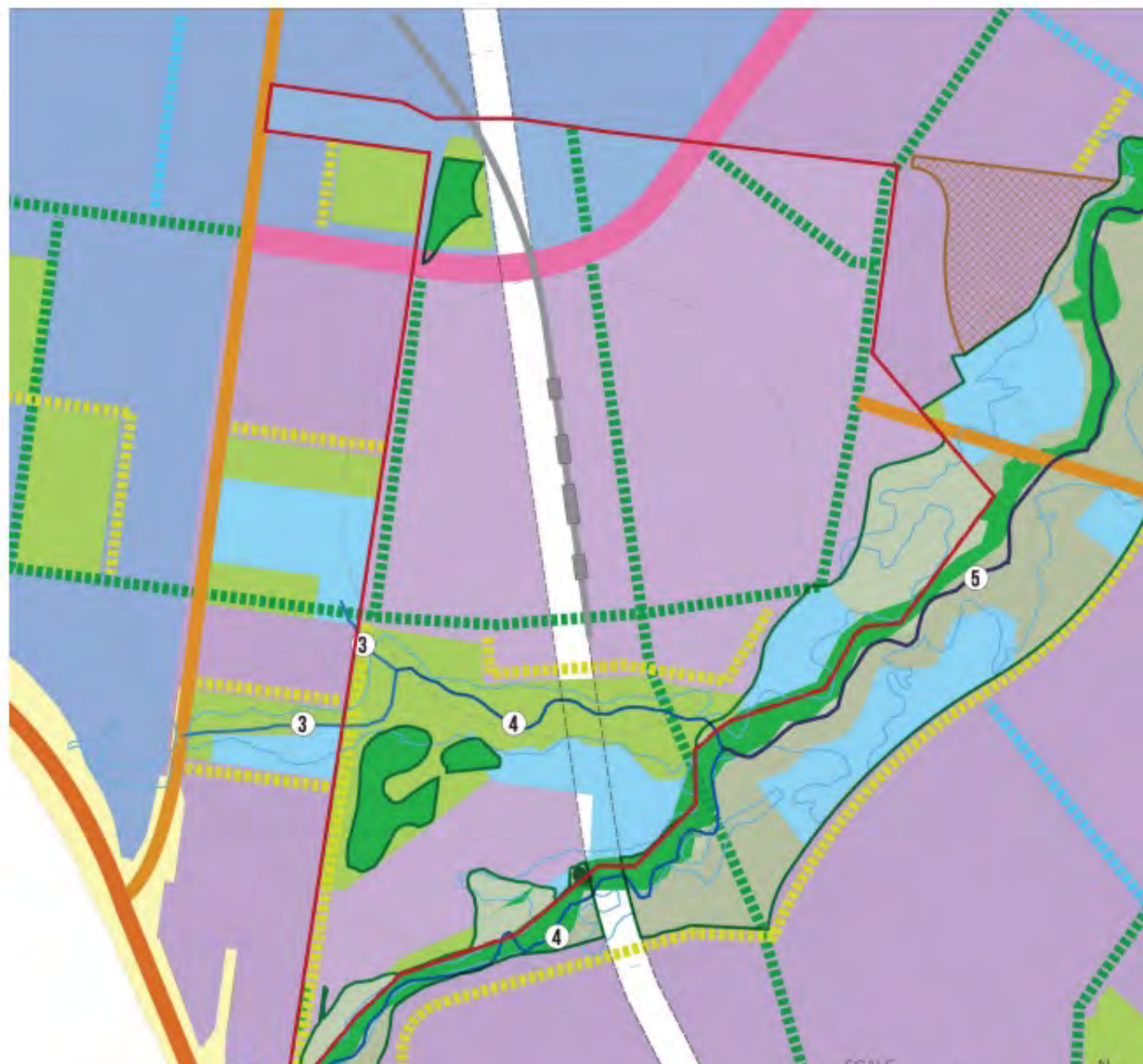
Transport Network



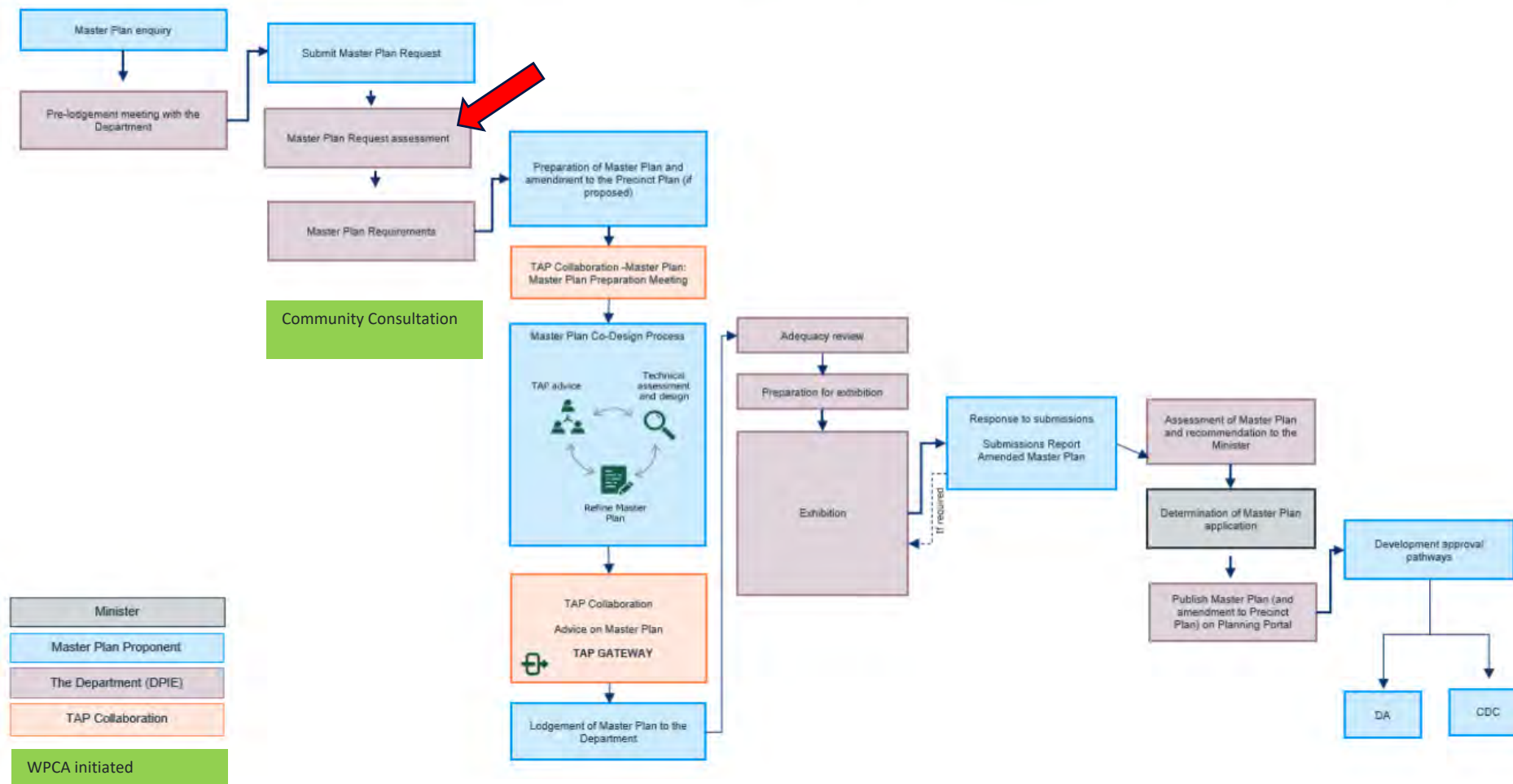
- Primary Arterial Road
- Primary Arterial Road - Arterial Bus
- Sub-Arterial
- Rapid Bus Corridor
- Frequent Bus Corridor
- Indicative Local Bus Network
- Indicative roadway (subject to further investigation)
- Key signalised intersection
- Planned signalised intersection (subject to investigation)
- Area of Investigation for a future signalised intersection
- M12 motorway
- Outer Sydney Orbital
- 800 metres walking catchment
- Metro Station
- Major Infrastructure Corridor
- Watercourses
- Land Application Boundary
- Property Boundary
- Precinct Boundary

CONSTRAINTS PLAN

- The site
- Environment & Recreation Zone
- Mixed Use Zone
- Enterprise Zone
- 5th Order Creek
- 4th Order Creek
- 3rd Order Creek
- 1 in 100 year flood zone
- High Biodiversity Value Area
- Regional Park
- Local open space and drainage
- Stormwater Infrastructure
- Burringoa (grandmother tree)
- Primary arterial road
- Primary arterial road (rapid bus)
- Sub-arterial road
- Collector
- Park Edge street
- Riparian street



Master Plan process in summary



Key Steps to Delivering a City

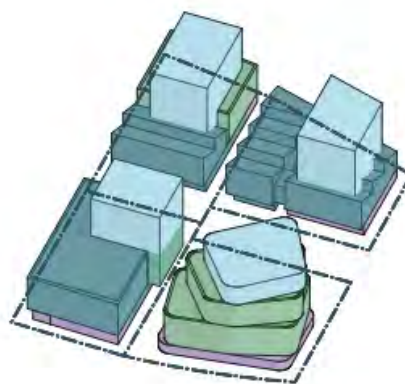
Master Plan Approval



Master Plan Approval of the following elements:

- Road network, key connectors to adjoining land and the regional road network (existing and future)
- Block structure
- Indicative open space network and design principles
- Sustainability strategy
- Social and infrastructure strategy
- Arts and culture strategy
- Infrastructure servicing strategy
- Complying Development Code (CDC)

Development Approval



Potential Planning Pathways:

1. CDC framework set by the Master Plan
2. State Significant Development Application (SSDAs) & Concept SSDAs
3. EPA Act Part 5 Approval Process – Development without Consent for civil and road works
4. Local Development (DAs) likely to be assessed as Regionally Development (RSD) and Crown Development

Construction



Construction of development including:

- Earthworks
- Roads
- Infrastructure
- Utilities
- Buildings
- Cultural and Civic Places
- First Building, Advanced Manufacturing Research Facility, CSIRO etc
- Recreational uses
- Other

The First Building



The first building defines the ambition and vision of the Bradfield City Centre.

It will act as the focal point for community and industry as the city begins from scratch.

It will feature a visitor centre, viewing spaces and the first stage of the Advanced Manufacturing and Research Facility.

The building will take its design cues from the surrounding landscape, will be open and welcoming and have a strong connection to country.